



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
LBRF COMMITTEE MEETING  
TUESDAY, April 27, 2021  
2:00 PM**

**COMMITTEE MEMBERS PRESENT:** Pamela McClain  
Raymond Scott

**COMMITTEE MEMBERS ABSENT:** Donele Wilkins

**OTHERS PRESENT:** Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Malinda Jensen (DEGC/DBRA)  
Glen Long (DEGC)  
Paul Kako (DEGC)  
Rebecca Navin (DEGC)  
Antonio Morsette (AKT Peerless)  
Sam Seimer (AKT Peerless)  
Jeremy McCallion (AKT Peerless)  
Antonio Brown (Detroit Public Library)  
Theo Pride

**CALL TO ORDER**

Ms. McClain, as LBRF Committee Chair, called the meeting to order at 2:02 PM.

**GENERAL**

**Minutes of the February 9, 2021 LBRF Committee Meeting:**

Ms. McClain called for a motion to approve the minutes of the February 9, 2021 LBRF Committee meeting.

Mr. Scott made a motion to approve the minutes of the February 9, 2021 LBRF Committee meeting. Ms. McClain seconded the motion.

A roll call vote was conducted with the following result:

Ayes: Ms. McClain and Mr. Scott

Nays: None.

The minutes of the February 9, 2021 LBRF Committee meeting were unanimously approved.

**Detroit Public Library LBRF Grant Proposal**

Mr. Vosburg presented the Detroit Public Library LBRF Grant Proposal to the LBRF Committee.

**Project and Grant Proposal Introduction**

As the City of Detroit Brownfield Redevelopment Authority Board of Directors (the "Board") is aware, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") has established the Local Brownfield Revolving Fund (the "LBRF") under Act 381 of 1996, as amended ("Act 381").

In 2019, DBRA staff began discussions with the Detroit Public Library (the “DPL”) staff about how the DBRA could assist the DPL with their capital improvement needs. The project that seemed like a good fit was the renovation and repair work that was underway at the historic Main Branch Library located at 5201 Woodward Avenue in Detroit’s Midtown area (the “Property”). HVAC equipment had failed and extensive asbestos & lead abatement and demolition work to the roof and interior spaces was required to access the HVAC systems for repair and replacement, all of which qualify as eligible activities. DPL staff procured a Brownfield consultant to begin the process of assisting the DPL in drafting an LBRF grant application, and monitoring construction costs for eligible Brownfield costs. Due to the COVID pandemic the application was delayed.

In late 2020, Act 381 was amended with the intent that the LBRF be able to be used on properties to pay for eligible activities, whether or not the property was then subject to a brownfield plan.

Included in the Board packet is the application from DPL, with AKT Peerless as the consultant.

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 lead & asbestos abatement, demolition, site preparation, a standard 15% contingency, and LBRF application costs. The eligible activities on the Property commenced in 2019 and the budgeted costs are intended as part of the development of the Property and shall be financed solely by the Developer.

**COSTS TO BE REIMBURSED WITH LBRF GRANT FUNDS**

1. Demolition	\$283,265.00
2. Lead & Asbestos Abatement	\$17,930.00
3. Site Preparation	\$23,000.00
4. Contingency (15%)	\$11,250.00
5. LBRF Application & Implementation	\$4,500.00
<b>Total Reimbursement to Grantee</b>	<b>\$339,945.00</b>
6. Authority Administrative Costs	\$0.00
<b>TOTAL Estimated Costs</b>	<b>\$339,945.00</b>

The DBRA LBRF Committee is being asked to recommend that the Board approve the proposed grant to DPL in the amount of \$339,945.00 (the “Grant”).

Mr. McCallion gave a presentation on the eligible activities that are intended to be carried out on the Property and which Eligible Activities are included in the Grant and the roof repair and replacement that was completed.

Mr. Brown stated that he would like to thank Mr. Vosburg for reaching out to the Detroit Public Library to see if the DBRA could help the Detroit Public Library with funds from the LBRF for improvements to library branch(es) and added information regarding the failure of the HVAC system that occurred at the Detroit Public Library Main Branch in the summer of 2018, the lead asbestos abatement that was required for the Property, and the lighting conversion work that is being done by DTE and how that has affected the Property’s lighting and other electrical equipment in order to comply with the conversion.

Ms. McClain stated that she appreciates Mr. Vosburg reaching out to the Detroit Public Library to see how the DBRA could help them and that this is the exact kind of project that the DBRA had in mind when it approved setting aside LBRF funds for grants for Detroit-based businesses and non-profits and that she is happy that the DBRA can assist the Detroit Public Library in improving the Main Branch which is one of Detroit’s architectural and historic crown jewels.

Citing no further discussion, Ms. McClain called for a motion recommending support for the Detroit Public Library LBRF Grant Proposal, as presented. The Committee took the following action:

Mr. Scott made a motion recommending support for the Detroit Public Library LBRF Grant Proposal, as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. McClain and Mr. Scott

Nays: None.

The committee members present unanimously recommended approval of the Detroit Public Library LBRF Grant Proposal, as presented.

#### **PUBLIC COMMENT**

Mr. Theo Pride asked for more information about the Local Brownfield Revolving Fund and grants available through the LBRF. Mr. Vosburg provided his email address and stated that he would provide Mr. Pride with more information regarding the LBRF including links to resources with more information.

#### **ADJOURNMENT**

Citing no further business, Ms. McClain called for a motion to adjourn the meeting. Committee members present unanimously approved adjournment at 2:22 PM.