



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
REGULAR BOARD OF DIRECTORS MEETING  
WEDNESDAY, DECEMBER 15, 2021  
4:00 PM**

**BOARD MEMBERS PRESENT:**

John George  
Maggie DeSantis  
Donele Wilkins  
Raymond Scott  
Pamela McClain

**BOARD MEMBERS ABSENT:**

Sonya Mays  
Stephanie Washington  
Juan Gonzalez  
Amanda Elias

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Malinda Jensen (DEGC/DBRA)  
Glen Long (DEGC)  
Paul Kako (DEGC)  
Rebecca Navin (DEGC)  
Jean Belanger (DEGC)  
Tracy Daniel (FleishmanHillard)  
Ngozi Nwaesei (Lewis & Munday)  
Sam Seimer (AKT Peerless)  
Edward Carrington (Flux City, LLC)  
Matt Sosin (AK Development)  
Richard Barr (Honigman)  
Dan Gough (EGLE)



**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY REGULAR MEETING  
WEDNESDAY, DECEMBER 15, 2021  
HELD VIA ZOOM VIRTUAL MEETING**

**CALL TO ORDER**

Chairperson Raymond Scott called the meeting to order at 4:03 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 December 1, 2021 as presented. The Board took the following action:

Ms. McClain made a motion approving the minutes of the December 1, 2021 Board meeting, as presented. Ms. Wilkins seconded the motion. A roll call vote was conducted with the following result:

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

Nays: None.

DBRA Resolution Code 21-12-02-303 was unanimously approved.

**Treasurer's Report – November 2021**

Mr. Long presented the November 2021 Treasurer's Report.

Ms. McClain asked why a check was voided. Mr. Long stated that the DBRA has had trouble with the United States Postal Service and the delivery of checks and the check was reissued because it was not delivered to the recipient and deposited within 45 days of issuance.

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

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

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

Nays: None.

DBRA Resolution Code 21-12-03-218 was approved.

**PROJECTS**

**Land Assembly Project: Authorization to Enter into a Development Agreement with Northpoint Development LLC and Related Land Transfer Agreements for Former American Motors Corporation Site and Surrounding Parcels**

Ms. Belanger presented the Land Assembly Project: Authorization to Enter into a Development Agreement with Northpoint Development LLC and Related Land Transfer Agreements for Former American Motors Corporation Site and Surrounding Parcels to the DBRA Board.

As the Board is aware, the City of Detroit (the “City”) administration has requested the assistance of the City of Detroit Brownfield Redevelopment Authority (“DBRA”) in industrial land assembly activities aimed at establishing market-ready industrial sites within City limits in order to attract manufacturing and logistics companies (the “Land Assembly Project”).

DBRA staff has identified the former American Motors Corporation site located at 14250 Plymouth Rd., Detroit, MI and owned by the City (the “AMC Site”), as a key site for industrial development. In addition to the AMC Site, DBRA staff has identified certain parcels surrounding the AMC Site, including parcels owned by the City and Detroit Land Bank Authority (“DLBA”), as well as the DBRA-owned site located at 18675 Mark Twain (the “Mark Twain Site”), all as further described on **Exhibit A** (collectively with the AMC Site, the “Property”), that when combined with the AMC Site, create a 56 acre industrial development site.

DBRA staff has been in discussions with NorthPoint Development, LLC (the “Developer”) as a potential developer of the Property to undertake demolition of the existing structures, any necessary remediation, and construct a combined facility of at least 500,000 square feet intended for industrial uses related to advanced manufacturing, assembly, or transportation, distribution and logistics. Subject to City Council and DLBA approval, DBRA proposes to enter into land transfer agreements with the City and the DLBA for their respective properties (the “City LTA” and “DLBA LTA”, respectively) then to subsequently transfer the Property to the Developer pursuant to a development agreement (“Development Agreement”) negotiated by Developer and DBRA consistent with the terms contained in the letter of intent attached hereto as **Exhibit B** (the “LOI”), a summary of which is described below:

**Purchase Price:** Approximately \$5,880,000, plus carrying costs for Mark Twain Site

**Site Prep Credit:** DBRA will provide Developer a credit against the Purchase Price at closing for anticipated costs of demolition and remedial action undertaken by Developer at the Property; provided that the credit may not be applied to the DBRA’s acquisition and carrying costs for the Mark Twain Site

**Due Diligence:** up to 150 days

**Approvals Period:** up to 150 days after due diligence for jurisdictional approvals

**Closing:** 30 days following the expiration of the Approvals Period

**Construction Commencement:** 120 days from closing.

**Construction Completion:** 36 months from closing.

DBRA staff seeks the Board’s approval of the LOI and the approval to enter into a Development Agreement, the City LTA, and DLBA LTA consistent with the terms set forth in the LOI. A resolution was attached for the Board’s consideration.

Ms. DeSantis asked if the Developer is the same developer for the former Cadillac Stamping Plant. Ms. Belanger confirmed that the Developer is the same developer for the former Cadillac Stamping Plant.

Ms. DeSantis asked if the same kind of outreach is happening for this project as was conducted for the former Cadillac Stamping Plant project. Ms. Belanger stated that community outreach and engagement is happening for this project and that the first meeting is scheduled for January 26<sup>th</sup> as part of the Community Outreach Ordinance which the project is subject to due to the transfer of public land to the Developer.

Ms. DeSantis asked why the Developer is interested in the parcels of land north of Fullerton St. Ms. Belanger stated that the Developer may use the parcels of land North of Fullerton St. for stormwater management subject to reviews by the City of Detroit and community input. Ms. Belanger added that a traffic impact study is being conducted but has not yet been completed and the routes in and out of the Property once it is operating has not yet been determined.

Ms. DeSantis asked for clarification on what the DBRA Board is being asked to review and approve. Ms. Belanger stated that the DBRA Board is being asked to approve the Land Transfer Agreements, the Letter of Intent, and the Development Agreement.

Mr. Scott asked for clarification on the land transfers. Ms. Belanger stated that the land owned by the Detroit Land Bank Authority is being transferred to the DBRA and will then be transferred to the Developer at closing along with the DBRA-owned parcels and the City of Detroit owned parcels. Ms. Navin added that the DLBA and City-owned parcels will be transferred to the DBRA and then will be transferred to the Developer and that because there are environmental issues with the City-owned parcels, there will be a direct deed issued from the City to the Developer so that the DBRA does not take on any liability associated with the contaminated land.

Ms. DeSantis asked if the DBRA Board will be asked to approve any further items on this project. Ms. Belanger stated that the Developer is expected to pursue a Brownfield Plan for the project.

Mr. George stated that he has spoken to Michigan State Representative Karen Whitsett who represents that area and new Detroit City Councilmember Fred Durhal Jr. about the project and that they are supportive of the redevelopment effort and asked if there is any chance of preserving the existing structure that faces Plymouth Road and highly recommended that they explore options to save the building.

Ms. McClain asked for clarification on the number of acres included in the project. Ms. Belanger stated that the number of acres is currently just over 56 acres but with the additional of road closures that number could change.

Ms. DeSantis stated that this Developer has recently shown a lot of interest in industrial land in the City of Detroit and that she also believes the building facing Plymouth Road should be saved if at all possible.

Mr. Scott called for a motion to approve the Land Assembly Project: Authorization to Enter into a Development Agreement with Northpoint Development LLC and Related Land Transfer Agreements for Former American Motors Corporation Site and Surrounding Parcels, as presented. The Board took the following action:

Mr. George made a motion to approve the Land Assembly Project: Authorization to Enter into a Development Agreement with Northpoint Development LLC and Related Land Transfer Agreements for Former American Motors Corporation Site and Surrounding Parcels, as presented. Ms. DeSantis seconded the motion. A roll call vote was conducted with the following result:  
Ayes: Ms. DeSantis, Mr. George, Ms. McClain, Ms. Wilkins, and Mr. Scott.  
Nays: None.  
DBRA Resolution Code 21-12-262-45 was approved.

### **Albert Kahn Building Brownfield Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues**

Ms. Kanalos presented the Albert Kahn Building Brownfield Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues to the DBRA Board.

On February 13, 2019, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the Albert Kahn Building Redevelopment Project (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council public hearing for the Plan was held on March 14, 2019 and City Council approved the Plan on March 19, 2019. The Reimbursement Agreement (the "Agreement") between the DBRA and AK Investor LLC ("Developer"), was entered into on April 4, 2019.

Since then, the Developer has requested that the DBRA sign-off on the attached Security Agreement and Collateral Assignment of Tax Increment Revenues ("Assignment") and Estoppel Certificate ("Certificate"). As a result, the Developer would like to assign the TIF capture from the Plan to MF1 Capital, LLC as a condition of a loan made to the Developer by MF1 Capital, LLC.

A copy of the Assignment and a resolution approving the Assignment, the Certificate, and its subsequent execution were attached for the DBRA Board's review and approval.

Mr. Scott called for a motion to approve the Albert Kahn Building Brownfield Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues, as presented. The Board took the following action:

Ms. Wilkins made a motion to approve the Albert Kahn Building Brownfield Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues, 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. Wilkins, and Mr. Scott.

Nays: None.

DBRA Resolution Code 21-12-264-04 was approved.

### **1727 Merrick Brownfield Redevelopment Plan: Amended and Restated Reimbursement Agreement**

Ms. Kanalos presented the 1727 Merrick Brownfield Redevelopment Plan: Amended and Restated Reimbursement Agreement to the DBRA Board. Ms. Kanalos explained that the only change in the Amended and Restated Reimbursement Agreement was the interest rate during the NEZ period, increasing from .9998% to 1.2729%, and that the subsequent two items on the agenda, the Amended and Restated Reimbursement Agreements for 3700 Trumbull and 112 Edmund Place, mirrored the same as the Amended and Restated Reimbursement Agreement for 1727 Merrick.

On April 14, 2021, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the 1727 Merrick Redevelopment Project (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council public hearing for the Plan was held on May 6, 2021 and City Council approved the Plan on May 11, 2021. The Reimbursement Agreement (the "Agreement") between the DBRA and 1727 Merrick Street Partners, LLC ("Developer"), was entered into on October 1, 2021.

Since then, the Developer has requested that the Agreement be amended to reflect a change in the interest rate as provided in Section 4(f) of the Agreement. There are no other changes to the Agreement.

A copy of the Amended Agreement and a resolution approving the Amended Agreement and its subsequent execution were attached for the DBRA Board's review and approval.

Mr. Scott called for a motion to approve the 1727 Merrick Brownfield Redevelopment Plan: Amended and Restated Reimbursement Agreement, as presented. The Board took the following action:

Ms. DeSantis made a motion to approve the 1727 Merrick Brownfield Redevelopment Plan: Amended and Restated Reimbursement Agreement, as presented. Ms. Wilkins seconded the motion. A roll call vote was conducted with the following result:

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

Nays: None.

DBRA Resolution Code 21-12-296-04 was approved.

### **3700 Trumbull Brownfield Redevelopment Plan: Amended and Restated Reimbursement Agreement**

The Board reviewed the 3700 Trumbull Brownfield Redevelopment Plan: Amended and Restated Reimbursement Agreement..

On April 28, 2021, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the 3700 Trumbull Redevelopment Project (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council public hearing for the Plan was held on May 20, 2021 and City Council approved the Plan on May 25, 2021. The Reimbursement Agreement (the "Agreement") between the DBRA and 3701 Lincoln, LLC ("Developer"), was entered into on October 1, 2021.

Since then, the Developer has requested that the Agreement be amended to reflect a change in the interest rate as provided in Section 4(f) of the Agreement. There are no other changes to the Agreement.

A copy of the Amended Agreement and a resolution approving the Amended Agreement and its subsequent execution were attached for the DBRA Board's review and approval.

### **112 Edmund Place Brownfield Redevelopment Plan: Amended and Restated Reimbursement Agreement**

The Board reviewed the 112 Edmund Place Brownfield Redevelopment Plan: Amended and Restated Reimbursement Agreement..

On June 9, 2021, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the 112 Edmund Place Redevelopment Project (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council public hearing for the Plan was held on July 1, 2021 and City Council approved the Plan on July 6, 2021. The Reimbursement Agreement (the "Agreement") between the DBRA and 112 Edmund Place Associates, LLC ("Developer"), was entered into on October 1, 2021.

Since then, the Developer has requested that the Agreement be amended to reflect a change in the interest rate as provided in Section 4(f) of the Agreement. There are no other changes to the Agreement.

A copy of the Amended Agreement and a resolution approving the Amended Agreement and its subsequent execution were attached for the DBRA Board's review and approval.

Mr. Scott called for a motion to approve the 3700 Trumbull Brownfield Redevelopment Plan: Amended and Restated Reimbursement Agreement and the 112 Edmund Place Brownfield Redevelopment Plan: Amended and Restated Reimbursement Agreement, as presented. The Board took the following action:

Ms. McClain made a motion to approve the 3700 Trumbull Brownfield Redevelopment Plan: Amended and Restated Reimbursement Agreement and the 112 Edmund Place Brownfield Redevelopment Plan: Amended and Restated Reimbursement Agreement, as presented. Ms. Wilkins seconded the motion. A roll call vote was conducted with the following result:

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

Nays: None.

DBRA Resolution Codes 21-12-297-04 and 21-12-300-04 were approved.

### **Jefferson-Holcomb Brownfield Redevelopment Plan: Reimbursement Agreement**

Ms. Capler presented the Jefferson-Holcomb Brownfield Redevelopment Plan: Reimbursement Agreement to the DBRA Board.

On October 27, 2021, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the Jefferson-Holcomb Redevelopment Project (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council public hearing for the Plan was held on November 18, 2021 and City Council approved the Plan on November 23, 2021.

#### **Project Introduction**

Jefferson Holcomb Development, LLC, is the project developer ("Developer"). The project commercial development designed around converging the arts with retail and community space. The community space is intended to provide a haven for the local community with an enclosed, open-air basketball court along with rooftop deck space for community gatherings and events. An existing building will be restored to house a 507 square foot café with an additional roof deck. Approximately 8,205 square feet of leasable space in four new tenant suites with mezzanines will be newly constructed to the east of the community space, with one suite anticipated to house Social Status, a minority owned entrepreneurial clothing and lifestyle store. It is currently anticipated that construction will begin in the Fall of 2021 and eligible activities will be completed in 2022.

The total investment is estimated to be \$1.6 million. The Developer is requesting \$591,504.00 in TIF reimbursement.

There will be approximately 60 temporary construction jobs and 18 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 (9101 and 9123 E. Jefferson Avenue) bounded by Agnes Street to the north, Belvidere Street to the east, E. Jefferson Avenue to the south, and Holcomb Street to the west in the Islandview/Greater Villages neighborhood.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property parcels are determined to be facilities 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, 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 Assessment Activities	\$53,738.00
2. Due Care Activities	\$116,520.00
3. Asbestos Assessment and Abatement	\$27,500.00
4. Demolition	\$43,500.00
5. Site Preparation	\$29,000.00
6. Infrastructure Improvements	\$30,000.00
7. Brownfield Plan & Work Plan	\$60,000.00
8. Contingency (15%)	\$36,978.00
9. Interest	\$106,484.00
<b>Total Reimbursement to Developer</b>	<b>\$591,504.00</b>
10. Authority Administrative Costs	\$134,765.00
11. State Brownfield Redevelopment Fund	\$44,603.00
12. Local Brownfield Revolving Fund	\$230,092.00
<b>TOTAL Estimated Costs</b>	<b>\$1,000,964.00</b>

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 Obsolete Property Rehabilitation Act (PA 146) Tax Abatement.

The Agreement and a resolution approving the Agreement and its subsequent execution were attached for the DBRA Board's review and approval.

Mr. Scott called for a motion to approve the Jefferson-Holcomb Brownfield Redevelopment Plan: Reimbursement Agreement, as presented. The Board took the following action:

Mr. George made a motion to approve the Jefferson-Holcomb Brownfield Redevelopment Plan: Reimbursement Agreement, 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. Wilkins, and Mr. Scott.

Nays: None.

DBRA Resolution Code 21-12-305-03 was approved.

### **The Ribbon Brownfield Redevelopment Plan**

Ms. Capler presented the Ribbon Brownfield Redevelopment Plan to the DBRA Board.

### Project Introduction

Flux City, LLC, is the project developer ("Developer"). The project includes the redevelopment of the property into a mixed-use commercial retail and residential development with on-site parking and site improvements. The Developer will redevelop the currently vacant, one-story, former bank building into a 3-story mixed-use building that will include a café/restaurant and market on the ground floor, and two residential floors above. The project is being envisioned as a one-story noncombustible podium, with the residential construction above being light-frame wood construction. The Developer is projecting 30 total parking places between the main parking lot west of the building, and the secondary parking lot on the Eastside of Kensington Ave (directly across from the building). The first-floor retail space is estimated to be a total of 7,320 square feet. The two residential floors are each estimated to be 6,925 square feet and will include some affordable residential units that will range from 50-80% AMI, with 9 units on both the second and third floors, for a total of 18 residential units.

The total investment is estimated to be \$6 million. The Developer is requesting \$1,036,154.00 in TIF reimbursement.

There will be approximately 40 temporary construction jobs and 27 permanent jobs are expected to be created by the project.

### Property Subject to the Plan

The eligible property (the "Property") consists of four (4) parcels bounded by East Warren Avenue to the north, Yorkshire Road to the east, Cornwall Street to the south, and Outer Drive East to the west in the East English Village 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 a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property parcel has been determined to be "functionally obsolete," a "Facility," or adjacent and contiguous to a parcel that has been determined to be Functionally Obsolete or 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 department specific activities, due care activities, demolition, asbestos and hazardous materials abatement 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**

13. Pre-Approved Activities	\$20,075.00
14. Due Care Activities	\$11,000.00
15. Demolition	\$173,397.00
16. Asbestos and Hazardous Materials Abatement	\$23,000.00
17. Site Preparation	\$209,000.00
18. Infrastructure Improvements	\$226,263.00
19. Brownfield Plan & Work Plan	\$52,500.00
20. Contingency (15%)	\$96,399.00
21. Interest	\$224,520.00
<b>Total Reimbursement to Developer</b>	<b>\$1,036,154.00</b>
22. Authority Administrative Costs	\$240,482.00
23. State Brownfield Redevelopment Fund	\$73,838.00
24. Local Brownfield Revolving Fund	\$230,539.00
<b>TOTAL Estimated Costs</b>	<b>\$1,581,013.00</b>

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 Obsolete Property Rehabilitation Act (PA 146) Tax Abatement.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the December 1, 2021 CAC meeting. Attached is the DBRA-CAC's letter of recommendation for the DBRA Board's consideration.

Public Comments

The DBRA public hearing for the Plan is scheduled to be held on Tuesday, December 14, 2021 at 4:30 pm via Zoom. The results of the DBRA public hearing will be added following the public hearing.

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

Ms. DeSantis asked if there was a support letter from the East Warren Development Corporation included in the Plan. Ms. Capler stated that there is a support letter from the East Warren Development Corporation included in the Plan and that Mr. Joe Rashid attended the public hearing for the Plan and provided his verbal support for the project as well.

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

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

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

Nays: None.

DBRA Resolution Code 21-12-307-02 was approved.

#### **ADMINISTRATIVE**

Ms. Kanalos thanked the DBRA Board members for their support and hard work this year and wished everyone a happy holiday season.

#### **OTHER**

Ms. DeSantis asked if the DBRA Board will be meeting electronically in the new year. Ms. Jensen stated that as of right now there have been no updates received from the City of Detroit Health Department regarding holding electronic meetings.

#### **PUBLIC COMMENT**

Mr. Barr stated that an amendment to Act 381 is being proposed (SB 671) to make changes to the Transformational Brownfield Plan portion of the Act and wished everyone happy holidays.

Ms. Kanalos stated that she would be happy to provide a presentation to the DBRA Board on the updates.

#### **ADJOURNMENT**

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

On a motion by Ms. DeSantis, seconded by Ms. Wilkins, the meeting was unanimously adjourned at 4:28 PM.



**CODE DBRA 21-12-02-302**

**APPROVAL OF MINUTES OF DECEMBER 1, 2021**

RESOLVED, that the minutes of the regular meeting of December 1, 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.

December 15, 2021



**DBRA 21-12-03-218**

**ACCEPTANCE OF TREASURER'S REPORT FOR NOVEMBER 2021**

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

December 15, 2021



**CODE DBRA 21-12-262-45**

**LAND ASSEMBLY PROJECT: AUTHORIZATION TO ENTER INTO A DEVELOPMENT AGREEMENT WITH NORTHPOINT DEVELOPMENT LLC AND RELATED LAND TRANSFER AGREEMENTS FOR FORMER AMERICAN MOTORS CORPORATION SITE AND SURROUNDING PARCELS**

**WHEREAS**, the City of Detroit (the “City”) administration has requested the assistance of the City of Detroit Brownfield Redevelopment Authority (“DBRA”) in industrial land assembly activities aimed at establishing market-ready industrial sites within City limits in order to attract manufacturing and logistics companies (the “Land Assembly Project”); and

**WHEREAS**, DBRA staff has identified the former American Motors Corporation site located at 14250 Plymouth Rd., Detroit, MI (the “AMC Site”), together certain parcels surrounding the AMC Site, including parcels owned by the City and Detroit Land Bank Authority (“DLBA”), as well as the DBRA-owned site located at 18675 Mark Twain (the “Mark Twain Site”), all as further described on **Exhibit A** (collectively with the AMC Site, the “Property”), as a key 56 acre industrial development site; and

**WHEREAS**, DBRA staff has been in discussions with NorthPoint Development, LLC (the “Developer”) as a potential developer of the Property to undertake demolition of the existing structures, any necessary remediation, and construct a combined facility of at least 500,000 square feet intended for industrial uses related to advanced manufacturing, assembly, or transportation, distribution and logistics; and

**WHEREAS**, subject to City Council and DLBA approval, DBRA proposes to enter into land transfer agreements with the City and the DLBA for their respective properties (the “City LTA” and “DLBA LTA”, respectively) then to subsequently transfer the Property to the Developer pursuant to a development agreement (the “Development Agreement”) negotiated by Developer and DBRA consistent with the terms contained in the letter of intent attached hereto as **Exhibit B** (the “LOI”); and

**WHEREAS**, the transactions contemplated herein are consistent with the DBRA’s purposes of promoting the revitalization and reuse of certain properties and is otherwise consistent with its powers and purposes.

**NOW, THEREFORE, BE IT RESOLVED**, that the DBRA Board of Directors hereby approves terms contained in the LOI.

**BE IT FURTHER RESOLVED**, 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 execute the LOI and enter into a Development Agreement, City LTA and DLBA LTA on terms and conditions consistent with the LOI and this resolution, together with such changes that are reasonably required for the project and are approved by DBRA Authorized Agents and counsel, which changes are not inconsistent with the intent of this resolution, and 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.

**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.

December 15, 2021



**CODE DBRA 21-12-264-04**

**ALBERT KAHN BUILDING BROWNFIELD REDEVELOPMENT PLAN: COLLATERAL ASSIGNMENT OF TAX INCREMENT REVENUES**

WHEREAS, on February 13, 2019, 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 Albert Kahn Building Redevelopment (the "Project"); and

WHEREAS, on March 19, 2019, the Detroit City Council approved the Plan; and

WHEREAS, on April 4, 2019 the Reimbursement Agreement (the "Agreement") was made and entered into by and between AK Investor, LLC and the DBRA; and

WHEREAS, a Collateral Assignment of Tax Increment Revenues (the "Assignment") between AK Investor LLC and MF1 Capital, LLC has been drafted and approved as to form by DBRA legal counsel; and

WHEREAS, the Assignment needs to be executed by AK Investor LLC and MF1 Capital, LLC with acknowledgement and approval by DBRA; and

WHEREAS, the Certificate needs to be executed by the DBRA; and

WHEREAS, the DBRA Board of Directors desire to approve the substantial form of the Assignment and authorize its execution and delivery on behalf of the DBRA.

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

1. The Assignment and Certificate, substantially the form attached to this Resolution as Exhibit A, are hereby approved, with such necessary or desirable modifications, additions, deletions or revisions as are approved by DBRA legal counsel and the Officers or Designated Agents of the DBRA executing the Assignment.
2. Any two (2) Officers or Designated Authorized Agents or any one (1) Officer and one (1) Designated Authorized Agent of the DBRA is hereby authorized and directed to execute and deliver the Assignment.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be 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 of 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.  
December 15, 2021



**CODE DBRA 21-12-296-04**

**1727 MERRICK BROWNFIELD REDEVELOPMENT PLAN: AMENDED AND RESTATED REIMBURSEMENT AGREEMENT**

WHEREAS, on April 14, 2021, 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 1727 Merrick Redevelopment (the "Project"); and

WHEREAS, on May 11, 2021, the Detroit City Council voted to approve the Plan; and

WHEREAS, a condition to reimbursing the developer for eligible activities under the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and 1727 Merrick Street Partners, LLC as developer of the Project; and

WHEREAS, on October 1, 2021 the Reimbursement Agreement (the "Agreement") was made and entered into by and between 1727 Merrick Street Partners, LLC and the DBRA; and

WHEREAS, the Developer has requested that the Agreement be amended to reflect a change in the interest rate as provided in Section 4(f) of the Agreement; and

WHEREAS, the Board of Directors desires to approve the Amended Agreement and authorize its execution and delivery on behalf of the DBRA; and

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

1. The Amended Agreement, in substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications additions, deletions or completions as are approved by DBRA legal counsel and the Officers or designated Authorized Agents of the DBRA executing the Amended Agreement.
2. Any two Officers or designated Authorized Agents or one Officer and one designated Authorized Agent of the DBRA are authorized and directed to execute and deliver the Amended Agreement.
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.

December 15, 2021



**CODE DBRA 21-12-297-04**

**3700 TRUMBULL BROWNFIELD REDEVELOPMENT PLAN: AMENDED AND RESTATED REIMBURSEMENT AGREEMENT**

WHEREAS, on April 28, 2021, 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 3700 Trumbull Redevelopment (the "Project"); and

WHEREAS, on May 25, 2021, the Detroit City Council approved the Plan; and

WHEREAS, a condition to reimbursing the developer for eligible activities under the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and 3701 Lincoln, LLC as developer of the Project; and

WHEREAS, on October 1, 2021 the Reimbursement Agreement (the "Agreement") was made and entered into by and between 3701 Lincoln, LLC and the DBRA; and

WHEREAS, the Developer has requested that the Agreement be amended to reflect a change in the interest rate as provided in Section 4(f) of the Agreement; and

WHEREAS, the Board of Directors desires to approve the Amended Agreement and authorize its execution and delivery on behalf of the DBRA; and

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

1. The Amended Agreement, in substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications additions, deletions or completions as are approved by DBRA legal counsel and the Officers or designated Authorized Agents of the DBRA executing the Amended Agreement.
2. Any two Officers or designated Authorized Agents or one Officer and one designated Authorized Agent of the DBRA are authorized and directed to execute and deliver the Amended Agreement.
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.

December 15, 2021



**CODE DBRA 21-12-300-04**

**112 EDMUND PLACE BROWNFIELD REDEVELOPMENT PLAN: AMENDED AND RESTATED REIMBURSEMENT AGREEMENT**

WHEREAS, on June 23, 2021, 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 112 Edmund Place Redevelopment (the "Project"); and

WHEREAS, on July 6, 2021, the Detroit City Council voted to approve the Plan; and

WHEREAS, a condition to reimbursing the developer for eligible activities under the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and 112 Edmund Place Associates, LLC as developer of the Project; and

WHEREAS, on October 1, 2021 the Reimbursement Agreement (the "Agreement") was made and entered into by and between 112 Edmund Place Associates, LLC and the DBRA; and

WHEREAS, the Developer has requested that the Agreement be amended to reflect a change in the interest rate as provided in Section 4(f) of the Agreement; and

WHEREAS, the Board of Directors desires to approve the Amended Agreement and authorize its execution and delivery on behalf of the DBRA; and

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

1. The Amended Agreement, in substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications additions, deletions or completions as are approved by DBRA legal counsel and the Officers or designated Authorized Agents of the DBRA executing the Amended Agreement.
2. Any two Officers or designated Authorized Agents or one Officer and one designated Authorized Agent of the DBRA are authorized and directed to execute and deliver the Amended Agreement.
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.

December 15, 2021



**CODE DBRA 21-12-305-03**

**JEFFERSON-HOLCOMB BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT**

WHEREAS, on October 27, 2021, 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 Jefferson-Holcomb Redevelopment (the "Project"); and

WHEREAS, on November 23, 2021, the Detroit City Council voted to approve the Plan; and

WHEREAS, a condition to reimbursing the developer for eligible activities under the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and Jefferson Holcomb Development LLC as developer of the Project; and

WHEREAS, the Agreement has been drafted, approved as to form by DBRA legal counsel; and

WHEREAS, the Board of Directors desires to approve the Agreement and authorize its execution and delivery on behalf of the DBRA; and

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

1. The Agreement, in substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications additions, deletions or completions as are approved by DBRA legal counsel and the Officers or designated Authorized Agents of the DBRA executing the Agreement.
2. Any two Officers or designated Authorized Agents or one Officer and one designated Authorized Agent of the DBRA are authorized and directed to execute and deliver the Agreement.
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.

December 15, 2021



**CODE DBRA 21-12-307-02**

**THE RIBBON 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 **Ribbon 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 **Ribbon 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.

December 15, 2021