



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, OCTOBER 23, 2019
4:00 PM**

BOARD MEMBERS PRESENT:

Juan Gonzalez
Matthew Walters
John George
Pamela McClain
Maggie DeSantis
Stephanie Washington

BOARD MEMBERS ABSENT:

Sonya Mays
Raymond Scott
Donele Wilkins

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Paul Kako (DEGC)
Orza Robertson (DEGC)
Elizabeth Brinson (DEGC)
Kirstie Hardy (AKT Peerless)
Malik Goodwin (Riopelle Market GP)
Julio Bateau (Petit Bateau)
Jill Ferrari (Renovare)
Matt Schenk (Ottenwess Law)
Shannon Morgan (Renovare)
Bradford Egan (The Elia Group)



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, OCTOBER 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 4:07 PM.

GENERAL

Approval of Minutes:

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

On a motion by Mr. George, seconded by Ms. DeSantis, DBRA Resolution Code 19-10-02-265 was unanimously approved.

Treasurer's Report

Ms. Brinson presented the September 2019 Treasurer's report.

Mr. Walters called for a motion accepting the September 2019 Treasurer's Report as presented. The Board took the following action:

On a motion by Mr. George, seconded by Ms. McClain, DBRA Resolution Code 19-10-03-191 was unanimously approved.

PROJECTS

State Fair Grounds: Environmental Site Assessment and Survey Services Contract

Mr. Robertson presented the State Fair Grounds: Environmental Site Assessment and Survey Services Contract to the DBRA Board.

On October 10, 2018 the City of Detroit Brownfield Redevelopment Authority ("DBRA") entered into an agreement (the "Agreement") with DLZ, Inc. ("DLZ") to perform an environmental assessment on the State Fair Grounds property in the City of Detroit (the "City"). This scope of services for the environmental assessment includes a phase I and phase II assessment, BEA and due care plan, ALTA Survey, GPR, and a hazardous material survey of the existing buildings. The not-to-exceed value of the Agreement was \$285,895.00.

DBRA staff was evaluating the site on behalf of the City for Environmental Due Diligence in connection with the Purchase Agreement entered into between the City and the State of Michigan Land Bank Authority. As a result of the terms of the land sale, the City requested that the following additional services be performed on the site:

- Baseline Environmental Assessment Report
- Additional ALTA Survey / Parcels
- Out of scope hazardous material survey of all non-historic and historic existing facilities

The additional services referenced above will be performed by DLZ at a cost not-to-exceed the sum of \$53,500.00. DBRA staff is recommending the Board's approval of an amendment to the Agreement increasing the total compensation by \$53,500, which will increase the total not-to-exceed value of the Agreement to \$339,395.00.

A resolution was attached for the Board's consideration.

Ms. DeSantis asked if the additional services had already been performed under the Agreement. Mr. Robertson confirmed that the additional services had already been performed under the Agreement and that this request is to pay DLZ for the additional services performed under the Agreement.

Mr. George asked if the DBRA could contract for additional services before it was approved by the DBRA Board. Mr. Robertson stated that the DBRA can contract for additional services up to \$50,000 and that the additional services exceeded \$50,000 in this case.

Ms. DeSantis asked if going above \$50,000 without DBRA Board approval could be avoided in the future. Mr. Robertson stated that he would avoid going above \$50,000 without DBRA Board approval in the future.

Mr. Walters called for a motion approving the State Fair Grounds: Environmental Site Assessment and Survey Services Contract, as presented. The Board took the following action:

On a motion by Mr. George, seconded by Mr. Gonzalez, DBRA Resolution Code 19-10-258-03 was unanimously approved.

Mosaic Eastern Market Brownfield Redevelopment Plan

Mr. Vosburg presented the Mosaic Eastern Market Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

Riopelle Market Development LP is the project developer (the "Developer") for the Plan which entails the renovation of the existing 105,544 square foot building into an adaptive mixed-use collective that will contain Eastern Market Corporation's accelerator/commissary facility for food entrepreneurs, along with an eclectic mix of food and creative related business tenants. The existing 2,000 square foot building will be demolished and the vacant area surrounding it will be converted into a parking lot, which will accommodate approximately 370 onsite parking spaces. The renovated building will be known as Mosaic Eastern Market and will feature approximately 66,910 square feet of flexible commercial/office space, approximately 12,235 square feet of food accelerator space, approximately 16,680 square feet of restaurant space, and approximately 16,977 square feet of green energy generation with the installation of an estimated 3,355 panel solar array on the roof.

The total investment is estimated to be \$22 million. The Developer is requesting \$6,059,937.00 in TIF reimbursement.

There will be 260 temporary construction jobs and 450 FTE jobs. The 450 FTE job will largely depend on the tenants, but may include: office personnel, restaurant staff, custodial staff, food processing specialists, distillery and/or brewery operators and production line staff.

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcels located at 3500 Riopelle Street in Detroit's Eastern Market district, bounded loosely by Riopelle Street to the west, Hale Street to the north, Orleans Street to the east, and Erskine Street to the south.

Basis of Eligibility

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

Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include Environmental Assessment Activities, Due Care Compliance Activities, Response Activities, Demolition, Lead and Asbestos Abatement, Site Preparation, Public and Private Infrastructure Improvements, and the preparation and implementation of a brownfield plan and Act 381 work plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

| | |
|---|-----------------------|
| 1. Environmental Assessment Activities | \$109,570.00 |
| 2. Due Care Compliance Activities | \$1,067,500.00 |
| 3. Demolition | \$1,189,581.00 |
| 4. Asbestos and Lead Activities | \$265,000.00 |
| 5. Infrastructure Improvements | \$1,027,000.00 |
| 6. Site Preparation | \$263,424.00 |
| 7. Brownfield Plan & Work Plan Preparation and Implementation | \$37,500.00 |
| 8. Contingency (15%) | \$513,045.00 |
| 9. Interest | \$1,587,317.00 |
| Total Reimbursement to Developer | \$6,059,937.00 |
| 10. Authority Administrative Costs | \$1,291,536.00 |
| 11. State Brownfield Redevelopment Fund | \$324,620.00 |
| 12. Local Brownfield Revolving Fund | \$934,146.00 |
| TOTAL Estimated Costs | \$8,610,239.00 |

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) Abatement.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the October 9, 2019 CAC meeting. Attached was 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, October 17, 2019 at 5:30 pm at the Eastern Market Corporation located at Russell Street at Alfred Street, Detroit, Michigan. The results of the DBRA public hearing were attached for Board review.

Attached for the DBRA Board’s review and approval was a resolution approving the Mosaic Eastern Market Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Mr. Walters called for a motion approving the Mosaic Eastern Market Brownfield Redevelopment Plan and its submittal to Detroit City Council, as presented. The Board took the following action:

On a motion by Ms. DeSantis, seconded by Ms. McClain, DBRA Resolution Code 19-10-279-02 was unanimously approved.

Jefferson Van Dyke Brownfield Redevelopment Plan: Reimbursement Agreement

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

On September 11, 2019, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors recommended approval to City Council of the Brownfield Plan for the Jefferson Van Dyke Redevelopment Project (the "Plan"). The City Council public hearing for the Plan was held October 17, 2019 and City Council is expected to approve the Plan on October 22, 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 Jefferson Van Dyke 2 LLC. The Agreement has been prepared between the DBRA and Jefferson Van Dyke 2 LLC and is presented to the DBRA for review and approval.

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

| | |
|---|-----------------------|
| 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 an Obsolete Property Rehabilitation Act PA 146 Tax Abatement.

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

Mr. Walters called for a motion approving the Jefferson Van Dyke Brownfield Redevelopment Plan: Reimbursement Agreement, as presented. The Board took the following action:

On a motion by Ms. DeSantis, seconded by Ms. McClain, DBRA Resolution Code 19-10-273-03 was unanimously approved.

Petit Bateau Brownfield Redevelopment Plan: Reimbursement Agreement

Mr. Vosburg presented the Petit Bateau Brownfield Redevelopment Plan Reimbursement Agreement to the DBRA Board.

On August 14, 2019, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors recommended approval to City Council of the Brownfield Plan for the Petit Bateau Redevelopment Project (the "Plan"). The City Council public hearing for the Plan was held October 10, 2019 and City Council approved the Plan on October 15, 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 Petit Bateau LLC. The Agreement has been prepared between the DBRA and Petit Bateau LLC and is presented to the DBRA for review and approval.

Project Introduction

Petit Bateau LLC is the project developer (the "Developer") for the Plan which entails the construction of a five-story mixed-use building, a four-story mixed-use building, and approximately twenty residential townhomes, with 3,200 square feet of commercial space along with associated site improvements. The project will develop one of the last development sites in Midtown and the Historic Art Center neighborhood. The Property (defined below) was historically occupied by residential, multi-family apartments, a church and an auto repair shop. The Property is currently vacant.

The total investment is estimated to be \$23 million. The Developer is requesting \$2,279,193.00 in TIF reimbursement.

There will be 100 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”) will consist of seven (7) parcels bounded by Beaubien Street, Frederick Street, St. Antoine Street and the alleyway, in Detroit’s Historic Art Center neighborhood near Midtown.

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, industrial, public, or 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. 511 Frederick is adjacent and contiguous to parcels that are considered “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, demolition, lead and asbestos abatement, department specific activities, site preparation, infrastructure improvements, 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

| | |
|---|-----------------------|
| 1. Baseline Environmental Assessment Activities | \$10,000.00 |
| 2. Due Care Activities | \$200,000.00 |
| 3. Demolition | \$2,620.00 |
| 4. Lead and Asbestos Abatement | \$2,500.00 |
| 5. Infrastructure Improvements | \$1,680,700.00 |
| 6. Site Preparation | \$60,000.00 |
| 7. Brownfield Plan & Work Plan Preparation | \$30,000.00 |
| 8. Contingency (15%) | \$293,373.00 |
| Total Reimbursement to Developer | \$2,279,193.00 |
| 9. Authority Administrative Costs | \$474,063.00 |
| 10. State Brownfield Redevelopment Fund | \$163,677.00 |
| 11. Local Brownfield Revolving Fund | \$773,795.00 |
| TOTAL Estimated Costs | \$3,690,728.00 |

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

Other Incentives

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

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 Petit Bateau Brownfield Redevelopment Plan Reimbursement Agreement, as presented. The Board took the following action:

On a motion by Ms. Washington, seconded by Ms. McClain, DBRA Resolution Code 19-10-272-03 was unanimously approved.

511 Woodward Brownfield Redevelopment Plan

Mr. Vosburg presented the 511 Woodward Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

ICONIC 511, LLC is the project developer (the "Developer") for the Plan which involves the rehabilitation of the vacant and obsolete building located at 511 Woodward for commercial and retail uses. The current 30,240 square foot building was constructed in 1972. The building is a four (4) story glass curtain wall building on three (3) sides with a brick and block center section over the building entry with a block and brick rear side. The building was originally occupied by various professional offices and a financial institution from 1973 until at least 2006, when the building was vacated. The building has been vacant and unutilized since 2006. The Downtown Detroit Partnership will occupy 7,584 square feet of office space in the building.

The total investment is estimated to be \$18 million. The Developer is requesting \$1,564,142.00 in TIF reimbursement.

There will be approximately 75 temporary construction jobs and 1 FTE job related to property management. Approximately 100 new retail and office jobs are anticipated to be created by the future tenant(s) of the building.

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcels located in Detroit's Central Business District, bounded by Woodward Avenue to the east, Larned Street to the south, the Guardian Building to the west, and Congress Street to the north.

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 Property is determined to be functionally obsolete and blighted 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 interior demolition, lead and asbestos abatement, infrastructure improvements, and development and preparation of 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. Demolition (Including Lead and Asbestos Abatement) | \$597,770.00 |
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|--|-----------------------|
| 2. Infrastructure Improvements | \$524,900.00 |
| 3. Site Preparation | \$220,063.00 |
| 4. Brownfield Plan & Work Plan Preparation | \$20,000.00 |
| 5. Contingency (15%) | \$201,410.00 |
| Total Reimbursement to Developer | \$1,564,142.00 |
| 6. Authority Administrative Costs | \$306,759.00 |
| 7. State Brownfield Redevelopment Fund | \$191,294.00 |
| 8. Local Brownfield Revolving Fund | \$52,016.00 |
| TOTAL Estimated Costs | \$2,114,212.00 |

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) Abatement.

Attached for the DBRA Board's review and approval was a resolution authorizing the 511 Woodward 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 asked how the building qualifies as functionally obsolete. Mr. Vosburg stated that all of the mechanical systems including the elevator systems in the building need to be updated.

Mr. George asked when the building was built. Mr. Egan stated that the building was built in 1972 and was always used for commercial purposes including as a financial institution at one time. Ms. Ferrari added that there was a former structure on the Property from 1884 until 1960 that was demolished and the current structure was built in 1972.

Mr. Gonzalez asked if the building is divided into two section by the brick portion of the building. Mr. Egan stated that the building has a lobby space in the middle and that the plan is to remove the brick and the existing glass curtain walls and install a new glass curtain wall with an aluminum screen on the façade. Mr. Egan added that there are also plans to use the space to the east of the building as public space and make the space even with the sidewalk which also includes removing and lowering the existing public space and landscaping in order to have full pedestrian access to the entire first floor of the Property.

Ms. DeSantis asked what the anticipated tenant mix is for the building. Mr. Egan stated that the Developer anticipates office uses on the top three floors and commercial tenants with potentially restaurant, retail, and office uses on the first floor. The Developer is in negotiations with potential tenants but cannot yet share who those tenants are due to confidentiality obligations with the exception of the Downtown Detroit Partnership which has already announced their plan to locate in the building. Mr. Walters added that he would encourage the Developer not to include a financial institution as a potential tenant because of the close proximity to other financial institutions.

Ms. DeSantis asked for more information on the financing for the project. Ms. Ferrari stated that there is currently \$8.5 million in senior debt, \$7.8 million in equity, \$1.5 million in TIF financing, and deferred developer fees.

Mr. Walters asked if the Developer is pursuing any additional tax incentives. Ms. Ferrari stated that the Developer is pursuing an Obsolete Property Rehabilitation Act Tax Abatement and that the district for such

abatement has been approved by Detroit City Council and the certificate will be requested once the Property transfers ownership from the Wayne County Land Bank to the Developer.

Mr. Walters asked what the purchase price for the Property was. Mr. Schenk stated that the purchase price for the Property was approximately \$4.2 million.

Mr. Schenk stated that there are easement agreements because of the location of mechanical equipment for the Guardian Building on the roof of the Property.

Ms. McClain asked if there will be greenspace located on the Property. Mr. Egan stated that there are currently steps that go up to the building from the sidewalk and that those steps will be removed, a small open barrier will be installed around the public patio space, and there will be a heating system installed under the new public space to make it suitable for use year-round.

Mr. Egan stated that the biggest impact the Property will have is that it is the last undeveloped piece to connect Campus Martius to Hart Plaza and the Detroit Riverfront.

Mr. Walters called for a motion to authorize a public hearing on the 511 Woodward Brownfield Redevelopment Plan and its submittal to the Community Advisory Committee, as presented. The Board took the following action:

On a motion by Ms. Washington, seconded by Ms. McClain, DBRA Resolution Code 19-10-281-01 was unanimously approved.

ADMINISTRATIVE

Ms. Kanalos informed the DBRA Board that there will likely be a special DBRA Board meeting scheduled on November 6, 2019 and that an official DBRA Special Meeting Notice will be sent once the meeting is confirmed.

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. McClain, seconded by Mr. Gonzalez the meeting was unanimously adjourned at 4:31 PM.



CODE DBRA 19-10-02-265

APPROVAL OF MINUTES OCTOBER 9, 2019

RESOLVED, that the minutes of the regular meeting of October 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.

October 23, 2019



DBRA 19-10-03-192

ACCEPTANCE OF TREASURER'S REPORT FOR SEPTEMBER 2019

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period September 1 through September 30, 2019, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

October 23, 2019



DBRA 19-10-258-03

STATE FAIR GROUNDS – ENVIRONMENTAL SITE ASSESSMENT AND SURVEY SERVICES CONTRACT

WHEREAS, on October 10, 2018 the City of Detroit Brownfield Redevelopment Authority (“DBRA”) entered into an agreement (the “Agreement”) with DLZ, Inc. (“DLZ”) to perform an environmental assessment on the State Fair Grounds property in the City of Detroit (the “City”); and

WHEREAS, in connection with the Purchase Agreement entered into between the City and the State of Michigan Land Bank Authority, the City has identified additional services to be performed on the site; and

WHEREAS, DBRA staff desires that DLZ perform the following additional services: Baseline Environmental Assessment Report, additional ALTA survey/parcels, and, out of scope hazardous material survey of all non-historic and historic existing facilities (collectively, the “Services”); and

WHEREAS, the Services will be performed by DLZ at a cost not-to-exceed the sum of \$53,500.00; and

WHEREAS, DBRA staff is recommending the Board’s approval of an amendment to the Agreement increasing the total compensation by \$53,500, which will increase the total not-to-exceed value of the Agreement to \$339,395.00.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby authorizes the execution of an amendment to the Agreement allowing DLZ to perform the Services at a cost not to exceed the sum of \$53,500.

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.

October 23, 2019



CODE DBRA 19-10-279-02

MOSAIC EASTERN MARKET 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 **Mosaic Eastern Market 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, the DBRA will provide reimbursement under the Plan wholly using Tax Increment Revenues from Local Taxes for the Department Specific Activities under the Plan; 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 **Mosaic Eastern Market 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.

October 23, 2019



CODE DBRA 19-109-273-03

JEFFERSON VAN DYKE BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT

WHEREAS, on September 11, 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 **Jefferson Van Dyke Redevelopment** (the "Project"); and

WHEREAS, on October 22, 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 Jefferson Van Dyke 2 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.

October 23, 2019



CODE DBRA 19-10-272-03

PETIT BATEAU BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT

WHEREAS, on August 14, 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 **Petit Bateau Redevelopment** (the "Project"); and

WHEREAS, on October 15, 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 Petit Bateau 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:

4. 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.
5. 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.
6. 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.
5. 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.

October 23, 2019



CODE DBRA 19-10-281-01

511 WOODWARD 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 **511 Woodward 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.

October 23, 2019