



**NEIGHBORHOOD DEVELOPMENT CORPORATION
BOARD OF DIRECTORS SPECIAL MEETING
TUESDAY, MARCH 30, 2021 – 9:15 A.M.**

BOARD MEMBERS PRESENT: Clifford Brown
Marsha Bruhn
Kimberly Clayson
Damon Hodge
Chris Jackson
Kwaku Osei
Jonathan Quarles

BOARD MEMBERS ABSENT: Linda Forte
Thomas Stallworth
John Naglick (Ex-Officio)
Katy Trudeau (Ex-Officio)

**SPECIAL DIRECTORS
PRESENT:** None

**SPECIAL DIRECTORS
ABSENT:** None

OTHERS PRESENT: Kenyetta Bridges (DEGC/EDC)
Cora Capler (DEGC/EDC)
Malinda Jensen (DEGC/EDC)
Paul Kako (DEGC/EDC)
Jennifer Kanalos (DEGC/EDC)
Kevin Johnson (DEGC/EDC)
Glen Long (DEGC/EDC)
Lexi Mabry (DEGC/EDC)
Rebecca Navin (DEGC/EDC)
Orza Robertson (DEGC/EDC)



**MINUTES OF THE NEIGHBORHOOD DEVELOPMENT CORPORATION
BOARD OF DIRECTORS SPECIAL MEETING
TUESDAY, MARCH 30, 2021
HELD VIA ZOOM VIRTUAL MEETING
9:15 A.M.**

CALL TO ORDER

Vice Chairperson Quarles called the Special meeting of the Neighborhood Development Corporation Board of Directors to order at 9:31 a.m. A roll call was conducted, and a quorum was established.

GENERAL

Approval of Minutes

Mr. Quarles asked if there were any additions, deletions or corrections to the minutes of the June 9, 2020 minutes of the Special Board meeting.

Hearing none, Mr. Quarles called for a motion:

Mr. Bruhn made a motion approving the minutes of the June 9, 2020 Regular Board meeting, as presented. Mr. Hodge seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. Brown, Ms. Bruhn, Mr. Hodge, Ms. Clayson, Mr. Jackson, Mr. Osei, and Mr. Quarles.

Nays: None.

NDC Resolution Code 21-03-02-79 was approved.

PROJECTS

Second Amendment to the Development Agreement for the Jefferson Village Project

Mr. Robertson reported that in November 2012 the Neighborhood Development Corporation of the Economic Development Corporation of the City of Detroit (the "NDC") entered into an agreement to purchase and develop land (the "Agreement") with Clark/Time Capital Development, L.L.C. (the "Developer") to complete the construction of single-family homes within the Jefferson Village Project (the "Project"). Under the terms of the Agreement, the Developer was to acquire title to and construct houses on properties identified as model houses and shell houses in the Agreement. Over the years, the Developer complied with the terms of the Agreement with respect to the sale and construction of all five model houses and two shell houses, leaving four shell houses left to be sold and developed. The terms of sale for these remaining shell houses were not originally provided for in the Agreement.

In December 2019, the NDC and Developer amended the terms of the Agreement to memorialize the terms for the sale and construction of the remaining shell houses owned by the NDC. Pursuant thereto, the purchase price for each shell house is \$16,000 and additional compensation is to be paid to the NDC upon the sale of each shell house by the Developer to a third-party owner.



Further, the amended terms of the Agreement required the Developer to complete two separate closings on the remaining shell houses by June 2020.

In January 2020, the NDC and Developer closed on the sale of two of the remaining shell houses pursuant to the terms of the Agreement, however, due to the COVID-19 pandemic, the Developer was unable to timely close on the remaining two shell houses even after invoking the force majeure clause in the Agreement. In order to complete the sale of the remaining two shell houses, the Developer is seeking an extension to the date of closing. The compensation payable to the NDC following closing will be in accordance with the terms included in the prior amendment to the Agreement.

NDC staff requested the Board's approval for an extension of the closing date for the remaining shell houses to April 30, 2021.

A draft resolution was prepared for Board consideration.

With there being no questions, Mr. Quarles called for a motion to adopt the Second Amendment to the Development Agreement of the Jefferson Village Project.

Ms. Bruhn made a motion adopting the Second Amendment to the Development Agreement for the Jefferson Village Project. Mr. Brown seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. Brown, Ms. Bruhn, Ms. Clayson, Mr. Hodge, Mr. Jackson, Mr. Osei, and Mr. Quarles,

Nays: None.

Abstentions: None.

NDC Resolution Code 21-03-04-84

ADMINISTRATION

None.

OTHER MATTERS

None.

PUBLIC COMMENT

None.

ADJOURNMENT

With there being no further business to come before the Board, on a motion by Ms. Clayson, seconded by Ms. Bruhn, Mr. Quarles adjourned the meeting at 9:38 a.m.



CODE NDC 21-03-02-79

APPROVAL OF MINUTES OF JUNE 9, 2020 SPECIAL MEETING

RESOLVED, that the minutes of the Special meeting of June 9, 2020 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 Neighborhood Development Corporation.

March 30, 2021



CODE NDC 21-03-04-84

SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR JEFFERSON VILLAGE PROJECT

WHEREAS, Neighborhood Development Corporation of the Economic Development Corporation of the City of Detroit (the “NDC”) was tasked to assist in the development of single-family houses within the Jefferson Village Project (the “Project”); and

WHEREAS, in November 2012, the NDC entered into an agreement to purchase and develop land (the “Agreement”) with Clark/Time Capital Development, L.L.C. (the “Developer”) for the purchase and development of properties identified in the Agreement as model houses and shell houses, with the terms of the sale of each model house being provided for in the Agreement; and

WHEREAS, in December 2019, the NDC and Developer amended the terms of the Agreement to memorialize the terms for the sale and construction of the remaining shell houses owned by the NDC which required the Developer to complete two closings on the remaining shell houses by June 2020; and

WHEREAS, in January 2020, the NDC and Developer closed on the sale of two of the remaining shell houses pursuant to the terms of the Agreement, however, due to the COVID-19 pandemic, the Developer was unable to timely close on the remaining two shell houses; and

WHEREAS, in order to allow NDC to complete the sale of the remaining shell houses to the Developer, NDC and Developer seek to amend the Agreement to extend the date of closing on the remaining shell houses to April 30, 2021; and

WHEREAS, the Board of Directors has determined that the amendment to the Agreement is reasonable and consistent with the NDC’s objectives for Project.

NOW, THEREFORE, BE IT RESOLVED, that the NDC Board of Directors hereby approves the extension to the date of closing as stated herein.

BE IT FURTHER RESOLVED that any two Officers, any two of the Authorized Agents of the NDC, or any one of the Officers and any one of the Authorized Agents of the NDC, shall hereafter have the authority to negotiate and execute an amendment to the Agreement consistent with this resolution, together with such other terms and conditions deemed reasonable by NDC’s counsel and Authorized Agents.

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



BE IT FINALLY RESOLVED that all of the acts and transactions of any Officer or Authorized Agent of the NDC, in the name and on behalf of the NDC, 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.

March 30, 2021