



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, APRIL 14, 2021
4:00 PM**

BOARD MEMBERS PRESENT:

Maggie DeSantis
Amanda Elias
John George
Juan Gonzalez
Raymond Scott
Pamela McClain
Stephanie Washington

BOARD MEMBERS ABSENT:

Sonya Mays
Donele Wilkins

OTHERS PRESENT:

Cora Capler (DEGC/DBRA)
Charlotte Fisher (DEGC)
Paul Kako (DEGC)
Jennifer Kanalos (DEGC/DBRA)
Malinda Jensen (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Ngozi Nwaesei (Lewis & Munday)
Richard Barr (Honigman)
Ernie D'Ascenzo (Mt. Elliott Property, LLC)
Dan Gough (EGLE)
John Heiss (Jefferson Van Dyke)
Chris Holmes (Woodbridge Neighborhood Development)
Jason Jones (3701 Lincoln LLC/Tekton Development)
Tim Loughrin (Roberston Brothers)
Nicholas Maloof (Associated Environmental Services)
George Roberts (Civic Companies)
Mathew Schenk (Schenk & Bruetsch)
Sara Jo Shipley (ASTI Environmental)
Ben Smith (Terranovus Development)
Tom Wackerman (ASTI Environmental)



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, APRIL 14, 2021
HELD VIA ZOOM VIRTUAL MEETING**

CALL TO ORDER

Chairperson Ray Scott called the meeting to order at 4:01 PM.

Ms. Kanalos took a roll call of the DBRA Board Members present and a quorum was established.

GENERAL

Approval of Minutes:

Mr. Scott called for a motion approving the minutes of March 31, 2021 as presented. The Board took the following action:

Ms. McClain made a motion approving the minutes of the March 31, 2021 Board meeting, as presented. Mr. George seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Ms. Elias, Mr. George, Mr. Gonzalez, Ms. McClain, Mr. Scott, and Ms. Washington.
Nays: None.

DBRA Resolution Code 21-04-02-290 was unanimously approved.

PROJECTS

Jefferson Van Dyke Brownfield Redevelopment Plan: EGLE Grant Application

Mr. Vosburg presented the Jefferson Van Dyke Brownfield Redevelopment Plan: EGLE Grant Application to the DBRA Board.

On September 11, 2019, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors recommended approval to City Council of the Brownfield Plan for the Jefferson Van Dyke Redevelopment Project (the "Plan"). The City Council public hearing for the Plan was held October 17, 2019 and City Council approved the Plan on October 22, 2019. The Reimbursement Agreement (the "Agreement") between the DBRA and Jefferson Van Dyke 2 LLC. The Agreement has been prepared between the DBRA and Jefferson Van Dyke 2 LLC (the "Developer") was entered into on October 23, 2019.

The DBRA is being asked to sponsor the Developer's grant application to the Michigan Department of Environment, Great Lakes and Energy ("EGLE") for up to \$600,000 in funds ("Funding") from the State of Michigan to offer an environmental cleanup grant through their existing Brownfield Grant and Loan Program. The development site was historically occupied by dry cleaners, auto and boat service stations, and a retail petroleum filling station. As part of the environmental due diligence, potential orphan underground storage tanks (USTs) were identified on the site as well as other potential vapor volatilization pathways that may require a vapor mitigation system. The Funding will be used to remove the orphan UST(s) as well as excavate and dispose of the impacted soils and potentially install a vapor mitigation system.

No local match is required as part of this grant application. If the DBRA and Developer are awarded the grant, any grant funded Brownfield TIF Eligible Activities will be reduced from the Brownfield Plan for the project.

Mr. Scott requested that the developer's representatives address the Board.

Mr. Wackerman informed the Board that the project area's soil contamination exceeds the hazardous waste criteria and needs significant clean-up. Mr. Wackerman also gave a brief description of the project.

Ms. Shipley discussed that, due to increasing construction costs, the project financial gap has grown and that the grant will assist in financing the project.

A resolution supporting the submission of the Jefferson Van Dyke EGLE Grant application was attached for the DBRA Board's review and approval.

Mr. Scott called for a motion to approve the Jefferson Van Dyke Brownfield Redevelopment Plan: EGLE Grant Application, as presented. The Board took the following action:

Mr. George made a motion to approve the Jefferson Van Dyke Brownfield Redevelopment Plan: EGLE Grant Application, as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Ms. Elias, Mr. George, Mr. Gonzalez, Ms. McClain, Mr. Scott, and Ms. Washington.

Nays: None.

DBRA Resolution Code 21-04-273-05 was unanimously approved.

Packard Plant Administration Building Brownfield Redevelopment Plan: Termination

Mr. Vosburg presented the Packard Plant Administration Building Brownfield Redevelopment Plan: Termination to the DBRA Board.

Section 14(8)(b) of Act 381 of 1996, as amended, states:

"A brownfield plan or plan amendment may be abolished or terminated according to this subsection subject to all of the following:

(b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:

- (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.
- (ii) Provides the developer an opportunity to be heard at a public meeting."

Over the years, the DBRA has approved Brownfield Plans which describe projects that have failed to come to fruition (the "Plan(s)"). These Plans, particularly Plans that involve TIF revenue, create an administrative burden for the City and the DBRA with multiple annual accounting and reporting requirements for each Plan. Additionally, a stalled Plan prevents a new proposed development from being able to use and/or take full advantage of Brownfield TIF. Terminating a Plan allows new proposed developments to make full use of Brownfield TIF financing through a new Brownfield Plan that is in line with the new proposed development.

Packard Administration Building is a Plan approved by Council on January 31, 2017 with a Reimbursement Agreement entered into on March 10, 2017. The project, developed by Arte Express Detroit, LLC, proposed the redevelopment of 5 parcels in Detroit. The project failed to occur within two (2) years of City Council

approval of the Plan and no eligible costs have been submitted. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to terminate the plan as a result.

It is the opinion of DBRA staff that the Packard Administration Building Plan should be terminated due to the fact that the project described in the Plan has failed to occur, no eligible costs for the project have been submitted, and more than 2 years has passed since City Council approval of the Plan. On October 10, 2017 City Council delegated authority to the DBRA to issue 30-day notices for termination to Developers on behalf of City Council. DBRA staff, upon DBRA approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to terminate the Plan.

A resolution recommending the following actions for the Plan is attached for your review and approval:

1. Recommendation to terminate the Plan to City Council.
2. Issue a certified letter notifying the Developer of: the intent to terminate the Plan in no less than 30 days, the schedule of City Council meetings where the termination will be contemplated, and the opportunity to be heard at a public meeting.
3. Authorization to the DBRA to terminate the Reimbursement Agreement and any other agreements or contracts between Developer and the DBRA executed in conjunction with the Plan upon termination of the Plan by City Council.

The Plan will be formally terminated upon adoption of a Resolution for the Plan by City Council and following the signing of the Resolution by the Mayor.

Mr. Scott called for Board member questions.

Ms. Desantis remarked that the developer had entered into an agreement to pay taxes owed on the site and then inquired, that if the Board went through would the termination, would the developer be able to seek another brownfield plan for the site.

Mr. Vosburg replied that the Board was authorizing first a 30-day notice to terminate the plan and the submittal of the termination to City Council. Mr. Vosburg added that if the developer could demonstrate that eligible activities have begun within that 30-day time frame, that it would be taken into consideration and that the developer could always return to the Board with a new brownfield plan request.

Ms. McClain asked Mr. Vosburg to clarify the 30-day time frame stipulation.

Mr. Vosburg responded that the 30-day time frame is the minimum amount of time required to notice the developer that the plan was going to be terminated and that DBRA staff is timing the City Council request for termination to follow that requirement.

Mr. Scott called for a motion to approve the Packard Plant Administration Building Brownfield Redevelopment Plan: Termination, as presented. The Board took the following action:

Ms. DeSantis made a motion to approve the Packard Plant Administration Building Brownfield Redevelopment Plan: Termination, as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Ms. Elias, Mr. George, Mr. Gonzalez, Ms. McClain, Mr. Scott, and Ms. Washington.

Nays: None.

DBRA Resolution Code 21-04-242-04 was unanimously approved.

1727 Merrick Brownfield Redevelopment Plan

Mr. Vosburg presented the 1727 Merrick Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

1727 Merrick Street Partners, LLC is the project developer (the “Developer”) for the Plan. The project entails the construction of 23 new, for-sale townhomes, all of which are expected to be two-bedroom homes with approximately 1,330 square feet of living space. Onsite surface parking will be provided for all townhomes. The project also includes a stormwater management system capable of detaining a ten-year storm.

The total investment is estimated to be \$6.25 million. The Developer is requesting \$1,126,701.00 in TIF reimbursement.

There will be approximately 150 temporary construction jobs and 0 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the “Property”) consists of twelve (12) parcels bounded by Merrick Street to the north, Avery Street to the east, Putnam Avenue to the south, and Rosa Parks Boulevard to the west in the Woodbridge neighborhood of Detroit.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for commercial and industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be “blighted” as defined by Act 381.

Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include baseline environmental assessment activities, department specific activities, due care activities, site preparation, infrastructure improvements, and preparation and implementation of a Brownfield Plan and Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

1. Pre-Approved Activities	\$25,000.00
2. Due Care Activities	\$132,000.00
3. Site Preparation	\$259,644.00
4. Infrastructure Improvements	\$239,540.00
5. Urban Stormwater Management System	\$147,000.00
6. Brownfield Plan & Work Plan Preparation	\$30,000.00
7. Brownfield Plan & Work Plan Implementation	\$30,000.00
8. Contingency (15%)	\$120,678.00
9. Interest	\$142,839.00
Total Reimbursement to Developer	\$1,126,701.00
10. Authority Administrative Costs	\$357,102.00
11. State Brownfield Redevelopment Fund	\$154,905.00
12. Local Brownfield Revolving Fund	\$741,972.00

TOTAL Estimated Costs	\$2,380,680.00
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The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of a Neighborhood Enterprise Zone (PA 147) Abatement.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the March 31, 2021 CAC meeting. Attached was the DBRA-CAC’s letter of recommendation for the DBRA Board’s consideration.

Public Comments

The DBRA public hearing for the Plan was held on Thursday, April 8, 2021 at 4:00 pm via Zoom. The results of the DBRA public hearing were attached.

Attached for the DBRA Board’s review and approval was a resolution approving the 1727 Merrick Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Mr. Scott called for Board member questions.

Ms. DeSantis inquired about the requests that were included in the Woodbridge CDC letter of support for the project and asked the developer to respond as to the status of the requests.

Mr. Smith responded that they have worked closely with the Woodbridge CDC and agreed to most of the requests including plans to install a bike rack but added that with the home repair grants, they have agreed to assist the community explore various resources for home repair grants.

Mr. Scott requested that Mr. Smith provide his full name and title.

Mr. Scott called for a motion to approve the 1727 Merrick Brownfield Redevelopment Plan and its submittal to Detroit City Council, as presented. The Board took the following action:

Ms. DeSantis made a motion to approve the 1727 Merrick Brownfield Redevelopment Plan and its submittal to Detroit City Council, as presented. Ms. DeSantis seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Ms. Elias, Mr. George, Mr. Gonzalez, Ms. McClain, Mr. Scott, and Ms. Washington.

Nays: None.

DBRA Resolution Code 21-04-296-02 was unanimously approved.

3700 Trumbull Brownfield Redevelopment Plan

Ms. Capler presented the 3700 Trumbull Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

3701 Lincoln, LLC is the project developer (the “Developer”) for the Plan. The project entails the construction of sixty-five (65) new for-sale townhomes, 48 of which are expected to be one-bedroom homes with approximately 1,300 square feet of improved interior space, 16 of which are expected to be two-bedroom homes with approximately 1,600 square feet of improved interior space, and 1 of which will be a redevelopment of the existing historic powerhouse structure into a one-bedroom unit with approximately 1,000 square feet of improved interior space. On-site surface parking will be provided for all new for-sale townhomes. The project also includes a stormwater management system capable of detaining a ten-year storm.

The total investment is estimated to be \$18.5 million. The Developer is requesting \$2,360,849 in TIF reimbursement.

There will be approximately 445 temporary construction jobs and 0 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the “Property”) consists of eleven (11) parcels bounded by Brainard Street to the north, Trumbull Street to the east, Selden Street to the south, and Lincoln Street to the west in the Woodbridge neighborhood of Detroit.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for commercial and industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a facility, functionally obsolete and/or blighted (due to being tax reverted property owned by or under the control of a land bank fast track authority) as defined by Act 381 or adjacent and contiguous to parcels that are a facility.

Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include baseline environmental assessment activities, department specific activities, due care activities, site preparation, infrastructure improvements, development, interest, and preparation and implementation of a brownfield plan and Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

1. Pre-Approved Activities	\$35,000.00
2. Due Care Activities	\$304,008.00
3. Site Preparation	\$414,607.00
4. Infrastructure Improvements	\$675,184.00
5. Urban Stormwater Management System	\$331,403.00
6. Brownfield Plan & Work Plan Preparation	\$30,000.00
7. Brownfield Plan & Work Plan Implementation	\$30,000.00
8. Contingency (15%)	\$264,030.00
9. Interest	\$276,617.00
Total Reimbursement to Developer	\$2,360,849.00
10. Authority Administrative Costs	\$782,409.00
11. State Brownfield Redevelopment Fund	\$347,785.00
12. Local Brownfield Revolving Fund	\$1,727,311.00
TOTAL Estimated Costs	\$5,218,354.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of a Neighborhood Enterprise Zone (PA 147) Abatement.

Attached for the DBRA Board's review and approval was a resolution authorizing the 3700 Trumbull Brownfield Plan for submittal to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the proposed Plan. In addition, it authorizes the President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, to conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

Mr. Jones introduced himself to the DBRA Board and provided more information about the project including the architect for the project, 4545 Architecture, the community engagement conducted by the Developer for the project including five community meetings.

Ms. McClain asked for more information regarding the amenities included in the project. Mr. Jones stated that the Property is a little over 2.5 acres located on Trumbull Street and across from Scripps Park which will be incorporated as an amenity for the project and will be connected to the Property across the street and that the public alley which runs through the Property will have improvements.

Ms. DeSantis asked what the anticipated price points will be for the new townhomes. Mr. Jones stated that there is not an affordability component for the project and that the new townhomes will be in the \$300,000 range.

Ms. DeSantis asked for more information about the stormwater management system that is included in the project. Mr. Jones stated that there will be a stormwater detention system included in the project that will hold stormwater and then slowly release it into the sewer system.

Ms. DeSantis asked what the difference is between stormwater retention and stormwater detention. Mr. Jones stated that stormwater retention is when the water is captured and held and then released into the sewage system and stormwater detention is when the water is captured and then retained on the site. Mr. Neubecker added that the stormwater detention system will be able to hold a 10-year storm and will release the water back into the sewer system at a residential rate.

Ms. McClain asked if there is a waiting list for the new townhomes. Mr. Jones stated that the Developer has not yet taken the townhomes to market and will do so after approval of the tax incentives.

Mr. Scott asked what the approximate square footage of the residential units will be. Mr. Jones stated that 48 of the townhomes will be 1,300 square feet with a one-car garage and 16 of which are expected to be approximately 1,600 square feet with a two-car garage.

Mr. Scott called for a motion to authorize a public hearing for the 3700 Trumbull Brownfield Redevelopment Plan and its referral to the CAC, as presented. The Board took the following action:

Mr. George made a motion to authorize a public hearing for the 3700 Trumbull Brownfield Redevelopment Plan and its referral to the CAC, as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. Elias, Mr. George, Mr. Gonzalez, Ms. McClain, Mr. Scott, and Ms. Washington

Nays: None.

Abstentions: Ms. DeSantis

DBRA Resolution Code 21-04-297-01 was approved.

Mt. Elliott Recycling Brownfield Redevelopment Plan

Mr. Vosburg presented the Mt. Elliott Recycling Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

Mt. Elliott Property, LLC is the project developer (the “Developer”) for the Plan. The project entails the construction of a build-to-suit redevelopment of the approximately 240,161 square foot structure on the Property for future lease to Mount Elliott, LLC, a concrete recycling business operator. The proposed project will include the selective demolition of approximately 195,500 square feet of the existing building, leaving approximately 45,000 square feet of office and warehouse space. Upon completion, the development will include a concrete processing plant and a closed-loop storm water management system for containing and re-using storm water generated by the Property. Other site improvements will include two truck weigh scales, a wheel wash and on-site fueling station. Ingress and egress will be from directionally controlled curb-cuts off Mt. Elliott Street. Noise, dust and odors will be controlled on-site by dust suppression/management systems (for dust) and strategically placed retaining walls for noise reduction.

The total investment is estimated to be \$6.4 million. The Developer is requesting \$2,584,444.00 in TIF reimbursement.

There will be approximately 18 temporary construction jobs and 30 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the “Property”) consists of one (1) parcel located on the east side of Mt. Elliott, south of Strong Street, west of Sherwood Street and north of Harper Avenue/I-94.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a “facility” as defined by Act 381.

Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include baseline environmental assessment activities, department specific activities, due care activities, site preparation, infrastructure improvements, lead/asbestos/mold abatement, preparation and implementation of a brownfield plan and Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

1. BEA Activities	\$15,700.00
2. Due Care Activities	\$369,500.00
3. Response Activities	\$83,500.00
4. Demolition	\$974,756.00
5. Site Preparation	\$137,800.00
6. Infrastructure Improvements	\$640,000.00
7. Brownfield Plan & Work Plan	\$30,000.00
8. Contingency (15%)	\$333,188.40
Total Reimbursement to Developer	\$2,584,444.00
9. Authority Administrative Costs	\$309,718.00
10. State Brownfield Redevelopment Fund	\$91,313.00

11. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$2,984,475.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of an Industrial Facilities Exemption (PA 198) Abatement.

Attached for the DBRA Board's review and approval was a resolution authorizing the Mt. Elliott Recycling Brownfield Plan for submittal to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the proposed Plan. In addition, it authorizes the President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, to conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

Mr. Maloof provided more information regarding the project including the planned renovation of the existing building on the Property which has been vacant for at least a decade, the plan to hire Detroit residents for at least 50% of the permanent jobs to be created by the project, and the future uses of the concrete to be recycled on the Property. Mr. D'Ascenzo added that the Developer acquired the Property in 2019 and has removed truckloads of debris from the Property and the condition of the existing building is very poor, that the concrete crushing operation will service various projects happening in the City and will reduce the current transportation needed to take the debris to other operations outside of the City, and that the Developer has acquired Special Land Use approval for the Property and an Alteration Permit for the demolition of the existing building from the City and is looking to finish the DBRA approval process as the last step in the development process before construction.

Mr. Scott asked if the Developer is aware of the Bulk Solid Ordinance of Chapter 22 of the City. Mr. D'Ascenzo stated that the Developer is aware of the Bulk Solid Ordinance of Chapter 22 and that they have completed the application and it was approved. Mr. Schenk stated that the City of Detroit informed the Developer that by working with EGLE for the air quality permit they would comply with the City's Bulk Solid Ordinance and requirements for fugitive dust and added that when the Developer was going through the Special Land Use approval process the Developer was in contact with the Nortown Community Development group about the project to share information and to show them the plans for the project.

Mr. George asked what the total size of the Property is, what the total development costs are, and what the TIF request is. Mr. Schenk stated that the property is approximately 9 acres, the total development cost is approximately \$6.4 million, and the TIF request is \$2,584,444.

Mr. George asked what the original use of the Property was. Mr. D'Ascenzo stated that it was originally a gear company and during World War II was used to produce tank turrets and 40mm shells.

Ms. DeSantis asked if the Developer will be producing backfill for the demolition projects in the City. Mr. D'Ascenzo stated that according to the RFP for the demolition project, the City would like to use brick and block and some dirt for backfill for the demolition projects in order for it to be permeable for water.

Ms. DeSantis asked for information about the capital stack for the project. Mr. Maloof stated that the capital stack consists of a loan of about \$3 million, Developer equity of about \$900,000 and the TIF request of \$2,584,444, and the PA 198 tax abatement.

Mr. Scott called for a motion to authorize a public hearing for the Mt. Elliott Recycling Brownfield Redevelopment Plan and its referral to the CAC, as presented. The Board took the following action:

Mr. George made a motion to authorize a public hearing for the Mt. Elliott Recycling Brownfield Redevelopment Plan and its referral to the CAC, as presented. Mr. Gonzalez seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Ms. Elias, Mr. George, Mr. Gonzalez, Ms. McClain, and Ms. Washington
Nays: None.

Abstentions: Mr. Scott

DBRA Resolution Code 21-04-298-01 was approved.

ADMINISTRATIVE

None.

OTHER

None.

PUBLIC COMMENT

None.

ADJOURNMENT

Citing no further business, Mr. Scott called for a motion to adjourn the meeting.

On a motion by Mr. George, seconded by Mr. Gonzalez the meeting was unanimously adjourned at 4:55 PM.



CODE DBRA 21-04-02-290

APPROVAL OF MINUTES MARCH 31, 2021

RESOLVED, that the minutes of the special meeting of March 31, 2021 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Detroit Brownfield Redevelopment Authority.

April 14, 2021



CODE DBRA 21-04-273-05

JEFFRESON VAN DYKE BROWNFIELD REDEVELOPMENT PLAN: EGLE GRANT APPLICATION

WHEREAS, the DBRA was created pursuant to Act 381 of the Public Acts of Michigan of 1996 (“Act 381”) for the purpose of facilitating the implementation of brownfield plans and promoting the revitalization, redevelopment, and reuse of certain property, including, but not limited to, tax reverted, blighted or functionally obsolete property within the City of Detroit; and

WHEREAS, the Michigan Department of Environment, Great Lakes and Energy (the “EGLE”) has opened an application period for new applications for the Brownfield Grand and Loan Program (the “Grant”); and

WHEREAS, Jefferson Van Dyke 2 LLC (the “Developer”) has approached the DBRA to sponsor an application for an EGLE Brownfield Grand and Loan Program grant application for the Jefferson Van Dyke development, which will entail environmental studies and assessments, environmental remediation and abatement, as well as the demolition of vacant buildings to prepare for the construction of a new mixed-use development (the “Project”); and

WHEREAS, the DBRA believes that the Project and Developer is well suited to be a successful Grant recipient; and

WHEREAS, the Board of Directors of DBRA has determined that proposed grant is consistent with the powers of the DBRA, its statutory purpose, and its submission is supported by the Brownfield Redevelopment Financing Act (Act 381 of the Public Acts of Michigan of 1996, as amended).

NOW THEREFORE BE IT RESOLVED:

1. That Board of Directors of the City of Detroit Brownfield Redevelopment Authority do hereby support and approve an up to six hundred fifty-eight thousand four hundred ninety-five-dollar (\$600,000.00) EGLE Grand and Loan Program grant for the Project being developed by Jefferson Van Dyke 2 LLC.
2. That any Authorized Agent of the DBRA is authorized and directed to submit appropriate documents to EGLE to support and secure funds for the Project on behalf of the DBRA.
3. That upon award, the DBRA is authorized to accept and utilize the Grant to reimburse the Developer for eligible costs.
4. That all acts and transactions of any Officer or Authorized Agent of the DBRA in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolution except that such acts were taken prior to execution of these resolution, are hereby in all respects confirmed, approved and ratified.
5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

April 14, 2021



CODE DBRA 21-04-242-04

PACKARD ADMINISTRATION BUILDING BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO TERMINATE PLAN

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) was created pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”); and

WHEREAS, the City Council of the City of Detroit (“City Council”) is the governing body (as that term is defined by Act 381) of the DBRA; and

WHEREAS, on December 14, 2016, the DBRA Board of Directors approved the Packard Administration Building Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on January 31, 2017, City Council approved the Plan; and

WHEREAS, on February 7, 2017, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(b) of Act 381 of 1996, as amended, permits a governing body to terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following: (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted, and (ii) Provides the developer an opportunity to be heard at a public meeting; and

WHEREAS, on October 10, 2017, City Council delegated notice authority to the DBRA for the 30-day notice for Plans being considered for termination; and

WHEREAS, the “developer” for the Plan is Arte Exress Detroit, LLC. (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan failed to occur within 2 years of City Council’s approval of the Plan; and

WHEREAS, the DBRA Board of Directors desires to recommend termination of the Plan to City Council.

NOW THEREFORE, BE IT RESOLVED, subject to the completion of the notice requirement described in Section 14(8)(b)(i) of Act 381 and the provision to the Developer of an opportunity to be heard at a public meeting pursuant to Section 14(8)(b)(ii) of Act 381, the DBRA Board of Directors hereby recommends termination of the Plan to City Council; and

BE IT FURTHER RESOLVED, given the authority City Council has delegated to the DBRA, the DBRA Board of Directors hereby authorizes the issuance of a notification letter compliant with Act 381 of 1996, as amended, notifying the Developer of the intent to contemplate termination of the Plan; and

BE IT FURTHER RESOLVED, subject to the termination of the Plan by City Council, that the DBRA Board of Directors hereby authorizes the termination of any other agreements or contracts between the Developer and the DBRA that were executed in conjunction with the Plan; and

BE IT FINALLY RESOLVED that any two Officers, any two Authorized Agents, or any one of the Officers and any one of the Authorized Agents of the DBRA, shall hereafter have the authority to negotiate and execute any and all documents, contracts, or other papers necessary to implement the provisions and intent of this resolution on behalf of the DBRA.

April 14, 2021



CODE DBRA 21-04-296-02

1727 MERRICK BROWNFIELD REDEVELOPMENT PLAN

WHEREAS, pursuant to 381 PA 1996, as amended (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) has been established by resolution of the City Council of the City of Detroit (the “City Council”) for the purpose of promoting the revitalization of environmentally distressed areas in the City of Detroit; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Brownfield Plan for the **1727 Merrick Redevelopment Project** (the “Plan”) to the Community Advisory Committee for its consideration and comment and has solicited comments by the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

WHEREAS, the Community Advisory Committee has considered the proposed Plan and approved a resolution recommending the approval of the proposed Plan by the DBRA and the City Council as presented by the DBRA; and

WHEREAS, in accordance with the provisions of Act 381, the Board of Directors of the DBRA has considered the proposed Plan and desires to approve the proposed Plan and to request that City Council call a public hearing to consider and adopt a resolution approving the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **1727 Merrick Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.
2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.
3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.
4. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

5. That all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

April 14, 2021



CODE DBRA 21-04-297-01

3700 TRUMBULL BROWNFIELD REDEVELOPMENT PLAN – TRANSMITTAL OF BROWNFIELD PLAN TO THE COMMUNITY ADVISORY COMMITTEE

WHEREAS, pursuant to 381 PA 1996 (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) has been established by resolution of the City Council of the City of Detroit (the “City”) for the purpose of promoting the revitalization of environmentally distressed areas in the City; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, under the resolution establishing the DBRA and the bylaws of the DBRA requires the DBRA, prior to the approval of a brownfield plan, submit the proposed brownfield plan to the Community Advisory Committee for consideration and comment and solicit comments by publication of notice that the proposed brownfield plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies.

NOW, THEREFORE, BE IT RESOLVED:

1. The City of Detroit Brownfield Redevelopment Authority acknowledges receipt of the proposed Brownfield Plan for the **3700 Trumbull Brownfield Redevelopment Plan** (the “Proposed Plan”) and authorizes and directs the Chairperson to cause the Proposed Plan to be transmitted to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the Proposed Plan.

2. The President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, shall conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

3. The Chairperson is authorized and directed to cause there to be published notice that the Proposed Plan has been submitted to the Community Advisory Committee and of the public hearing to be held pursuant to this resolution.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any Officer or Authorized Agent of the DBRA in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolution except that such acts were taken prior to execution of these resolution, are hereby in all respects confirmed, approved and ratified.

April 14, 2021



CODE DBRA 21-04-298-01

MT. ELLIOTT RECYCLING BROWNFIELD REDEVELOPMENT PLAN – TRANSMITTAL OF BROWNFIELD PLAN TO THE COMMUNITY ADVISORY COMMITTEE

WHEREAS, pursuant to 381 PA 1996 (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) has been established by resolution of the City Council of the City of Detroit (the “City”) for the purpose of promoting the revitalization of environmentally distressed areas in the City; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, under the resolution establishing the DBRA and the bylaws of the DBRA requires the DBRA, prior to the approval of a brownfield plan, submit the proposed brownfield plan to the Community Advisory Committee for consideration and comment and solicit comments by publication of notice that the proposed brownfield plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies.

NOW, THEREFORE, BE IT RESOLVED:

1. The City of Detroit Brownfield Redevelopment Authority acknowledges receipt of the proposed Brownfield Plan for the **Mt. Elliott Recycling Brownfield Redevelopment Plan** (the “Proposed Plan”) and authorizes and directs the Chairperson to cause the Proposed Plan to be transmitted to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the Proposed Plan.

2. The President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, shall conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

3. The Chairperson is authorized and directed to cause there to be published notice that the Proposed Plan has been submitted to the Community Advisory Committee and of the public hearing to be held pursuant to this resolution.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any Officer or Authorized Agent of the DBRA in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolution except that such acts were taken prior to execution of these resolution, are hereby in all respects confirmed, approved and ratified.

April 14, 2021