



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, SEPTEMBER 11, 2019
4:00 PM**

BOARD MEMBERS PRESENT:

Juan Gonzalez
John George
Pamela McClain
Matthew Walters
Stephanie Washington
Donele Wilkins
Sonya Mays
Raymond Scott

BOARD MEMBERS ABSENT:

Maggie DeSantis

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Kenyetta Bridges (DEGC)
Jean Belanger (DEGC)
Sarah Pavelko (DEGC)
Rebecca Navin (DEGC)
Tom Wackerman (ASTI)
Sara Jo Shipley (ASTI)
John Heiss (Jefferson Van Dyke 2 LLC)
Michael Higgins (Jefferson Van Dyke)
Bryan Cook (Berardi Detroit)
Ngozi Nwaesei (Lewis & Munday)
Ryan Foster (Fleishman Hillard)
Gage Minkley (Quicken Loans)
George N'Namdi (URGE)
Mario Procida (PDH/Procida Dev Group)
Peter Procida (PDH/Procida Dev Group)
Elizabeth Masserang (PM Environmental)
Aamir Farooqi (Banyan)
Kate Humphrey (City of Detroit, HRD)
Richard Barr (Honigman)
Benecia Cousin (URGE)
Rod Hardamon (URGE)
Allyson McLean (Quicken Loans)
Jared Fleisher (Quicken Loans)



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, SEPTEMBER 11, 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 4:04 PM.

GENERAL

Approval of Minutes:

Mr. Walters called for a motion approving the minutes of August 28, 2019 as presented. The Board took the following action:

On a motion by Ms. Mays, seconded by Ms. Washington, DBRA Resolution Code 19-09-02-262 was unanimously approved.

PROJECTS

Land Assembly Project: Acquisition of Additional Parcel

Ms. Navin presented the Land Assembly Project: Acquisition of Additional Parcel to the DBRA Board.

As the Board is aware, FCA US LLC (“FCA”), the City of Detroit Brownfield Redevelopment Authority (“DBRA”) and the City of Detroit (the “City”) are parties to that certain development agreement relating to the following investment proposed by FCA in the city of Detroit (the “Project”):

- Construct a new assembly plant at the site of its current Mack Engine Plant located at Mack and St. Jean, with an estimated investment of \$1.6 billion and creation of approximately 3,850 net new full-time jobs; and
- Invest approximately \$900 million at its Jefferson North Assembly Plant, located at Jefferson and St. Jean, creating approximately 1,100 net new full-time jobs.

In connection with the Project, the City and DBRA entered into a Land Transfer Agreement (the “Agreement”) for the transfer of certain parcels of land from the City to the DBRA. While performing due diligence, it was discovered that a certain parcel of land, of which the City retains title to and is further described on **Exhibit A** attached hereto, was omitted from the Agreement. Such parcel of land is required by FCA to complete the Project. DBRA seeks to acquire such parcel from the City for a purchase price to be determined based on a land value assigned to such parcel by the City of Detroit Assessor and payable pursuant to the promissory note contemplated by the Agreement. Upon the DBRA’s acquisition of the parcel of land from the City, the DBRA will transfer the parcel to FCA as contemplated under the terms of the Development Agreement entered into between FCA, DBRA, and the City (the “Development Agreement”). The transaction contemplated herein shall be subject to the approval of the Detroit City Council.

DBRA staff is seeking this Board’s approval authorizing DBRA staff to i) amend the Agreement to include the transfer of such parcel identified on Exhibit A; and ii) amend the terms of the Development Agreement

or executed a new agreement to transfer such parcel to FCA as contemplated therein. A resolution approving the transaction contemplated herein is attached for the Board's consideration.

Ms. Mays asked for the size of the parcel to be acquired. Ms. Navin stated that the parcel to be acquired if approximately 6,527 square feet.

Ms. McClain asked if the parcel has a value of \$3,300. Ms. Navin confirmed that the parcel has a value of \$3,300.

Mr. Walters called for a motion approving the Land Assembly Project: Acquisition of Additional Parcel, as presented. The Board took the following action:

On a motion by Ms. McClain, seconded by Ms. Washington, DBRA Resolution Code 19-09-262-27 was unanimously approved.

Land Assembly Project: Acceptance of MEDC Grant

Ms. Belanger presented the Land Assembly Project: Acceptance of MEDC Grant 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").

The Michigan Economic Development Corporation (MEDC) established a Michigan Site Readiness Site Improvement Program accepting applications from local and regional economic development partners to prepare vetted sites for competitive advantage for business attraction. DBRA staff submitted applications for targeted sites. The MEDC awarded a site readiness grant for the site that is no longer on the market, in the amount of \$81,196.00 to be used for site readiness activities. DBRA staff are currently discussing using the funds for a different site with MEDC staff.

Staff is asking the Board for support and authorization to accept a grant from the MEDC for \$81,196.00 in funds from the State of Michigan for the Sites and to accept the funds as awarded. No local match will be required for this grant.

A resolution supporting the MEDC Site Readiness Grant and acceptance of grant funds, as awarded, was attached for the DBRA Board's review and approval (Exhibit A).

Mr. Walters called for a motion approving the Land Assembly Project: Acceptance of MEDC Grant, as presented. The Board took the following action:

On a motion by Ms. Mays, seconded by Ms. McClain, DBRA Resolution Code 19-09-262-28 was unanimously approved.

Former Kettering and Rose School Sites: Acceptance of MEDC Grant

Ms. Belanger presented the Former Kettering and Rose School Sites: Acceptance of MEDC Grant to the DBRA Board.

On June 26, 2019 the DBRA approved a resolution (19-06-262-24) to enter into a letter of intent and purchase agreement with DPSCD for the Kettering and Rose School sites (the "Sites" on behalf of the City of Detroit. The resolution and Funding Agreement that it approved requested that the DBRA perform due diligence activities on behalf of the City for the Sites.

The Michigan Economic Development Corporation (MEDC) established a Michigan Site Readiness Site Improvement Program accepting applications from local and regional economic development partners to prepare vetted sites for competitive advantage for business attraction. Detroit Brownfield Redevelopment Authority submitted applications for targeted sites. The MEDC awarded a site readiness grant for the former Kettering High School site in the amount of \$100,000 to be used for site readiness activities.

Staff is asking the Board for support and authorization to accept a grant from the MEDC for \$100,000.00 in funds from the State of Michigan for the Sites and to accept the funds as awarded. Any required local match will be provided from funds previously approved by the DBRA for the Sites.

A resolution supporting the MEDC Site Readiness Grant and acceptance of grant funds, as awarded, was attached for the DBRA Board's review and approval (Exhibit A).

Mr. Walters called for a motion approving the Former Kettering and Rose School Sites: Acceptance of MEDC Grant, as presented. The Board took the following action:

On a motion by Ms. Washington, seconded by Ms. McClain, DBRA Resolution Code 19-09-278-01 was approved. Ms. Mays abstained.

Jefferson Van Dyke Brownfield Redevelopment Plan

Mr. Vosburg presented the Jefferson Van Dyke Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

Jefferson Van Dyke 2 LLC is the project developer (the "Developer") for the Plan which entails the renovation of the existing buildings, demolition of the existing parking structure and construction of a new parking structure with approximately 136 spaces, construction of approximately 36 new residential units, and improvements to the existing pedestrian plaza. The existing buildings on the site to be renovated include two former residences, the "White House" and the carriage house, and an 'infill retail building'.

The total investment is estimated to be \$21 million. The Developer is requesting \$4,774,600.00 in TIF reimbursement.

There will be 84 temporary construction jobs and 36 FTE job. The 36 FTE jobs will be related to property management and the retail space(s).

Property Subject to the Plan

The eligible property (the "Property") will consist of two (2) parcels located on the north side of East Jefferson Avenue between Van Dyke and Seyburn Streets adjacent to the West Village Historic District in the East Jefferson Commercial Corridor.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was utilized for a commercial and residential purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property was determined to be a "facility" as defined by Act 381 and/or adjacent and contiguous to a "facility."

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include baseline environmental assessment activities, demolition, due care activities, remediation and additional response activities, public infrastructure improvements, site preparation, and 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

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|---|-----------------------|
| 1. Baseline Environmental Assessment Activities | \$28,833.00 |
| 2. Due Care Activities | \$751,667.00 |
| 3. Demolition | \$350,000.00 |
| 4. Additional Response Activities | \$125,222.00 |
| 5. Infrastructure Improvements | \$2,806,000.00 |
| 6. Site Preparation | \$62,278.00 |
| 7. Brownfield Plan & Work Plan Preparation & Implementation | \$32,000.00 |
| 8. Contingency (15%) | \$618,600.00 |
| Total Reimbursement to Developer | \$4,774,600.00 |
| 9. Authority Administrative Costs | \$1,056,095.00 |
| 10. State Brownfield Redevelopment Fund | \$343,016.00 |
| 11. Local Brownfield Revolving Fund | \$866,924.00 |
| TOTAL Estimated Costs | \$7,040,636.00 |

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of a Obsolete Property Rehabilitation Act PA 146 Tax Abatement.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the August 28, 2019 CAC meeting. Attached to the Board memo was the DBRA-CAC's letter of recommendation for the DBRA Board's consideration.

Public Comments

The DBRA public hearing for the Plan was scheduled for Tuesday, September 10, 2019 at 5:30 pm at the Metro Central Church of Christ located at 1511 Van Dyke, Detroit, Michigan. The results of the DBRA public hearing were distributed at the meeting.

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

Mr. Walters called for a motion approving the Jefferson Van Dyke Brownfield Redevelopment Plan and its submittal to City Council, as presented. The Board took the following action:

On a motion by Ms. Wilkins, seconded by Ms. McClain, DBRA Resolution Code 19-09-273-02 was unanimously approved.

2001 Park Avenue Brownfield Redevelopment Plan

Mr. Vosburg presented the 2001 Park Avenue Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

Infinity – Park Ave, LLC is the project developer (the "Developer") for the Plan which entails the renovation of the 12-story building into approximately 78 new one-, two-, and three-bedroom residential units with tenant amenities including a lobby, fitness center, and community space, and new commercial space to be used as a restaurant and/or retail.

The total investment is estimated to be approximately \$22 million. The Developer is requesting \$987,890.00 in TIF reimbursement.

There will be 110 temporary construction jobs and 34 FTE jobs. The 34 FTE jobs will be related to property management and the commercial/retail space(s).

Property Subject to the Plan

The eligible property (the "Property") will consist of one (1) parcel located at 2001 Park Avenue, located on the west side of Park Avenue between Adams and Elizabeth Streets in the Grand Circus Park Historic District.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) is a historic resource as defined by Act 270 of 1984.

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 assessments, asbestos and lead assessment and abatement, interior demolition, landscape and hardscape improvements in the public right-of-way, public utility relocation and upgrades, and 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

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|---|-----------------------|
| 1. Baseline Environmental Assessment Activities | \$28,600.00 |
| 2. Lead, Asbestos & Mold Abatement | \$230,000.00 |
| 3. Demolition | \$510,000.00 |
| 4. Infrastructure Improvements | \$75,000.00 |
| 5. Brownfield Plan & Work Plan Preparation | \$20,000.00 |
| 6. Contingency (15%) | \$124,290.00 |
| Total Reimbursement to Developer | \$987,890.00 |
| 7. Authority Administrative Costs | \$285,961.00 |
| 8. State Brownfield Redevelopment Fund | \$197,087.00 |
| 9. Local Brownfield Revolving Fund | \$58,830.00 |
| TOTAL Estimated Costs | \$1,529,768.00 |

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of an Obsolete Property Rehabilitation Act PA 146 Tax Abatement.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the August 28, 2019 CAC meeting. Attached to the Board memo was DBRA-CAC's letter of recommendation for the DBRA Board's consideration.

Public Comments

The DBRA public hearing for the Plan was held on Wednesday, September 4, 2019 at 5:30 pm at the Detroit Economic Growth Corporation office located at 500 Griswold, Suite 2200, Detroit, Michigan. The results of the DBRA public hearing were attached to the Board memo.

Attached for the DBRA Board's review and approval was a resolution approving the 2001 Park Avenue Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Mr. Walters called for a motion approving the 2001 Park Avenue Brownfield Redevelopment Plan and its submittal to City Council, as presented. The Board took the following action:

On a motion by Ms. Washington, seconded by Mr. Gonzalez, DBRA Resolution Code 19-09-274-02 was unanimously approved.

40 Hague Brownfield Redevelopment Plan: Reimbursement Agreement

Ms. Capler presented the 40 Hague Brownfield Redevelopment Plan: Reimbursement Agreement to the DBRA Board.

On July 24, 2019, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors recommended approval to City Council of the Brownfield Plan for the 40 Hague Redevelopment Project (the "Plan"). The City Council public hearing for the Plan was held September 5, 2019 and City Council is expected to approve the Plan on September 10, 2019. A requirement for Tax Increment Financing reimbursement pursuant to the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and RainCheck Development, LLC. The Agreement has been prepared between the DBRA and RainCheck Development, LLC and is presented to the DBRA for review and approval.

Project Introduction

RainCheck Development, LLC is the project developer (the "Developer") for the Plan which entails the renovation of a two-story, 37,000 square-foot building into 38 residential apartments. Two studios, 32 one-bedroom units, and four two-bedroom units will be offered. Building amenities will include an interior courtyard and rooftop garden space. In addition, the parcel located to the west of the building will be curated into a private park for residents and a dog park. As for parking, the 40 Hague Development will provide on-site parking south of the building, at 59 East Philadelphia Street, at an already established lot, reconfigured to include a more efficient parking layout.

The total investment is estimated to be \$8.05 million. The Developer is requesting \$731,906.00 in TIF reimbursement.

There will be 18 temporary construction jobs and 1 FTE job. The 18 temporary construction jobs are expected to be created over an eighteen-month period once construction begins. The 1 FTE job will be related to property management.

Property Subject to the Plan

The eligible property (the "Property") will consist of three (3) parcels roughly bounded by Hague Street to the north, residential properties to the east, Philadelphia Street to the south, and Woodward Avenue to the west, in Detroit's North End 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 industrial and commercial purposes; (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 a "facility" as defined by Act 381 and/or adjacent and contiguous to a "facility."

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include Pre-Approved Activities (Environmental Assessments), Department Specific Activities, Demolition, Asbestos Activities, Infrastructure

Improvements, Site Preparation and preparation and implementation of Brownfield Plan and/or 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 in fall 2019 and be completed within 18 months.

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

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|---|-----------------------|
| 1. Environmental Assessments | \$23,693.00 |
| 2. Department Specific Activities (EGLE) | \$114,500.00 |
| 3. Demolition | \$298,900.00 |
| 4. Asbestos Abatement | \$22,000.00 |
| 5. Infrastructure Improvements | \$68,000.00 |
| 6. Site Preparation | \$86,350.00 |
| 7. Brownfield Plan & Work Plan Preparation | \$20,000.00 |
| 8. Brownfield Plan & Work Plan Implementation | \$10,000.00 |
| 9. Contingency (15%) | \$88,463.00 |
| Total Reimbursement to Developer | \$731,906.00 |
| 10. Authority Administrative Costs | \$189,903.00 |
| 11. State Brownfield Redevelopment Fund | \$41,917.00 |
| 12. Local Brownfield Revolving Fund | \$294,549.00 |
| TOTAL Estimated Costs | \$1,258,275.00 |

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of an Obsolete Property Rehabilitation 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. Walters called for a motion approving the 40 Hague Brownfield Redevelopment Plan: Reimbursement Agreement, as presented. The Board took the following action:

On a motion by Ms. Mays, seconded by Ms. Washington, DBRA Resolution Code 19-09-271-03 was unanimously approved.

Stone Soap Brownfield Redevelopment Plan

Mr. Vosburg presented the Stone Soap Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

Banyan Investments, LLC is the project developer (the “Developer”) for the Plan which entails the demolition of the buildings located at 1460 and 1490 Franklin Street and partial demolition, renovation and expansion of the building located at 1450 Franklin. The proposed redevelopment includes the partial renovation of 1450 Franklin Street and new construction that will feature a theater, wine bar, market, and office space on the first and second floor. The theater is anticipated to house the highly anticipated Shakespeare in Detroit. Approximately 48 residential units are proposed to occupy floors 3 through 8, including 42 condominium

units and 6 for-lease apartments. The apartments are anticipated to be available as affordable units at 80% of the Area Median Income (AMI). An onsite parking garage will also be available for residents.

The total investment is estimated to be \$38.4 million. The Developer is requesting \$6,386,913.00 in TIF reimbursement.

There will be 200 temporary construction jobs and 2 FTE jobs. The 4 FTE jobs will be related to property management.

Property Subject to the Plan

The eligible property (the “Property”) consists of three (3) parcels located in the Rivertown neighborhood east of downtown Detroit and is bounded by Franklin Street to the north, Riopelle Street to the east, a vacant lot to the south, and an alleyway to the west.

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 and a “site” under Part 213.

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, Department Specific Activities, Demolition, Asbestos Activities, Infrastructure Improvements, Site Preparation, and preparation and implementation of a Brownfield Plan and/or 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

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|---|------------------------|
| 1. Pre-Approved Activities | \$42,500.00 |
| 2. Department Specific Activities | \$640,000.00 |
| 3. Demolition | \$827,752.00 |
| 4. Asbestos, Mold, and Lead Activities | \$176,740.00 |
| 5. Infrastructure Improvements (including Parking) | \$3,243,596.00 |
| 6. Site Preparation | \$417,823.00 |
| 7. Brownfield Plan & Work Plan Preparation and Implementation | \$60,000.00 |
| 8. Contingency (15%) | \$795,887.00 |
| 9. Interest | \$182,615.00 |
| Total Reimbursement to Developer | \$6,386,913.00 |
| 10. Authority Administrative Costs | \$11,612,556.00 |
| 11. State Brownfield Redevelopment Fund | \$548,834.00 |
| 12. Local Brownfield Revolving Fund | \$3,389,100.00 |
| TOTAL Estimated Costs | \$21,937,403.00 |

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of a Commercial Facilities Exemption PA 255 Tax Abatement and Neighborhood Enterprise Zone PA 147 Tax Abatement.

Attached for the DBRA Board's review and approval was a resolution authorizing the Stone Soap 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. Farooqi provided more information regarding his experience with previous projects and additional information on the Plan including the number of residential units and the level of affordability for the rental units, the planned retail and commercial spaces (theater and wine bar), the architect for the project, VolumeOne Design Studio, LLC and the contractor for the project, O'Brien Construction.

Ms. Wilkins asked for more information regarding the theater to be included in the project. Mr. Farooqi stated that the proposed theater will be the future home of Shakespeare in Detroit.

Mr. George stated that he liked the design for the project and asked what the size of the proposed theater is anticipated to be, how many seats the theater will have, and where the theater will be in the development. Mr. Farooqi stated that the theater will be located on the first floor of the development with the entrance on Franklin Street, the theater is anticipated to be 4,000 square feet and will have 120 seats.

Ms. Mays asked where the parking structure will be located in the development and where parking will be located for events at the theater. Mr. Farooqi stated that the parking structure will be on the second floor of a portion of the development, and parking for events will be valet parking to nearby parking structures. Mr. Walters stated that a parking study has been underway for the riverfront including exploring options for shuttles and additional parking structures.

Ms. Wilkins asked who owns the lot across the street from the Property. Mr. Farooqi stated that the lot across the street from the Property is owned by a private owner.

Mr. Walters called for a motion authorizing a public hearing for the Stone Soap Brownfield Redevelopment Plan and its referral to the Community Advisory Committee, as presented. The Board took the following action:

On a motion by Mr. George, seconded by Ms. McClain, DBRA Resolution Code 19-09-218-04 was unanimously approved.

Midtown West Brownfield Redevelopment Plan

Mr. Vosburg presented the Midtown West Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

PDH Development Group LLC is the project developer (the "Developer") for the Plan which entails the construction of a five-story mixed-use development on the Property. The redevelopment is planned to consist of approximately 7,000 square feet of first floor commercial-use with an estimated 175 residential units on the floors above including approximately 8 studios, 125 one-bedroom units, 38 two-bedroom units, and 4 three-bedroom units, and an estimated 149 enclosed parking spaces on the ground level. As a result of the Community Benefits Ordinance (CBO) process, approximately 10% of the residential units will be available below 80% of the Area Median Income (AMI) with a variety of income levels down to 40% of AMI. The building will also include amenities for the residents, including an over 35,000 square foot landscaped roof deck on the second floor, gym, and lounges. The Property is presently vacant with no structures.

The total investment is estimated to be \$55 million. The Developer is requesting \$4,251,029.00 in TIF reimbursement.

There will be 208-265 temporary construction jobs and 4 FTE jobs. The 4 FTE jobs will be related to property management.

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel in the western portion of the Midtown neighborhood of Detroit and is bounded by Selden Street to the north, the proposed Fourth Avenue to the east, the proposed Tuscola Avenue to the south, and the John C. Lodge Service Drive to the west.

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 arsenic, benzo(a)pyrene, benzo(b)fluoranthene and dibenzo(a,h)anthracene in soil and fill.

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, additional response activities, site preparation, infrastructure improvements, development and preparation of a brownfield plan and work plan, 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 4 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

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|--|-----------------------|
| 1. Environmental Assessment Activities | \$65,000.00 |
| 2. Environmental Reporting and Compliance | \$50,000.00 |
| 3. Department Specific Activities | \$246,296.00 |
| 4. Vapor Mitigation System | \$750,000.00 |
| 5. Environmental Response Activities and Oversight | \$50,000.00 |
| 6. No Further Action Report | \$25,000.00 |
| 7. Infrastructure Improvements (including Parking) | \$1,809,635.00 |
| 8. Site Preparation | \$121,326.00 |
| 9. Storm Water Management | \$50,000.00 |
| 10. Brownfield Plan & Work Plan Preparation and Implementation | \$60,000.00 |
| 11. Contingency (15%) | \$475,088.00 |
| 12. Interest | \$548,683.00 |
| Total Reimbursement to Developer | \$4,251,029.00 |
| 13. Authority Administrative Costs | \$1,205,852.00 |
| 14. State Brownfield Redevelopment Fund | \$389,197.00 |
| 15. Local Brownfield Revolving Fund | \$2,431,635.00 |
| TOTAL Estimated Costs | \$8,277,713.00 |

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of a Commercial Rehabilitation Act PA 210 Tax Abatement and Neighborhood Enterprise Zone PA 147 Tax Abatement.

Attached for the DBRA Board's review and approval was a resolution authorizing the Midtown West 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. Walters stated that the project completed the Community Benefits Ordinance process and Detroit City Council approved the Community Benefits Agreement.

Mr. Procida gave additional information for the project including the infrastructure improvements to be completed by the City of Detroit including the continuation of Fourth and Tuscola streets and the addition of a public park, the location of specific developments on the Property, the location of entrances to the development for residents and for the parking structure, the location of the proposed retail spaces and the interior courtyard on the second level of the development, and the architect for the project, Daniel Libeskind.

Mr. George stated that he liked the design of the development and asked what is currently on the Property. Mr. Procida stated that there is currently a makeshift skatepark on the Property and that the Property used to be the site of the former Wigle Recreation Center.

Mr. George asked who currently owns the property. Mr. Procida stated that the City of Detroit owns the majority of the Property and the Developer has title to a portion of the Property.

Ms. Mays asked if the construction estimates for the project are up to date. Mr. Procida stated that the Developer has been working with Monahan and O'Brien in a joint venture and the construction numbers are up to date.

Ms. Mays asked why the Developer went through the Community Benefits Ordinance process if the total cost of the project is \$55 million. Mr. Procida stated that the cost for this phase of the project is \$55 million and the total investment for all phases is approximately \$95 million.

Ms. Mays asked for more information on the financing for the project. Mr. Procida stated there is financing from the Michigan State Housing Development Authority, Low Income Housing Tax Credits, and developer equity.

Ms. Mays asked about the levels of affordability for the residential units. Mr. Procida stated that 20% of the residential units will be available at a mix of 40% and 50% of the Area Median Income (AMI).

Ms. Mays asked if the tax increment financing under the Plan is only for the rental residential units or if the condominium developments are included. Mr. Procida stated that only the rental residential units are included in the Plan.

Ms. Wilkins asked why a vapor mitigation system is included in the Eligible Activities in the Plan. Mr. Barr stated that former uses of the Property include automotive uses and the vapor mitigation system is included in the Plan as a placeholder should it be determined to be necessary.

Mr. Walters called for a motion authorizing a public hearing for the Midtown West Brownfield Redevelopment Plan and its referral to the Community Advisory Committee, as presented. The Board took the following action:

On a motion by Mr. George, seconded by Mr. Gonzalez, DBRA Resolution Code 19-09-276-01 was unanimously approved.

Corktown Lofts Brownfield Redevelopment Plan

Ms. Kanalos presented the Corktown Lofts Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

Corktown Lofts, LLC, an affiliate of Bedrock Management Services LLC, is the project developer (the “Developer”) for the Plan which entails the rehabilitation of the historic Corktown Lofts building into a mixed-use development and the construction of a multilevel parking garage on the adjacent and contiguous parcel. The rehabilitation of the Corktown Lofts building, formally known as the Edson, Moore and Company Building which was individually listed on the National Register of Historic Places in 2017, will create retail and restaurant/café space on the first two floors and one subgrade floor; office space on the middle two floors, and approximately 33 residential units on the upper two floors, consisting of 22 rehabilitated units on the fifth floor and a new addition above it to consist of approximately 11 units. The office space will house a major, Chicago-based logistics company and is anticipated to bring approximately 500 jobs to the City of Detroit, 350 of which are anticipated to be new jobs.

The total investment is estimated to be \$63 million. The Developer is requesting \$18,239,031.00 in TIF reimbursement.

There will be 500 temporary construction jobs and 650-700 FTE jobs. At least 500 of the 650-700 FTE jobs will be employees of Coyote Logistics.

Property Subject to the Plan

The eligible property (the “Property”) will consist of two (2) parcels located between Rosa Parks Boulevard to the west, 10th Street to the east, W Fort Street to the south, and W Lafayette Boulevard to the north in Detroit’s Corktown neighborhood.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or 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 Corktown Lofts structure has been determined to be an historic resource, and the development of the adjacent and contiguous parcel.

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 and infrastructure improvements associated with the multi-level parking structure. 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 began in the 1st quarter of 2019 and are expected to be completed by the end of 2019.

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. Site Demolition | \$149,833.00 |
| 2. Infrastructure Improvements – Multilevel Parking | \$18,089,198.00 |
| Total Reimbursement to Developer | \$18,239,031.00 |
| 3. Authority Administrative Costs | \$2,933,894.00 |
| 4. State Brownfield Redevelopment Fund | \$828,012.00 |

| | |
|------------------------------------|------------------------|
| 5. Local Brownfield Revolving Fund | \$224,072.00 |
| TOTAL Estimated Costs | \$22,225,009.00 |

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Plan will include Neighborhood Enterprise Zone (NEZ) PA 147 Tax Abatement.

Attached for the DBRA Board's review and approval was a resolution authorizing the Corktown Lofts 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.

Ms. Wilkins asked for clarification on the location of the Property. Mr. Walters stated that the Property is located at Rosa Parks Boulevard and Fort Street across from the West Riverfront Park.

Mr. Walters called for a motion authorizing a public hearing for the Corktown Lofts Brownfield Redevelopment Plan and its referral to the Community Advisory Committee, as presented. The Board took the following action:

On a motion by Mr. George, seconded by Mr. Gonzalez, DBRA Resolution Code 19-09-275-01 was approved. Ms. Mays opposed.

The Osi Art Apartments @ West End Brownfield Redevelopment Plan

Ms. Capler presented the Osi Art Apartments @ West End Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

3820 West End, LLC is the project developer (the "Developer") for the Plan which entails the construction of a mixed-use development on the Property. The redevelopment, currently referred to as "The Osi Art Apartments @ West End," is planned to consist of first floor commercial-use square footage with an estimated 30 residential units on the upper floors. The proposed structure will be fronted along Grand River Avenue with tenant parking to the rear of the building. The Property is presently vacant with no structures.

The total investment is estimated to be \$6.6 million. The Developer is requesting \$360,172.00 in TIF reimbursement.

There will be 53 temporary construction jobs and 2 FTE job. The 2 FTE jobs will be related to property management.

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel bounded to the north by a public alley; to the south by Grand River Avenue; by Avery Street to the west beyond a vacant adjacent parcel; and by the Patterson Dog and Cat Hospital at 3800 Grand River Avenue to the east.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized as commercial as well as industrial purposes; (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 a facility.

Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include environmental assessment activities, due care activities and additional response activities (department-specific activities), exterior foundation demolition and development and preparation of a brownfield plan and Act 381 work plan(s). 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 | \$16,850.00 |
| 2. Department Specific Activities | \$95,048.00 |
| 3. Demolition | \$60,000.00 |
| 4. Infrastructure Improvements | \$50,000.00 |
| 5. Site Preparation | \$30,884.00 |
| 6. Storm Water Management | \$50,000.00 |
| 7. Brownfield Plan & Work Plan Preparation | \$14,500.00 |
| 8. Contingency (15%) | \$42,890.00 |
| Total Reimbursement to Developer | \$360,172.00 |
| 9. Authority Administrative Costs | \$122,693.00 |
| 10. State Brownfield Redevelopment Fund | \$60,436.00 |
| 11. Local Brownfield Revolving Fund | \$274,650.00 |
| TOTAL Estimated Costs | \$817,951.00 |

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of a Commercial Rehabilitation Act PA 210 Tax Abatement.

Attached for the DBRA Board’s review and approval was a resolution authorizing the Osi Art Apartments @ West End 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. Hardamon provided more information for the project including the location of the Property.

Ms. Mays stated that she likes the design of the development and is excited for the project and asked when the project is expected to break ground. Mr. Hardamon stated that the projects expects to break ground in December of 2019.

Ms. Wilkins asked how the community has reacted to the planned development. Mr. Hardamon stated that the project has been well received by the community and that the Developer has been meeting with various members and organizations in the community about this project for about two years.

Ms. McClain asked if this is the first development project that Mr. Hardamon has worked on. Mr. Hardamon stated that he has been associated with other development projects and this is the first that will be breaking ground.

Mr. Walters called for a motion authorizing a public hearing for the Osi Art Apartments @ West End Brownfield Redevelopment Plan and its referral to the Community Advisory Committee, as presented. The Board took the following action:

On a motion by Ms. Washington, seconded by Mr. Gonzalez, DBRA Resolution Code 19-09-277-01 was unanimously approved.

ADMINISTRATIVE

None.

OTHER

Ms. McClain stated that she would like to congratulate Mr. Walters on being chosen as a Crain's 40 under 40 and also on his wedding the weekend prior.

PUBLIC COMMENT

None.

ADJOURNMENT

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

On a motion by Mr. George, seconded by Mr. Gonzalez the meeting was unanimously adjourned at 4:59 PM.



CODE DBRA 19-09-02-262

APPROVAL OF MINUTES AUGUST 28, 2019

RESOLVED, that the minutes of the regular meeting of August 28, 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.

September 11, 2019



CODE DBRA 19-09-262-27

LAND ASSEMBLY PROJECT: ACQUISITION OF ADDITIONAL PARCEL

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (“DBRA”) and the City of Detroit (the “City”) are parties to that certain development agreement relating to the following investment proposed by FCA in the city of Detroit (the “Project”):

- Construct a new assembly plant at the site of its current Mack Engine Plant located at Mack and St. Jean, with an estimated investment of \$1.6 billion and creation of approximately 3,850 net new full-time jobs; and
- Invest approximately \$900 million at its Jefferson North Assembly Plant, located at Jefferson and St. Jean, creating approximately 1,100 net new full-time jobs; and

WHEREAS, the City and DBRA entered into a Land Transfer Agreement (the “Agreement”) for the transfer of certain parcels of land from the City to the DBRA; and

WHEREAS, DBRA staff have identified an additional parcel of land not included in the Agreement and owned by the City and which is further described on **Exhibit A** attached hereto, as a necessary parcel for FCA to complete the Project; and

WHEREAS, DBRA seeks to acquire the parcel from the City pursuant to the terms of the Agreement and transfer such parcel to FCA pursuant to the terms of the Development Agreement entered into between FCA, DBRA, and the City (the “Development Agreement”); and

WHEREAS, the transaction contemplated herein shall be subject to the approval of the Detroit City Council; and

WHEREAS, DBRA staff is seeking this Board’s approval authorizing DBRA staff to i) amend the Agreement to include the transfer of such parcel identified on Exhibit A; and ii) amend the terms of the Development Agreement or enter into a new agreement to transfer such parcel to FCA as contemplated therein; and

WHEREAS, pursuant to its statutorily authorized powers, the DBRA has the power to acquire property and take the other steps contemplated by this Resolution.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the DBRA authorizes the acquisition and transfer of the property identified on Exhibit A in accordance with the terms of this Resolution.

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, amendments, 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.

September 11, 2019

EXHIBIT A

Land situated in the City of Detroit in the County of Wayne in the State of MI

A part of Lot 2 of American Motors Subdivision No. 1 of parts of private claims 385, 386 and 388 according to the plat thereof recorded in Liber 87 of Plats, Page 48 Wayne County Records and described as:

A parcel of land situated in the City of Detroit, Wayne County, Michigan, being part of Private Claim 386, and part of the Outlot 18 for the heirs of the late H. Connor of Grosse Pointe, according to the plat thereof, recorded in Liber 49, Page 494 of deeds, Wayne County Records, more particularly described as: beginning at the intersection of the Northerly line of vacated Charlevoix Avenue (60 ft. wide right of way) with the Westerly line of Conner Avenue (109 ft. wide right of way); thence along the Westerly line of said Conner Avenue, South 26°47'15" East 60.00 feet to the Southerly line of vacated Charlevoix Avenue (60 ft. wide right of way), as disclosed in Liber 25517, Page 241 of Wayne County Records; thence along the Southerly line of said vacated Charlevoix Avenue (60 ft. wide right of way), South 62° 37'59" West 1394.50 feet to the point of beginning (P.O.B.); thence South 03°27'50" East 55.89 feet; thence parallel with said South right of way line of vacated Charlevoix Avenue, South 62°37'59" West 80.07 feet to a point on the Westerly line of Lot 2 of American Motors Subdivision No. 1, Card No. 46358; thence along the West line of said Lot 2, North 26°43'08" West 51.10 feet to said South right of way line of vacated Charlevoix Avenue; thence along said South right of way line, North 62°37'59" East 102.14 feet to the point of beginning.



CODE DBRA 19-09-262-28

LAND ASSEMBLY PROJECT: ACCEPTANCE OF MEDC GRANT

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 DBRA Board has determined that performing due diligence activities at parcels acquired for Land Assembly Project (the “Project”) is consistent with the purposes for which the DBRA was created and in furtherance of its statutorily defined missions; and

WHEREAS, DBRA staff submitted an application to the Michigan Economic Development Corporation (the “MEDC”) regarding an application for a MEDC Site Readiness Site Improvement Program Grant application (the “Grant”) for the Property; and

WHEREAS, the MEDC has indicated its interest in providing a grant award of \$81,196.00 to be allocated for site readiness activities that will be completed on or before August 29, 2021 that will include survey, appraisal, environmental cleanup and remediation; and

WHEREAS, the DBRA believes that the Project is well suited to be a successful Grant recipient; and

WHEREAS, the Board of Directors of DBRA has determined that proposed grant 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:

1. That Board of Directors of the City of Detroit Brownfield Redevelopment Authority do hereby support, approve, and accept a one-hundred thousand dollar (\$81,196.00) MEDC Site Readiness site Improvement Program Grant for the Project.
2. That any Authorized Agent of the DBRA is authorized and directed to submit appropriate documents to the MEDC to support and secure funds for the Project on behalf of the DBRA.
3. That upon award, the DBRA is authorized to accept and utilize the Grant for eligible costs.
4. 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.
5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

September 11, 2019



CODE DBRA 19-09-278-01

FORMER KETTERING & ROSE SCHOOL SITES: ACCEPTANCE OF MEDC GRANT

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 DBRA Board has determined that performing due diligence activities at parcels acquired for Land Assembly Project (the “Project”) is consistent with the purposes for which the DBRA was created and in furtherance of its statutorily defined missions; and

WHEREAS, DBRA staff submitted an application to the Michigan Economic Development Corporation (the “MEDC”) regarding an application for a MEDC Site Readiness Site Improvement Program Grant application (the “Grant”) for the Property; and

WHEREAS, the MEDC has indicated its interest in providing a grant award of \$100,000 to be allocated for site readiness activities that will be completed on or before August 29, 2021 that will include survey, appraisal, environmental cleanup and remediation; and

WHEREAS, the DBRA believes that the Project is well suited to be a successful Grant recipient; and

WHEREAS, the Board of Directors of DBRA has determined that proposed grant 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:

2. That Board of Directors of the City of Detroit Brownfield Redevelopment Authority do hereby support, approve, and accept a one-hundred thousand dollars (\$100,000.00) MEDC Site Readiness site Improvement Program Grant for the Project.
3. That any Authorized Agent of the DBRA is authorized and directed to submit appropriate documents to the MEDC to support and secure funds for the Project on behalf of the DBRA.
4. That upon award, the DBRA is authorized to accept and utilize the Grant for eligible costs.
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 resolution except that such acts were taken prior to execution of these resolution, 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.

September 11, 2019



CODE DBRA 19-09-273-02

JEFFERSON VAN DYKE 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 **Jefferson Van Dyke 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 **Jefferson Van Dyke 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.

September 11, 2019



CODE DBRA 19-09-271-03

40 HAGUE BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT

WHEREAS, on July 24, 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 **40 Hague Redevelopment** (the "Project"); and

WHEREAS, on September 10, 2019, 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 RainCheck 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.

September 11, 2019



CODE DBRA 19-09-218-04

STONE SOAP 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 **Stone Soap 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.

September 11, 2019



CODE DBRA 19-09-275-01

CORKTOWN LOFTS 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 **Corktown Lofts 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.

September 11, 2019



CODE DBRA 19-09-277-01

OSI ART APARTMENTS @ WEST END 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 **Osi Art Apartments @ West End 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.

September 11, 2019