



Detroit Brownfield Redevelopment Authority  
500 Griswold Street • Suite 2200  
Detroit, Michigan 48226  
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**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
REGULAR BOARD OF DIRECTORS MEETING  
WEDNESDAY, JANUARY 23, 2019  
4:00 PM**

**BOARD MEMBERS PRESENT:**

Juan Gonzalez  
Pamela McClain  
Donele Wilkins  
Matthew Walters  
Maggie DeSantis  
Ray Scott

**BOARD MEMBERS ABSENT:**

Stephanie Washington  
John George  
Sonya Mays

**OTHERS PRESENT:**

Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Glen Long (DEGC)  
Malinda Jensen (DEGC)  
Rebecca Navin (DEGC)  
Cleveland Dailey (DEGC)  
Orza Robertson (DEGC)  
Paul Kako (DEGC)  
Richard Barr (Honigman)  
Matthew Sosin (Albert Kahn)  
Steve Siegel (Lutz Real Estate)  
Maria Mastej (City of Detroit)  
Elizabeth Masserang (PM Environmental)  
Sean O'Brien (Chemical Bank)  
Donnell White (Chemical Bank)



Detroit Brownfield Redevelopment Authority  
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**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY REGULAR MEETING  
WEDNESDAY, JANUARY 23, 2019  
DETROIT ECONOMIC GROWTH CORPORATION  
500 GRISWOLD SUITE 2200 DETROIT, MI – 4:00 PM**

**CALL TO ORDER**

Chair Matthew Walters called the meeting to order at 4:11 PM.

**GENERAL**

**Approval of Minutes:**

Mr. Walters called for a motion approving the minutes of January 9, 2019 as presented. The Board took the following action:

On a motion by Mr. Scott, seconded by Ms. Wilkins, DBRA Resolution Code 19-01-02-247 was unanimously approved.

**Treasurer's Report**

Mr. Long presented the December 2018 Treasurer's report.

Ms. DeSantis asked what the \$100,000 disbursement to the Detroit Economic Growth Corporation was for. Mr. Long stated that the \$100,000 disbursement to the Detroit Economic Growth Corporation was due to an increase in the DBRA Administration fee increase in the Amended and Restated Agreement between the City of Detroit Brownfield Redevelopment Authority and the Detroit Economic Growth Corporation.

Ms. DeSantis asked about the status of the DBRA Board's request for electronic tablets for use during DBRA Board meetings. Ms. Jensen stated that the DBRA has looked into different options for software to support the needs of the DBRA Board. Mr. Long added that the decision to purchase tablets and software had taken a low priority during the holiday season, but the DBRA Board should have an answer on the path toward getting tablets by the February 27, 2019 DBRA Board meeting.

Mr. Walters called for a motion approving the December 2018 Treasurer's Report as presented. The Board took the following action:

On a motion by Ms. Wilkins, seconded by Mr. Gonzalez, DBRA Resolution Code 19-01-03-183 was unanimously approved.

**PROJECTS**

**Brush Park South: Brownfield Redevelopment Plan**

Mr. Vosburg presented the Brownfield Plan for the Brush Park South project.

### Project Introduction

Brush Park South Phase I MR LLC is the project developer (the “Developer”) for the Plan which entails a comprehensive, mixed-use redevelopment of the site. The redevelopment, Brush Park South, is planned to consist of three mixed-income apartments buildings that will include approximately 149 apartments and 600 square feet of retail space. Approximately 58 apartments will be rented as affordable apartments with rents restricted and otherwise subject to various requirements to assure their occupancy by residents who satisfy affordable housing criteria. Twenty-nine of the affordable units will use project-based vouchers through the Detroit Housing Commission and the other 29 affordable units will use Low Income Housing Tax Credits. A portion of the remainder of the Property will be used for parking that will remain in place indefinitely for use by tenants of the new apartment buildings as well as additional parking that will be available until alternative, permanent alternative parking becomes available either on the east side of Brush or at other locations. It is expected that the alternative parking will not be available for at least several years.

The total investment is estimated to be \$37 million. The Developer is requesting \$5,273,310.00 in TIF reimbursement.

There will be 250 temporary construction jobs and 4-6 FTE jobs. The 250 temporary construction jobs are expected to be created over a 2-year period once construction begins. The 4-6 FTE jobs will be related to property management. An unknown number of jobs are expected to be created by one or more businesses that located in the retail component of the project.

### Property Subject to the Plan

The eligible property (the “Property”) consists of nine (9) parcels located in the Brush Park area, west of Brush Street, north of Winder Street and south of the east-west alley between Adelaide and Alfred Street from Brush Street to John R Street.

### Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) it was previously utilized for a 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 under Part 201 due to the presence of metals, PNAs, PCBs soil and fill or adjacent and contiguous to a facility and the development of the adjacent or contiguous parcels is estimated to increase the captured taxable value of the remainder of the eligible property.

### 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, due care activities, additional response activities, site preparation, infrastructure improvements, development and preparation of a brownfield plan and work plan, brownfield plan implementation and interest. 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 after approval of the Michigan Strategic Fund work plan, if applicable, or three years after execution of the Reimbursement Agreement.

### 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. Department Specific Activities	\$3,041,152.00
2. Phase I, Phase II, and BEAs	\$60,000.00
3. Due Care Activities	\$10,000.00
4. Site Preparation	\$26,705.00
5. Infrastructure Improvements	\$542,693.00
6. Brownfield Plan & Act 381 Work Plan	\$30,000.00
7. Cost Tracking Compliance	\$30,000.00
8. Contingency – (15%)	\$541,583.00
9. Interest (5% simple, after expiration of abatements)	\$991,177.00
<b>*Total Reimbursement to Developer</b>	<b>\$5,273,310.00</b>
10. DBRA Administrative Costs	\$1,387,555.00
11. State Brownfield Redevelopment Fund	\$520,821.00
12. Local Site Remediation Revolving Fund	\$2,068,679.00
<b>TOTAL Estimated Costs</b>	<b>\$7,181,686.00</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 Commercial Rehabilitation Act (CRA) Tax Abatement, City of Detroit allocations of HUD HOME & Community Development Block Grant (CDBG) funds, Low Income Housing Tax Credits (LITHC), and Project-Based Vouchers (PBV) from the Detroit Housing Commission.

Attached for your review and approval is a resolution authorizing the Brush Park South 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.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the January 9, 2019 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 was held on Thursday, January 17, 2019 at 5:30 pm at Midtown Detroit Inc. located at 3929 Woodward Ave. #100 in Detroit, Michigan. The results of the DBRA public hearing are attached.

Attached for your review and approval is a resolution approving the Brush Park South Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Mr. Walters called for approval of the Brush Park South Brownfield Redevelopment Plan. The Board took the following action:

On a motion by Ms. Wilkins, seconded by Ms. DeSantis, DBRA Resolution Code 19-01-263-02 was unanimously approved.

### **Albert Kahn: Brownfield Redevelopment Plan**

Mr. Vosburg presented the Brownfield Plan for the Albert Kahn project to the DBRA Board.

#### **Project Introduction**

AK Owner LLC is the project developer (the “Developer”) for the Plan which entails the redevelopment of the Albert Kahn Building to create at least approximately 190 apartments (approximately 156 one-bedroom units, 21 two-bedroom units and 13 three-bedroom units) and rehabilitate or create up to 64,000 to 108,000 square feet of retail and other commercial space on the main floor and lower level concourse of the building. At least 20% of the building’s residential apartments will be affordable units offering rents considered affordable to residents with incomes of not more than 80% of the area median income. The overall building restoration will include improvements to the exterior and interior, including full redesigns of public areas. One of the parcels will be used for surface parking for residential tenants and may be available for customers of retail and other commercial tenants.

The total investment is estimated to be \$48 million. The Developer is requesting \$2,976,700.00 in TIF reimbursement.

There will be 300 temporary construction jobs and 6 FTE jobs. The 300 temporary construction jobs are expected to be created over a 2-year period once construction begins. The 6 FTE jobs may be related to property management.

#### **Property Subject to the Plan**

The eligible property (the “Property”) consists of two (2) parcels located in Detroit’s New Center area, east of Second Avenue, on the south sides of Bethune Street.

#### **Basis of Eligibility**

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose and/or public purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; (c) it is functionally obsolete as defined by Act 381 and an historic resource, or, as to certain parcels, are adjacent and contiguous to the functionally obsolete property and historic resource and the development of the adjacent or contiguous parcels is estimated to increase the captured taxable value of the remainder of the eligible property.

#### **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 demolition, asbestos and lead based paint assessment and abatement, infrastructure improvements, development and preparation of a brownfield plan and work plan, and brownfield plan implementation. 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 Assessments	\$4,300.00
2. Demolition	\$1,857,400.00
3. Lead and Asbestos Activities	\$855,000.00
4. Infrastructure Improvements	\$200,000.00
5. Brownfield Plan & Act 381 Work Plan	\$30,000.00
6. Cost Tracking Compliance	\$30,000.00
<b>*Total Reimbursement to Developer</b>	<b>\$2,976,700.00</b>
7. Authority Administrative Costs	\$987,890.00
8. State Brownfield Redevelopment Fund	\$835,877.00
9. Local Brownfield Revolving Fund	\$3,564,593.00
<b>TOTAL Estimated Costs</b>	<b>\$8,365,060.00</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 Commercial Rehabilitation Act (CRA) and Neighborhood Enterprise Zone (NEZ) Tax Abatements.

Attached for your review and approval is a resolution authorizing the Albert Kahn Building 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 stated that he had corrected an error in the Plan and distributed a revised version of page 6 of the Plan. Mr. Barr stated that the Albert Kahn building is currently vacant, will be renovated to include approximately 190 residential units on the third through eleventh floors, and will include renovated commercial space in the underground concourse, first floor, and possibly second floor.

Mr. Sosin stated that he and his partner, Adam Lutz, have been working on the project for a year, they plan to retain the art deco style elements of the interior of the building and use the same style to inspire the finishes in the residential units. There will be a gym inside the building for the residents to utilize, a community area on the third floor, a coworking space, and a roof deck on the eighth floor made accessible to the residents.

Mr. Barr stated that the Developer is pursuing Historic Tax Credits and therefore working with the National Park Service on its requirements for the rehabilitation of the interior and exterior of the building. Mr. Sosin added that they have received part two of their approval from the National Park Service, and that Kraemer Design Group has been assisting the Developer throughout the process, adding that the façade of the building will remain the same.

Ms. DeSantis asked for more information regarding the financing for the project. Mr. Sosin stated that the Developer is currently negotiating the loan terms with its selected lender, Chemical Bank, the construction loan will cover approximately 65% of the costs of the project, and that the Historic Tax Credits are included as part of the equity of the project.

Ms. DeSantis asked if the Developer will be seeking financing from the Community Revitalization Program (CRP) through the Michigan Economic Development Corporation. Mr. Barr stated that the Developer will not be seeking financing through CRP but will be seeking assistance through local and/or state approval of Commercial Rehabilitation Act (CRA) and Neighborhood Enterprise Zone (NEZ) Tax Abatements.

Ms. DeSantis asked for more information regarding the composition of the affordable housing units. Mr. Sosin stated that the composition of the affordable housing units will be proportional to the overall composition of residential units, adding that the four three-bedroom units will not be included as affordable housing units.

Ms. McClain asked if the Developer has a waiting list for the residential units. Mr. Sosin stated that there is not currently a waiting list for the residential units. Mr. Sosin added that the Developer expects to begin construction within thirty days and expects to begin leasing units in nine months, and may use a third party manager for marketing and leasing the residential units.

Mr. Walters called for approving the referral of the Albert Kahn Brownfield Redevelopment Plan and its submittal to the DBRA-CAC as presented. The Board took the following action:

On a motion by Mr. Scott, seconded by Mr. Gonzalez, DBRA Resolution Code 19-01-264-01 was unanimously approved.

### **Chemical Bank: Brownfield Redevelopment Plan**

Mr. Vosburg presented the Brownfield Plan for the Chemical Bank project to the DBRA Board.

#### **Project Introduction**

Chemical QOZB, LLC on behalf of Chemical Bank is the project developer (the “Developer”) for the Plan which entails the demolition of the current ten-story building in order to facilitate construction of Chemical Bank’s new headquarters. The building will be approximately twenty stories tall and will include ground-level commercial space with ten stories of parking and nine office stories. Chemical Bank will occupy six to seven stories within the building and plans to expand into the remaining floors or lease to other office tenants. The ground floor is proposed to house a bank branch and/or an additional retail tenant.

The total investment is estimated to be \$116 million. The Developer is requesting \$37,096,150.00 in TIF reimbursement, however only \$16,700,793.00 in TIF Reimbursement is projected to be captured for the life of the Plan.

There will be 380 temporary construction jobs and 250 FTE jobs. The 380 temporary construction jobs are expected to be created over a 2-year period once construction begins. The 250 FTE jobs may include the relocation of existing Chemical Bank employees to the City of Detroit.

Property Subject to the Plan

The eligible property (the “Property”) consists of two (2) parcels located in Detroit’s Central Business District, bounded by West Elizabeth Street to the North, Woodward Avenue to the East, an alley to the South, and the property line of 44-48 West Adams to the West.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was is currently 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 is determined to be functionally obsolete and/or is adjacent and contiguous to a functionally obsolete property 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 pre-approved activities, demolition and asbestos abatement, site preparation activities, infrastructure activities, and the preparation and implementation of a brownfield plan and 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 Assessments	\$5,000.00
2. Demolition	\$2,070,368.00
3. Lead and Asbestos Activities	\$121,550.00
4. Infrastructure Improvements	\$29,299,299.00
5. Site Preparation	\$709,783.00
6. Brownfield Plan & Act 381 Work Plan	\$30,000.00
7. Cost Tracking Compliance	\$30,000.00
8. Contingency (15%)	\$4,830,150.00
<b>*Total Reimbursement to Developer</b>	<b>\$37,096,150.00</b>
9. Authority Administrative Costs	\$2,575,372.00
10. State Brownfield Redevelopment Fund	\$1,821,662.00
11. Local Brownfield Revolving Fund	\$0.00
<b>TOTAL Estimated Costs</b>	<b>\$41,493,184.00</b>

\*Developer is only projecting to receive \$16,700,793 in TIF Reimbursement



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 Commercial Rehabilitation Act (CRA) Tax Abatement.

Attached for your review and approval is a resolution authorizing the Chemical Bank 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. Vosburg disclosed to the DBRA Board that Chemical Bank is utilized by the DBRA.

Ms. McClain asked what the process is for the DBRA to select a financial institution to utilize. Mr. Walters stated that Chemical Bank is also utilized by the City of Detroit and was selected through a Request for Proposal process. Ms. Navin stated that the DBRA and other public authorities in the City of Detroit use Chemical Bank and that other financial institutions are also used by the DBRA and other public authorities. Mr. Vosburg and Mr. Long stated that the DBRA used Talmer Bank and several of its predecessors, which was then acquired by Chemical Bank.

Ms. DeSantis asked why the Developer is requesting \$37,096,150.00 in TIF reimbursement, if it expects only \$16,700,793.00 in TIF Reimbursement to be captured for the life of the Plan. Mr. Vosburg stated that the TIF projections show that approximately \$16.7 million in TIF Reimbursement will be captured, but the Developer has projected \$37 million in eligible costs under the Plan.

Mr. Walters called for approving the referral of the Chemical Bank Brownfield Redevelopment Plan and its submittal to the DBRA-CAC as presented. The Board took the following action:

On a motion by Ms. DeSantis, seconded by Ms. McClain, DBRA Resolution Code 19-01-265-01 was unanimously approved.

#### **Land Assembly Project: Engagement of Firm for Soil Removal**

Mr. Robertson presented the Land Assembly Project: Engagement of Firm for Soil removal to the DBRA Board.

As the Board is aware, the City of Detroit 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"). On October 24, 2018 (DBRA 18-10-262-01) and November 7, 2018 (DBRA 18-10-262-02) the Board approved certain initial steps in connection with the Land Assembly Project, including the allocation and acceptance of a total of \$10 Million in initial funds for the Land Assembly Project, which funds were expected to be reimbursed by the City.

In connection with the Land Assembly Project, the DBRA has solicited bids from select contractors to remove soil from selected sites and received bids from six contractors. From these bids, DBRA staff has selected Angelo lafrate Construction Company (the "Contractor") as the lowest, most responsive bidder.

The Contractor will be performing the following scope: permits, soil erosion controls, grubbing, debris removal, underground storage tank removal and closure, removal of above grade and below grade soils, backfill to grade with clean fill, as well as a 25% contingency. The total board authorized amount for this contract will be \$2,500,512.00.

A resolution approving and authorizing the DBRA to enter into a contract with Angelo lafrate Construction Company, for the above described services and authorized amount, to be paid from the \$10 million in funds from the City, is attached for your review and consideration.

Ms. DeSantis stated that it would be helpful to be able to see all firms that submitted a bid for contracts and asked if any of the firms that bid for this contract were headquartered in the City of Detroit. Mr. Dailey stated that the selected Contractor is not headquartered in the City of Detroit but has provided a letter stated that it will comply with the Executive Orders of the City of Detroit. Mr. Robertson stated that other three firms that bid for the contract are headquartered in the City of Detroit: Homrich, Blaze, and Adamo Group.

Ms. DeSantis stated that the DBRA should support firms that are located in the City of Detroit, as well as minority-owned firms and that the Contractor should move its operations into the City of Detroit.

Mr. Walters called for approving the Land Assembly Project: Engagement of Firm for Soil Removal as presented. The Board took the following action:

On a motion by Mr. Scott, seconded by Mr. Gonzalez, DBRA Resolution Code 19-01-262-07 was approved. Ms. DeSantis abstained.

### **ADMINISTRATIVE** **EPA Assessment Grant Coalition**

Mr. Vosburg presented the EPA Assessment Grant Coalition to the DBRA Board.

The DBRA staff was recently notified that the EPA has opened a new round of applications in connection with the EPA Brownfield Assessment grant program. Based on the overwhelming demand for Brownfield Assessment grants experienced the past several years, DBRA staff believe that it would be beneficial to apply for a new round of funding.

DBRA staff spoke with Wayne County Brownfield Redevelopment Authority (WCBRA) and the Detroit/Wayne County Port Authority (DWCPA) to review last year's application and inquire if there would be interest in a new coalition grant application. WCBRA staff, the lead applicant of last year's unsuccessful grant application, met with EPA staff to review the application and learned that it was very close to being selected. WCBRA staff are proposing to submit a similar coalition grant application as last year with edits and updates based on feedback from EPA staff.

As you may remember the WCBRA and DWCPA were part of a previous successful environmental site assessment application in conjunction with the City of Detroit's Building, Safety Engineering & Environment Department (BSEED) that successfully completed obligating and expending all of its funds. Because of this prior success, the staffs of DBRA and the DWCPA

have agreed that the WCBRA will again be the lead applicant on the grant application and be responsible for administration of the funds if the coalition successfully receives the grant. By applying as a coalition, the DBRA is able to increase the maximum allowable grant from \$200,000 to \$600,000, take advantage of and learn from the DWCPA's experience and relationships with the EPA, as well as play a direct role in marketing the funds and selection of projects to receive the funds.

A resolution authorizing the DBRA to join the coalition and supporting the EPA grant application is attached for your review and approval, as well as a sample letter from the DBRA for the grant application.

Mr. Walters called for approving the EPA Assessment Grant Coalition as presented. The Board took the following action:

On a motion by Ms. Wilkins, seconded by Ms. McClain, DBRA Resolution Code 19-01-01-209 was unanimously approved.

#### **Expenditures Report Under Delegation of Authority**

Mr. Vosburg presented the Expenditures Report Under Delegation of Authority to the DBRA Board.

In an effort to streamline the process for authorization of expenditures, the DBRA Board of Directors approved DBRA Resolution #18-10-01-204 on October 10, 2018. The resolution authorizes Officers and Authorized Agents ("Designated Parties") to review and approve contracts in an amount up to Fifty Thousand and 00/100 (\$50,000.00) Dollars and to approved change orders to contracts up to 25% of the original contract amount not to exceed Twenty-Five Thousand and 00/100 (\$50,000.00) Dollars.

Attached for DBRA Board information only is the Delegation of Authority report of expenditures approved for the period of October through December of 2019.

#### **OTHER**

None.

#### **PUBLIC COMMENT**

None.

#### **ADJOURNMENT**

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

On a motion by Ms. DeSantis, seconded by Mr. Scott the meeting was unanimously adjourned at 4:51 PM.



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**CODE DBRA 19-01-02-247**

**APPROVAL OF MINUTES JANUARY 9, 2019**

RESOLVED, that the minutes of the regular meeting of January 9, 2019 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.

January 23, 2019



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**DBRA 19-01-03-183**

**ACCEPTANCE OF TREASURER'S REPORT FOR DECEMBER 2018**

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period December 1 through December 31, 2018, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

January 23, 2019



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**CODE DBRA 19-01-263-02**

**BRUSH PARK SOUTH 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 Brush Park South 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 **Brush Park South 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.

January 23, 2019



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CODE DBRA 19-01-264-01

**ALBERT KAHN BUILDING 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 **Albert Kahn Building 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.

January 23, 2019





Detroit Brownfield Redevelopment Authority  
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Detroit, Michigan 48226  
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**CODE DBRA 19-01-265-01**

**CHEMICAL BANK 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 **Chemical Bank 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.

January 23, 2019



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**CODE DBRA 19-01-262-07**

**LAND ASSEMBLY PROJECT: ENGAGEMENT OF FIRM FOR SOIL REMOVAL**

**WHEREAS**, the City of Detroit 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**, on November 7, 2018 (DBRA 18-10-262-02), the Board accepted a total of \$10 Million in funds from the City for the Land Assembly Project, which funds were expected to be reimbursed by the City; and

**WHEREAS**, DBRA staff have solicited quotes from select contractors to perform soil removal activities for the Land Assembly project and have selected Angelo lafrate Construction Company as the lowest, most responsive bidder. (the “Contractor”); and

**WHEREAS**, pursuant to its statutorily authorized powers, the DBRA has the power to accept funding, expend DBRA funds, engage professionals, and take the other steps contemplated by this Resolution.

**NOW, THEREFORE, BE IT RESOLVED**, that the DBRA Board of Directors hereby authorizes the engagement of the Contractor to provide the Scope of Services at the amount described in **Exhibit A**.

**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 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.

January 23, 2018



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**CODE DBRA 19-01-01-209**

**APPROVAL OF COALITION BETWEEN THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY, THE DETROIT/WAYNE COUNTY PORT AUTHORITY, AND WAYNE COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY AND SUPPORT OF EPA BROWNFIELD ASSESSMENT GRANT APPLICATION**

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

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

WHEREAS, the Detroit/Wayne County Port Authority (the “DWCPA”) was created pursuant to Act 234 of the Public Acts of Michigan of 1925 (“Port Districts Act”) and established as a governmental entity in 1978 under the Act 639 of 1978 MCLA 120.101 *et. seq.* (“Michigan Hertel-Law-T. Stopczynski Port Authority Act”) for the purpose of improving and enhancing port facilities in Wayne County and Detroit, including the remediation of contamination; and

WHEREAS, the U.S. Environmental Protection Agency (the “EPA”) has opened an application period for new applications for the Brownfield Assessment grant program with a submission date of January 31, 2019; and

WHEREAS, the WCBRA and DWCPA have significant success and experience applying for, receiving and managing EPA grants; and

WHEREAS, the WCBRA and DWCPA desire to form a coalition with the DBRA to apply for an EPA Brownfields Assessment grant in order to increase the total available funds for brownfield assessment and expand the capacity of the region’s brownfield entities; and

WHEREAS, the DBRA finds that the EPA Brownfields Assessment grant program aligns with and enhances the purposes and goals of the DBRA; and

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

NOW THEREFORE BE IT RESOLVED, that Board of Directors of the City of Detroit Brownfield Redevelopment Authority does hereby approve the creation of a coalition with the Wayne County Brownfield Redevelopment Authority and Detroit/Wayne County Port Authority for the purpose of the coalition applying for a U.S. Environmental Protection Agency Brownfields Assessment grant application with a January 31, 2019 published submission deadline.

BE IT FURTHER RESOLVED that the Board of Directors of the City of Detroit Brownfield Redevelopment Authority does hereby support DBRA's joint submission of a six hundred thousand dollars (\$600,000.00) U.S. Environmental Protection Agency Brownfields Assessment grant application as a coalition with the Wayne County Brownfield Redevelopment Authority and Detroit/Wayne County Port Authority.

January 23, 2019