



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, MAY 26, 2021
4:00 PM**

BOARD MEMBERS PRESENT:

Maggie DeSantis
Donele Wilkins
John George
Sonya Mays
Raymond Scott
Pamela McClain
Stephanie Washington

BOARD MEMBERS ABSENT:

Amanda Elias
Juan Gonzalez

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Malinda Jensen (DEGC/DBRA)
Paul Kako (DEGC)
Rebecca Navin (DEGC)
Elizabeth Brinson (DEGC)
Ngozi Nwaesei (Lewis & Munday)
Richard Barr (Honigman)
Tim Loughrin (Robertson Homes)
Ben Smith (Terranovus Development)
Mark Bennett (MJBennett, PLLC)
Elizabeth Masserang (PM Environmental)
Alex Ivanikiw (Barton Malow Company)
Dan Gough (EGLE)
Dannis Mitchell
Rukiya Colvin
Ashley Williams



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, MAY 26, 2021
HELD VIA ZOOM VIRTUAL MEETING**

CALL TO ORDER

Chairperson Raymond 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 May 12, 2021 as presented. The Board took the following action:

Ms. DeSantis made a motion approving the minutes of the May 12, 2021 Board meeting, as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. McClain, Ms. Washington, and Ms. Wilkins.

Nays: None.

Abstentions: Mr. Scott

DBRA Resolution Code 21-05-02-293 was unanimously approved.

Treasurer's Report – April 2021

Ms. Brinson presented the April 2021 Treasurer's Report.

Ms. DeSantis asked for clarification on the amount of unrealized revenue for the fiscal year to date. Ms. Kanalos stated that the DBRA receives the TIF revenue for the year prior to the end of the fiscal year and that the TIF revenue for the current fiscal year has not yet been received by the DBRA.

Mr. Scott called for a motion accepting the April 2021 Treasurer's Report as presented. The Board took the following action:

Ms. McClain made a motion accepting the April 2021 Treasurer's Report, as presented. Mr. George seconded the motion. A roll call vote was conducted with the following result:

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

Nays: None.

DBRA Resolution Code 21-05-03-211 was approved.

Ms. Mays joined the meeting at 4:16 PM.

Mr. Scott asked if the Administrative items could be moved to the end of the agenda.

ADMINISTRATION

DBRA Approval Process Presentation

Ms. Kanalos gave a presentation to the DBRA Board on the DBRA approval process for brownfield plans.

Ms. DeSantis asked at what point in the DBRA approval process does the DBRA Board review and approve Reimbursement Agreements. Ms. Kanalos stated that the DBRA Board generally reviews and approves Reimbursement Agreements after the brownfield plan is approved by Detroit City Council but that on occasion the DBRA Board reviews and approves Reimbursement Agreements prior to the brownfield plan is approved by Detroit City Council and such approval is contingent on subsequent Detroit City Council approval of the brownfield plan.

Due to unforeseen technical difficulties, Mr. Scott recessed the meeting to the call of the Chair at 4:19 PM.

Mr. Scott called the meeting back to order at 4:21 PM.

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

PROJECTS

Land Assembly Project: Acceptance of UDAG Funds to Bridge MSF Funding for FCA Project

Ms. Navin presented the Land Assembly Project: Acceptance of UDAG Funds to Bridge MSF Funding for FCA Project to the DBRA Board.

Pursuant to the terms of certain transfer agreements between the City of Detroit, acting through its Community and Economic Development Department, now known as the Housing and Revitalization Department (“HRD”) and the Economic Development Corporation of the City of Detroit (the “EDC”), the EDC is in possession of certain funds through the Urban Development Action Grant program (“UDAG”). These UDAG proceeds were received by the EDC as repayments of loans and/or other advances made by the EDC using UDAG grants and/or proceeds of UDAG grants. As such, these proceeds are now available for certain economic development purposes, subject to the provisions of the original UDAG grants and transfer agreements. In particular, EDC has on hand \$2,500,000 of UDAG proceeds (the “UDAG Proceeds”) that were reimbursed to it in May 2021.

At staff’s request, the EDC has approved the transfer of the reimbursed UDAG Proceeds to the City of Detroit Brownfield Redevelopment Authority as a short-term bridge needed by the DBRA in connection with the DBRA’s support of the new FCA plant at Mack and Conner (the “Project”). DBRA has substantially completed the site preparation and other construction activities that it undertook to support the project; however, due to various circumstances, in order to receive the final disbursement of Project funds from the Michigan Strategic Fund (“MSF”), the funding agreement between the DBRA and MSF must be amended. DBRA, MSF, and FCA have been working diligently towards the amendment and expect the amendment to be approved and the final disbursement to be made by the end of the summer. However, in the meantime, DBRA is requesting that EDC transfer, and the DBRA accept, the UDAG Proceeds to DBRA in order to satisfy outstanding payment obligations under various construction contracts; provided that, upon receipt of the final disbursement from MSF, DBRA would reimburse the UDAG Proceeds to the EDC (the “Proposed Transfer”).

A resolution was attached for the Board’s consideration.

Ms. DeSantis asked for clarification on where the UDAG funds are coming from and when they will be returned to the EDC. Ms. Navin stated that the EDC holds the UDAG funds as repayment of UDAG loans and once the MSF disburses the last \$5 million in funds to the DBRA, the UDAG funds will be returned to the EDC.

Ms. DeSantis asked if the MSF is aware of the transfer of the UDAG funds. Ms. Navin stated that the DBRA has been working with the MSF on an amendment to the funding agreement, but the MSF is not aware that the DBRA is going to use the UDAG funds as a bridge until the MSF disburses more funds to the DBRA under the funding agreement.

Mr. George asked if there is any cost to the DBRA in accepting and using the UDAG funds. Ms. Navin stated that there is no cost to the DBRA to accept or use the UDAG funds.

Ms. McClain asked if there has been any negative impact on the contractors who need to be paid for their services and have experienced a delay in payment. Ms. Navin stated that the DBRA is not aware of any negative impacts to the contractors who need to be paid for their services and have experienced a delay in payment and that the DBRA has not incurred any late fees.

Mr. Scott called for a motion to approve the Land Assembly Project: Acceptance of UDAG Funds to Bridge MSF Funding for FCA Project, as presented. The Board took the following action:

Ms. DeSantis made a motion to approve the Land Assembly Project: Acceptance of UDAG Funds to Bridge MSF Funding for FCA Project, as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Mays, Ms. McClain, Ms. Washington, Mr. Scott, and Ms. Wilkins

Nays: None.

DBRA Resolution Code 21-05-262-43 was approved.

Lafayette West Brownfield Plan: Acknowledgement of Project Changes and Extension Request

Mr. Vosburg presented the Lafayette West Brownfield Plan: Acknowledgement of Project Changes and Extension Request to the DBRA Board.

On September 26, 2018, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors recommended approval to City Council of the Brownfield Plan for the Lafayette West Redevelopment Project (the "Plan") was approved by Detroit City Council on October 9, 2018. A Reimbursement Agreement (the "Agreement") was entered into on November 28, 2018 between the DBRA and Lafayette Acquisition Partners, LLC (the "Developer").

The original development described in the Plan contemplated the following:

- A 12-story tower, two 4-story residential buildings, containing approximately 225 units, and approximately 60 for-sale condominium townhomes.
 - The tower was anticipated to be serviced by an attached 4-story parking structure (one sublevel and three above ground levels).
 - The two (2) midrise buildings were anticipated to be podium style developments with integrated ground level parking and four (4) stories of apartments atop the parking.

The updated site plan proposes the same uses but in the following updated configurations.

- Six 5-story, mixed-use buildings consisting of:
 - Three buildings are anticipated to consist of for-rent apartment units, to be situated along Chrysler Drive and contain approximately 230 units.
 - Two condominium buildings will be located along Rivard Street and the third condominium building will be centered in the northern portion of the property and contain approximately 88 units.
 - Podium Parking will be located on the first floor of each of the six buildings as well.
- Commercial space will be included in each residential building's ground floor.
- Onsite amenities will include a pool and community clubhouse for Lafayette West residents.

The updated estimated investment is approximately \$133,108,000.

While the project has been met with delays, all requirements and annual reporting governed by the CBO have been maintained. The updated site plan was presented to the Lafayette West Neighborhood Advisory Committee (NAC) on April 7, 2021. The NAC indicated it was comfortable with the project update and affirmed the site plan revisions are consistent with the existing CBO Agreement.

The initial proposed timeline anticipated eligible activities to commence in the fall of 2018 and to have been completed by fall of 2020. While eligible activities did commence in the winter of 2018, not all eligible activities have been incurred. The Developer requesting this timeline be extended to spring 2024 in order

to accommodate the updated construction schedule, which proposes a fall 2021 start for site work activities and full project completion in spring 2024.

A resolution acknowledging the changes in the project and approving an extension was attached for the DBRA Board's review and approval.

Mr. Scott asked if the Developer is requesting additional TIF under the Plan. Mr. Vosburg stated that the Developer is not requesting any additional TIF under the Plan.

Mr. George asked who the Developer is for the project. Mr. Vosburg stated that the entity for the project has remained the same, but the ownership structure of the entity has changed.

Mr. George asked when the project is expected to begin. Mr. Vosburg stated that the Developer anticipates the construction to begin this fall.

Ms. DeSantis asked if the total investment for the project has changed. Mr. Bennett stated that the total investment for the project was formally \$118 million and has increased to approximately \$133 million.

Ms. DeSantis asked if the delays for the project were attributed to COVID. Mr. Bennett stated that there were delays related to HUD financing for the project prior to COVID and then COVID happened and delayed the project further.

Ms. DeSantis asked how the capital stack for the project has changed. Mr. Bennett stated that there has been a \$34 million PACE loan added to the project and the Developer has found local construction lenders that have been willing to loan additional funds to the project.

Mr. Scott called for a motion to approve the Lafayette West Brownfield Plan: Acknowledgement of Project Changes and Extension Request, as presented. The Board took the following action:

Mr. George made a motion to approve the Lafayette West Brownfield Plan: Acknowledgement of Project Changes and Extension Request, as presented. Ms. Wilkins seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Mays, Ms. McClain, Ms. Washington, Mr. Scott, and Ms. Wilkins

Nays: None.

DBRA Resolution Code 21-05-259-04 was approved.

112 Edmund Place Brownfield Redevelopment Plan

Ms. Capler presented the 112 Edmund Place Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

112 Edmund Place Associates, LLC is the project developer (the "Developer") for the Plan. The project consists of the construction of residential development expected to create a total of sixteen (16) new for-sale homes, four (4) of which will be ground level flat units and twelve (12) of which will be two-level townhomes (with roof top terraces) above the ground level flats. The project will include grade level integrated parking with approximately 16 parking spaces. The project features energy efficient design that significantly exceeds state energy code requirements saving as much as 15% over existing energy code as well as other green features such as bicycle storage and EV station prep.

The total hard costs are estimated to be \$7.5 million. The Developer is requesting \$921,917.00 in TIF reimbursement.

There will be approximately 160 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 two (2) parcels located on the south side of Edmund Place between John R. to the east and Woodward Avenue to the west in the Brush Park neighborhood.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) it was previously utilized for a residential, commercial purpose and/or public purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) it is a "facility" or is adjacent and contiguous to the parcel that is 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, interest, and development, 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. Environmental Site Assessments | \$55,000.00 |
| 2. Due Care Activities | \$209,564.00 |
| 3. Site Preparation | \$21,918.00 |
| 4. Infrastructure Improvements | \$406,834.00 |
| 5. Brownfield Plan & Work Plan | \$60,000.00 |
| 6. Contingency (15%) | \$95,748.00 |
| 7. Interest | \$72,853.00 |
| Total Reimbursement to Developer | \$921,917.00 |
| 8. Authority Administrative Costs | \$318,026.00 |
| 9. State Brownfield Redevelopment Fund | \$134,028.00 |
| 10. Local Brownfield Revolving Fund | \$746,203.00 |
| TOTAL Estimated Costs | \$2,120,174.00 |

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) Tax Abatement.

Attached for the DBRA Board's review and approval was a resolution authorizing the 112 Edmund Place 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. Barr, Mr. Loughrin, and Mr. Smith provided more information regarding the project including the contamination present on the Property, the future parcel combination to be completed, the history of the project, approval from the Historic District Commission, discussions with the Brush Park CDC, the current anticipated configuration of the project, and the parking plans for the project.

Mr. Scott asked what the square footage of the units are expected to be and what the cost per square foot is. Mr. Loughrin stated that two of the units are 629 and 748 square feet, a unit with 1,200 square feet and the townhome units are between 1,300 and 1,400 square feet and stated that the final sale pricing has not been determined yet but they anticipate that the smaller units will be in the mid \$200,000 range and the larger units would go up from there and that the sale prices are lower than other comparable units in the Brush Park neighborhood.

Ms. DeSantis stated that the units will not be attainable for many Detroit residents.

Ms. DeSantis asked for more information about the capital stack for the project. Mr. Smith stated that the capital stack has not yet been finalized but will consist of approximately 20-30% developer equity and the balance being construction financing. Mr. Smith added that he understands the need for new, affordable, for-sale housing and he would be happy to have further conversations with Ms. DeSantis on possible solutions.

Ms. McClain asked what the other units in the neighborhood are selling for. Mr. Smith stated that the units in the City Modern development are selling for \$600,000-900,000 depending on the size of the units and that there are other units that will be selling for \$500,000-600,000.

Mr. Scott called for a motion to authorize a public hearing for the Selden Innovation Center 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 Selden Innovation Center 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. DeSantis, Mr. George, Ms. Mays, Ms. McClain, Ms. Washington, and Mr. Scott
Nays: Ms. Wilkins

DBRA Resolution Code 21-05-300-01 was approved.

ADMINISTRATIVE

DBRA Budget (FY 2020-2021)

Ms. Kanalos presented the proposed DBRA Budget (FY 2021-2022) to the DBRA Board.

The Detroit Brownfield Redevelopment Authority (DBRA) held a DBRA Budget Committee meeting on May 25, 2020 at 3:00 pm via Zoom conferencing on the DBRA Budget for FY 2021-2022. The DBRA Budget Committee reviewed and recommended approval of the DBRA Budget for FY 2021-2022, as presented. Attached was the proposed DBRA Budget for FY 2021-2022 and resolution approving the DBRA budget for FY 2021-2022.

Mr. Scott called for a motion approving the DBRA Budget (FY 2021-2022), as presented. The Board took the following action:

Ms. Wilkins made a motion approving the DBRA Budget (FY 2021-2022), as presented. Mr. George seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Mays, Ms. McClain, Ms. Washington, and Mr. Scott,
and Ms. Wilkins
Nays: None.

DBRA Resolution Code 21-05-01-228 was approved.

DBRA Meeting Dates (FY 2021-2022)

Ms. Kanalos presented the DBRA Meeting Dates (FY 2021-2022) to the DBRA Board.

Mr. Scott called for a motion approving the DBRA Meeting Dates (FY 2021-2022), as presented. The Board took the following action:

Ms. DeSantis made a motion approving the DBRA Meeting Dates (FY 2021-2022), as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Mays, Ms. McClain, Ms. Washington, and Mr. Scott, and Ms. Wilkins

Nays: None.

DBRA Resolution Code 21-05-01-229 was approved.

DBRA/DEGC Professional Services Agreement (FY 2021-2022)

Ms. Kanalos presented the DBRA/DEGC Professional Services Agreement (FY 2021-2022) to the DBRA Board.

Attached to the resolution, was a Professional Services Agreement for FY 2021-22 between the Detroit Brownfield Redevelopment Authority ("the DBRA") and the Detroit Economic Growth Corporation ("the DEGC") in the amount of Seven Hundred Twenty Thousand (\$720,000.00) Dollars for the DBRA Board's review and approval.

Mr. Scott called for a motion approving the DBRA/DEGC Professional Services Agreement (FY 2021-2022), as presented. The Board took the following action:

Mr. George made a motion approving the DBRA/DEGC Professional Services Agreement (FY 2021-2022), as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Mays, Ms. McClain, Ms. Washington, and Mr. Scott, and Ms. Wilkins

Nays: None.

DBRA Resolution Code 20-05-01-230 was approved.

Election of Officers (FY 2021-2022)

Ms. Kanalos presented the Election of Officers (FY 2021-2022) to the DBRA Board.

The Brownfield Redevelopment Financing Act 381, Public Acts of Michigan Act 1996, as amended, states that the Officers of the Board of Directors shall be elected annually.

The current DBRA Board officer positions are as follows: Raymond Scott-Chairperson, Maggie DeSantis-Vice Chairperson, Pamela McClain-Secretary and Stephanie Washington-Treasurer of the Board of Directors of the Detroit Brownfield Redevelopment Authority.

DBRA staff proposes that the Board Chair open the floor to nominations, followed by a vote of the Board.

Ms. McClain nominated the current slate of officers to be elected to the same positions for FY 2021-22. Ms. Wilkins seconded the nomination.

Ms. DeSantis declined the nomination for Vice-Chairperson.

Ms. McClain nominated Mr. Scott as Chairperson, Ms. McClain as Secretary, and Ms. Washington as Treasurer. Mr. George seconded the nominations.

Ms. McClain nominated Ms. Wilkins for the position of Vice Chairperson. Mr. Scott seconded the nomination.

The Board took the following action:

Mr. George made a motion to elect Mr. Scott for the position of Chairperson of the DBRA, Ms. Wilkins as Vice Chairperson of the DBRA, Ms. McClain as Secretary of the DBRA, and Ms. Washington as Treasurer of the DBRA. Ms. DeSantis seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Mays, Ms. McClain, Ms. Washington, and Mr. Scott, and Ms. Wilkins

Nays: None.

DBRA Resolution Code 21-05-01-231 was approved.

OTHER

Ms. DeSantis requested an update on the Herman Keifer Brownfield Plan be provided to the DBRA Board at an upcoming meeting.

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 Ms. McClain, the meeting was unanimously adjourned at 4:16 PM.



CODE DBRA 21-05-02-293

APPROVAL OF MINUTES OF MAY 12, 2021

RESOLVED, that the minutes of the regular meeting of May 12, 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.

May 26, 2021



DBRA 21-05-03-211

ACCEPTANCE OF TREASURER'S REPORT FOR APRIL 2021

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period April 1 through April 30, 2021, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

May 26, 2021



CODE DBRA 21-05-262-43

LAND ASSEMBLY PROJECT: ACCEPTANCE OF UDAG FUNDS TO BRIDGE MSF FUNDING FOR FCA PROJECT

WHEREAS, pursuant to the terms of certain transfer agreements between the City of Detroit, acting through its Community and Economic Development Department, now known as the Housing and Revitalization Department (“HRD”) and the Economic Development Corporation of the City of Detroit (the “EDC”), the EDC is in possession of certain funds through the Urban Development Action Grant program (“UDAG”); and

WHEREAS, these UDAG proceeds were received by the EDC as repayments of loans and/or other advances made by the EDC using UDAG grants and/or proceeds of UDAG grants and therefore, these proceeds are now available for certain economic development purposes, subject to the provisions of the original UDAG grants and transfer agreements; and

WHEREAS, EDC has on hand \$2,500,000 of UDAG proceeds (the “UDAG Proceeds”) that were reimbursed to it in May, 2021; and

WHEREAS, subject to the approval of HRD, EDC Board of Directors has approved using the reimbursed UDAG Proceeds as a short-term bridge needed by the Detroit Brownfield Redevelopment Authority (“DBRA”) in connection with the DBRA’s support of the new FCA plant at Mack and Conner (the “Project”); and

WHEREAS, Staff proposes that DBRA accept the UDAG Proceeds and use them to satisfy outstanding payment obligations under various construction contracts for the Project; provided that, upon receipt of a final disbursement of funds to the DBRA from the Michigan Strategic Fund for the Project, DBRA would reimburse the UDAG Proceeds to the EDC (the “Proposed Transfer”); and

WHEREAS, the DBRA Board of Directors has determined that the acceptance of the Proposed Transfer is in the best interests of the Project and is otherwise consistent with the DBRA’s statutory authority.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby authorizes the acceptance of the Proposed Transfer.

BE IT FURTHER RESOLVED that the DBRA Board of Directors hereby authorizes any two of its Officers or any two of its Authorized Agents or any one Officer and any one Authorized Agent to negotiate and execute a transfer agreement or similar agreements to effectuate the Proposed Transfer as deemed appropriate by such Authorized Agents and counsel which are not inconsistent with this resolution and do not alter the substance of the grant or adversely affect the

rights and/or obligations of the DBRA thereunder.

BE IT FURTHER RESOLVED the DBRA Board of Directors hereby authorizes any two of its Officers or any two of its Authorized Agents or any one Officer and any one Authorized Agent to execute and all other documents, contracts and papers and take such other actions necessary or appropriate to implement the provisions and intent of this resolution on behalf of the DBRA.

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 resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

May 26, 2021



CODE DBRA 21-05-259-04

LAFAYETTE WEST BROWNFIELD REDEVELOPMENT PLAN: ACKNOWLEDGEMENT OF PROJECT CHANGES AND EXTENSION REQUEST

WHEREAS, on September 26, 2018, the Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Brownfield Plan (the “Plan”) for a project captioned the Second Amended and Restated Garfield Area (the “Project”); and

WHEREAS, on October 9, 2018, the Detroit City Council approved the Plan; and

WHEREAS, a Reimbursement Agreement (the “Agreement”) was entered into on November 28, 2018 between the DBRA and Lafayette Acquisitions Partners, LLC (the “Developer”) for the Project; and

WHEREAS, the Developer identified in the Plan and the original development described in the Plan contemplated a The original development described in the Plan contemplated a 12-story tower, two 4-story residential buildings, containing approximately 225 units, and approximately 60 for-sale condominium townhomes, an attached 4-story parking structure; and

WHEREAS, Six 5-story, mixed-use buildings consisting of 230 rental units with podium parking, three condominium buildings with 88 units and podium parking, ground floor commercial space and a central pool and community clubhouse; and

WHEREAS, the Developer is requesting an extension to complete the Eligible Activities under the Plan by June 2024.

NOW THEREFORE, BE IT RESOLVED, by the DBRA Board of Directors as follows:

1. The changes in the project scope are accepted and do not necessitate a Plan amendment.
2. An extension has been granted for the completion of the Eligible Activities under the Plan until June 2024.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be and the same hereby are repealed insofar as such conflict arises.
4. This Resolution shall take effect immediately upon its adoption.

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 resolutions except that

such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

May 26, 2021



CODE DBRA 21-05-300-01

112 EDMUND PLACE 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 **112 Edmund Place 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.

May 26, 2021



CODE DBRA 21-05-01-228

ADMINISTRATION: DBRA BUDGET FOR FY 2021-2022

WHEREAS, the DBRA is receiving revenue from Brownfield Plan application and processing fees and from administrative fees permissible under Act 381, Public Acts of Michigan, 1996, as amended (“Act 381”); and

WHEREAS, the DBRA staff has prepared the attached DBRA Budget for FY 2021-2022 (the “Budget”) (Exhibit “A”).

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby authorize a Public Hearing on the DBRA Budget for FY 2021-2022 at a time and place determined by the DBRA Authorized Agent and subject to public notice in accordance to Act 381, Public Acts of Michigan, 1996, as amended.

May 26, 2021



CODE DBRA 21-05-01-229

ADMINISTRATION: SCHEDULE OF DBRA MEETINGS FOR FY 2020-2021

RESOLVED, that the Board of Directors of the Detroit Brownfield Redevelopment Authority (“the DBRA”) hereby adopts the following as its schedule for regular meetings for the fiscal year 2021-2022. Unless otherwise indicated or posted, such meetings will be held on the **second and fourth Wednesday** of each month at **4:00 PM** in the offices of the Detroit Economic Growth Corporation, 500 Griswold Street, Suite 2200, as follows:

2021

July 14, 2021
 July 28, 2021
 August 11, 2021
 August 25, 2021
 September 8, 2021
 September 22, 2021
 October 13, 2021
 October 27, 2021
 November 10, 2021
 November 17, 2021*
 December 1, 2021*
 December 15, 2021*

2022

January 12, 2022
 January 26, 2022
 February 9, 2022
 February 23, 2022
 March 9, 2022
 March 23, 2022
 April 13, 2022
 April 27, 2022
 May 11, 2022
 May 25, 2022
 June 8, 2022
 June 22, 2022

*Due to a holiday, this meeting date varies from the regular schedule.

May 26, 2021



CODE DBRA 21-05-01-230

ADMINISTRATION: PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY AND THE DETROIT ECONOMIC GROWTH CORPORATION

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby approves the Professional Services Agreement between the City of Detroit Brownfield Redevelopment Authority ("the DBRA") and the Detroit Economic Growth Corporation (the "DEGC") substantially as to form with the attached (Exhibit A), for FY 2021-22, and for the amount of Seven Hundred Twenty Thousand (\$720,000.00) Dollars.

BE IT FURTHER RESOLVED, that the DBRA Board hereby authorizes any two Officers or designated Authorized Agents or one Officer and one designated Authorized Agent of the DBRA to execute the Agreement, and any and all documents necessary to implement the provisions and intent of 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.

May 26, 2021



CODE DBRA 20-05-01-231

ADMINISTRATION: ELECTION OF OFFICERS FOR FY 2021-2022

RESOLVED, that the following are hereby elected as Officers of the Board of Directors of the Detroit Brownfield Redevelopment Authority:

_____ Raymond Scott

Chairperson

_____ Donele Wilkins

Vice Chairperson

_____ Pamela McClain

Secretary

_____ Stephanie Washington

Treasurer

May 26, 2021