



Detroit Brownfield Redevelopment Authority
500 Griswold Street • Suite 2200
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**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, DECEMBER 12, 2018
4:00 PM**

BOARD MEMBERS PRESENT:

Juan Gonzalez
Pamela McClain
Donele Wilkins
Stephanie Washington
John George

Matthew Walters
Ray Scott

BOARD MEMBERS ABSENT:

Sonya Mays
Maggie DeSantis

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Kenyetta Bridges (DEGC)
Damon Jordan (DEGC)
Rebecca Navin (DEGC)
Ngozi Nwaesei (Lewis & Munday)
Richard Broder (Broder & Sachse)
Paul Mardirosian (Broder & Sachse)



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**MINUTES OF THE DETROIT BROWNFIELD
 REDEVELOPMENT AUTHORITY REGULAR MEETING
 WEDNESDAY, DECEMBER 12, 2018
 DETROIT ECONOMIC GROWTH CORPORATION
 500 GRISWOLD SUITE 2200 DETROIT, MI – 4:00 PM**

CALL TO ORDER

Secretary Donele Wilkins called the meeting to order at 4:05 PM.

GENERAL

Approval of Minutes:

Ms. Wilkins called for a motion approving the minutes of November 28, 2018 as presented. The Board took the following action:

On a motion by Ms. McClain, seconded by Mr. Gonzalez, DBRA Resolution Code 18-12-02-245 was unanimously approved.

PROJECTS

Land Assembly Project: Engagement of Environmental Firms

Ms. Kanalos presented the terms for the engagement of environmental firms for the Industrial Land Assembly Project.

As the Board is aware, the City of Detroit administration has requested the assistance of the City of Detroit Brownfield Redevelopment Authority (“DBRA”) in industrial land assembly activities aimed at establishing market-ready industrial sites within City limits in order to attract manufacturing and logistics companies (the “Land Assembly Project”). On October 24, 2018 (DBRA 18-10-262-01) and November 7, 2018 (DBRA 18-10-262-02) the Board approved certain initial steps in connection with the Land Assembly Project, including the allocation and acceptance of a total of \$10 Million in initial funds for the Land Assembly Project, which funds were expected to be reimbursed by the City.

In connection with the Land Assembly Project, the DBRA has solicited quotes from select environmental firms to perform environmental due diligence activities. From these requested quotes, DBRA staff have selected AKT Peerless, DLZ and SME as qualified, responsive firms.

SCHEDULE AND PROFESSIONAL FEES – AKT Peerless

Phase 2 ESA Activities	\$236,175
ALTA Survey	\$50,425
BEA	\$22,150
Brownfield Plan	\$30,000

45% Contingency	\$152,437.50
Total Board Approved Amount	\$491,187.50

SCHEDULE AND PROFESSIONAL FEES – DLZ

Phase 1 ESA	\$18,000
Phase 2 ESA Activities	\$277,798.80
Building Survey	\$141,900
ALTA Survey	\$163,680
BEA	\$31,000
45% Contingency	\$284,570.46
Total Board Approved Amount	\$916,949.26

SCHEDULE AND PROFESSIONAL FEES – SME

Phase 2 ESA Activities	\$99,490
Building Survey	\$34,100
BEA	\$2,000
Contingency	\$217,260
Total Board Approved Amount	\$352,850

Pursuant to the delegation of authority adopted by the DBRA Board on October 10, 2018, DBRA’s Authorized Agents executed a notice to proceed to AKT Peerless and DLZ for the following portions of the proposed scopes: Phase 1 ESAs. DBRA’s Authorized Agents executed a notice to proceed to SME for the following portions of the proposed scopes: Phase 1 ESA, ALTA Survey, and MDEQ Grant Proposal & Application.

A resolution approving and authorizing the DBRA to enter into a contract with AKT Peerless, DLZ and SME for the above described services to be paid from the \$10 million in funds from the City was attached for Board review and consideration.

Ms. Wilkins called for approval of the Land Assembly Project: Engagement of Environmental Firms. The Board took the following action:

On a motion by Mr. George, seconded by Mr. Scott, DBRA Resolution Code 18-12-262-04 was unanimously approved.

Land Assembly Project: Support and Approval of MDEQ Brownfield Redevelopment Grant Application

Ms. Kanalos presented the Land Assembly Project: Support and Approval of MDEQ Brownfield Redevelopment Grant Application to the DBRA Board.

The City Administration approached the Michigan Department of Environmental Quality (the “MDEQ”) regarding funding support for the environmental remediation and cleanup of parcels for the Land Assembly Project. The MDEQ has indicated its interest in providing a \$2,000,000.00 Brownfield Redevelopment Program Grant to support the City and DBRA’s efforts as parcels are acquired.

The \$2,000,000.00 is to be provided by the MDEQ over two State fiscal years: the current fiscal year (10/1/18 to 9/30/19) and the following fiscal year (10/1/19 to 9/30/20). Detroit Brownfield Redevelopment Authority (the “DBRA”) staff and environmental consultants believe that

\$2,000,000.00 will be able to be used for environmental cleanup and remediation at Land Assembly Project parcels.

Staff is asking the Board for support and authorization to submit a grant application to the MDEQ for up to \$2,000,000.00 in funds from the State of Michigan for an environmental cleanup grant through its existing Brownfield Grant & Loan Program and to accept the funds if they are awarded. No local match is required as part of this grant application.

A resolution supporting the submission of the Land Assembly Project Grant Application to the MDEQ and acceptance of grant funds, if awarded, was attached for Board review and approval.

Ms. McClain asked if the grant could potentially be less than the \$2 million that is being applied for. Ms. Kanalos said that the grant funds would be for cleanup costs up to \$2 million over two fiscal years.

Ms. Wilkins called for approval of the Land Assembly Project: Support and Approval of MDEQ Brownfield Redevelopment Grant Application. The Board took the following action:

On a motion by Mr. George, seconded by Ms. Washington, DBRA Resolution Code 18-12-262-05 was unanimously approved.

AMC Site-14250 Plymouth Road – 2nd Expansion of Scope: Environmental Assessment/ Second Party Review & Geotechnical Site Assessment Services Contract

Ms. Kanalos presented the AMC Site-14250 Plymouth Road – 2nd Expansion of Scope: Environmental Assessment/ Second Party Review & Geotechnical Site Assessment Services Contract to the DBRA Board.

OVERVIEW

On behalf of the City of Detroit, the DBRA is evaluating the former AMC Site located at 14250 Plymouth Road for Environmental and Geotechnical Due Diligence in connection with the DDOT and Wayne County Land Bank swap agreement and for attracting industrial facility developments to the Project.

PROJECT SCOPE

On December 20, 2017 the DBRA conducted an initial solicitation for the submission of competitive proposals for the provision of Site Assessment Services associated with the DBRA's Pre-development Site Preparation Activities of the AMC via a Request for Proposals.

The DBRA approved a contract with Testing Engineers & Consultants, Inc (TEC) on January 19, 2018 in the amount of \$136,000.00 which also included a 20% contingency and was largely due to the unknown contamination at the site, to provide the following services on the site:

- Phase 1 Environmental Site Assessment
- Stock piled (non-native) soil, testing & characterizing soils for contaminants
- Gridding sampling, testing & characterizing of native ground soils for contaminants
- Geotechnical investigation
- Hazardous material survey of existing facilities

EXPANSION OF SCOPE

Due to the complexities of the site, including the significant costs associated with assessing and disposing of the soil stockpiles, and as a follow up to TEC's Evaluation, the City requested a second party assessment. This second party review included the assessment of TEC's report as it relates to sufficiency and identification of data gaps from the soil stockpile samples and geotechnical investigation. In addition, the City expanded the project area to include assessments of property adjacent to the east and west of the site. Soil & Materials Engineers, Inc. (SME) was approved by the Board at the October 10, 2018 DBRA meeting as the second party contractor to perform the services associated with the expanded scope of services due to their multidisciplinary project team approach and responsiveness to the expanded scope of services at the AMC Site.

SECOND EXPANSION OF SCOPE

SME's work so far has resulted in significant costs savings totaling millions of dollars for the calculated volume, methodology and scope for handling the significant soil piles on the site. As a result of the significant cost savings developed, DBRA staff would like to engage SME for additional services to further refine, and hopefully further reduce, proposed remediation and demolition costs for the AMC Site.

Additionally, the City elected to take title to the AMC Site from the Wayne County Land Bank on November 30, 2018. SME's second expanded scope of services will also include required services to complete environmental due diligence reports, such as an updated Phase 1 ESA, and Baseline Environmental Assessment ("BEA"), to shield the City from liability for prior contamination on the site.

Finally, the DBRA was able to gain interest from the from the Michigan Department of Environmental Quality (MDEQ) for up to \$250,000.00 in grant funds to remove underground storage tanks (UST) identified on the site. A separate resolution will be presented for the funds. This resolution includes approving SME to perform consulting services for the MDEQ grant and the UST removal.

SME SCHEDULE AND PROFESSIONAL FEES

Description	10/10/18 Approved Amount	12/12/18 Proposed Expansion	Total Proposed Contract
Second Party Assessment Review, Site Visit, Stockpile Test Pits and Survey	\$75,000	\$30,000	\$105,000
Phase 1 ESA Update, BEA, Due Care Plan		\$24,000	\$24,000
UST Removal Consulting		\$32,400	\$32,400
CMI-RPF Grant Application & Administration		\$14,500	\$14,500
Geotechnical Investigation of Northern Portion of Site		\$14,000	\$14,000
HazMat Remediation & Demolition Plan Cost Estimates		\$16,000	\$16,000
HazMat Remediation & Demolition Design Specs		\$18,000	\$18,000
Project Consultation		\$13,000	\$13,000
Contingency		\$50,000	\$50,000
Total Board Approved Amount	\$75,000	\$211,900	\$286,900

A resolution approving and authorizing the DBRA to enter into an expanded contract with SME for the above described services was attached for Board review and consideration.

Mr. George asked If the City of Detroit has taken title of the property. Mr. Scott confirmed that the City of Detroit has taken title of the property and that the City of Detroit Building, Safety Engineering and Environmental Department is working with the Detroit Brownfield Redevelopment Authority and consultants to get supplemental data needed.

Ms. Wilkins called for approval of the AMC Site-14250 Plymouth Road – 2nd Expansion of Scope: Environmental Assessment/ Second Party Review & Geotechnical Site Assessment Services Contract. The Board took the following action:

On a motion by Mr. Scott, seconded by Ms. Washington, DBRA Resolution Code 18-12-254-04 was unanimously approved.

AMC Site 14250 Plymouth Road: Support and Approval of a Michigan Department of Environmental Quality Brownfield Redevelopment Grant Application

Ms. Kanalos presented the AMC Site 14250 Plymouth Road: Support and Approval of a Michigan Department of Environmental Quality Brownfield Redevelopment Grant Application to the DBRA Board.

The Detroit Brownfield Redevelopment Authority (the “DBRA”) approached the Michigan Department of Environmental Quality (the “MDEQ”) regarding funding support for the remediation and cleanup of AMC Site at 14250 Plymouth Road. After reviewing the data and studies produced for the site to date, the MDEQ has proposed providing a grant of up to \$250,000.00 to fund Underground Storage Tank (UST) removal at the AMC Site.

Reports completed for the site indicate that at least six USTs are present on the site. DBRA staff and environmental consultants believe that \$250,000.00 will likely cover the costs for the removal and remediation of the USTs at the AMC Site. It is anticipated that the DBRA will procure a contractor to perform the UST removal and remediation after an environmental consultant completes their investigative work and develops a project scope for the project. The selected contractor will be presented to the Board for contract approval

Staff is asking the Board for support and authorization to submit a grant application to the MDEQ for up to \$250,000.00 in funds from the State of Michigan for an environmental cleanup grant through its existing Brownfield Grant & Loan Program and to accept the funds if they are awarded. No local match is required as part of this grant application.

A resolution supporting the submission of the AMC Site Grant Application to the MDEQ was attached for Board review and approval.

Ms. Wilkins called for approval of the AMC Site 14250 Plymouth Road: Support and Approval of a Michigan Department of Environmental Quality Brownfield Redevelopment Grant Application. The Board took the following action:

On a motion by Mr. George, seconded by Ms. McClain, DBRA Resolution Code 18-12-254-05 was unanimously approved.

Amended and Restated 3100 Woodward (The Scott): Collateral Assignment of Reimbursement Agreement

Ms. Kanalos presented the Amended and Restated 3100 Woodward (The Scott): Collateral Assignment of Reimbursement Agreement to the DBRA Board.

On March 25, 2015, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors recommended approval of the Brownfield Plan for the Amended and Restated 3100 Woodward Brownfield Redevelopment Project (the “Plan”) to the Detroit City Council. The Plan was approved by the Detroit City Council on May 18, 2015. The Reimbursement Agreement (the “Agreement”) between the DBRA and Woodward and Erskine, LLC (the “Developer”), was entered into on April 28, 2015.

The Plan is located at 3100 Woodward Avenue in Detroit’s Midtown District and consists of the construction of a new mixed-use development with 201 units of market rate housing, 14,000 square feet of ground floor retail and a 301-space parking structure. Total investment is estimated at \$62,000,000.00 and the Developer has been approved for Tax Increment Financing reimbursement of \$7,790,631.00 for eligible activities under the Plan.

Since then, a Collateral Assignment of Tax Increment Revenues Agreement (the “Assignment”) has been drafted between the Developer and Walker & Dunlop, LLC in order to secure a loan for the Plan.

A copy of the Assignment and a resolution approving the Assignment and its subsequent execution was attached for Board review and approval.

Mr. George asked who the owner of The Scott is. Ms. Kanalos stated that the owner of The Scott is Broder & Sachse.

Mr. George asked if the DBRA Board has seen this project before. Ms. Kanalos confirmed that the DBRA has seen this project before for a previous Collateral Assignment of TIF Agreement with Fifth Third Bank and that this Agreement is due to a refinancing.

Ms. Wilkins called for approval of the Amended and Restated 3100 Woodward (The Scott): Collateral Assignment of Reimbursement Agreement. The Board took the following action:

On a motion by Mr. Walters, seconded by Ms. McClain, DBRA Resolution Code 18-12-108-11 was unanimously approved.

ADMINISTRATIVE

Administration: Amended DBRA Budget for FY 2018-2019

Ms. Kanalos presented the Amended DBRA Budget for FY 2018-2019 to the DBRA Board.

On November 7, 2018, the Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors approved resolution #18-11-262-02 which, in part, accepted \$10M in City funds for the Land Assembly Project and approved a Funding Agreement between the City and the DBRA.

As such, and in order to assist the City with the Land Assembly Project, a Second Amended DBRA Budget for FY 2018-2019 (the “Budget”) is submitted to the DBRA for review and approval.

The revisions to the Budget, highlighted in the attached Exhibit A are as follows:

Revenues:

1. \$9M increase in contract income.

Expenses:

1. \$200K increase to the Professional Service Agreement between the Detroit Economic Growth Corporation and the Detroit Brownfield Redevelopment Authority.
2. \$50K increase for legal expenses.
3. \$8.75M increase for special projects.

Ms. Kanalos informed the Board that the

A resolution approving the Second Amended DBRA Budget for FY 2018-2019 was attached for Board review and approval.

Ms. Wilkins called for a motion accepting the Second Amended DBRA Budget for FY 2018-2019, as presented.

On a motion by Mr. George, seconded by Ms. Washington, DBRA Resolution Code 18-12-01-207 was unanimously approved.

Amended and Restated DBRA/DEGC Professional Services Agreement

Ms. Kanalos presented the Amended and Restated DBRA/DEGC Professional Services Agreement to the DBRA Board.

Attached to the following resolution, was an Amended and Restated Professional Services Agreement for FY 2018-19 (the "Amended Agreement") between the Detroit Brownfield Redevelopment Authority ("the DBRA") and the Detroit Economic Growth Corporation ("the DEGC") in the amount of Six Hundred Thousand (\$600,000.00) Dollars for Board review and approval.

DBRA staff is seeking approval of the Amended Agreement due to the increased services that the DEGC is providing the DBRA in connection with the Land Assemblage Project.

Ms. McClain asked for clarification if the Amended Agreement will be executed by the DBRA and the DEGC after it is approved by the DBRA Board. Ms. Kanalos confirmed that the Amended Agreement will be executed by the DBRA and the DEGC after it is approved by the DBRA Board.

Ms. Wilkins called for a motion accepting the Amended and Restated DBRA/DEGC Professional Services agreement for FY 2018-2019, as presented.

On a motion by Mr. Walters, seconded by Ms. McClain, DBRA Resolution Code 18-12-01-208 was unanimously approved.

OTHER

None.

PUBLIC COMMENT

None.

ADJOURNMENT

Citing no further business, Ms. Wilkins called for a motion to adjourn the meeting.

On a motion by Ms. McClain, seconded by Mr. Walters the meeting was unanimously adjourned at 4:22 PM.



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CODE DBRA 18-12-02-245

APPROVAL OF MINUTES NOVEMBER 28, 2018

RESOLVED, that the minutes of the regular meeting of November 28, 2018 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Detroit Brownfield Redevelopment Authority.

December 12, 2018



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CODE DBRA 18-11-262-04

LAND ASSEMBLY PROJECT: ENGAGEMENT OF ENVIRONMENTAL FIRMS

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

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

WHEREAS, DBRA staff have solicited quotes from select environmental firms to perform environmental due diligence activities for the Land Assembly project and have selected AKT Peerless, DLZ, and SME as qualified responsive firms (the "Firms"); and

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

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

BE IT FURTHER RESOLVED, that any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

December 12, 2018

Exhibit A

SCHEDULE AND PROFESSIONAL FEES – AKT Peerless

Phase 2 ESA Activities	\$236,175
ALTA Survey	\$50,425
BEA	\$22,150
Brownfield Plan	\$30,000
45% Contingency	\$152,437.50
Total Board Approved Amount	\$491,187.50

SCHEDULE AND PROFESSIONAL FEES – DLZ

Phase 1 ESA	\$18,000
Phase 2 ESA Activities	\$277,798.80
Building Survey	\$141,900
ALTA Survey	\$163,680
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45% Contingency	\$284,570.46
Total Board Approved Amount	\$916,949.26

SCHEDULE AND PROFESSIONAL FEES – SME

Phase 2 ESA Activities	\$99,490
Building Survey	\$34,100
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Contingency	\$217,260
Total Board Approved Amount	\$352,850



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CODE DBRA 18-11-262-05

**SUPPORT AND APPROVAL OF MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY
BROWNFIELD REDEVELOPMENT GRANT & LOAN PROGRAM FOR INDUSTRIAL LAND
ASSEMBLY**

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, the City Administration has approached the Michigan Department of Environmental Quality (the "MDEQ") regarding an application for a MDEQ Brownfield Redevelopment Program Grant application (the "Grant") for the Property; and

WHEREAS, the MDEQ has indicated its interest in providing a grant award of \$2,000,000 to be spread evenly over two State fiscal years for 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 and approve a two-million dollar (\$2,000,000.00) MDEQ Brownfield Grant Application for the Land Assembly Project.

2 That any Authorized Agent of the DBRA is authorized and directed to submit appropriate documents to the MDEQ 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.

December 12, 2018



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CODE DBRA 18-12-254-04

**EXPANDED CONTRACT FOR ENVIRONMENTAL AND GEOTECHNICAL DUE DILLIGENCE
ACTIVITIES ON BEHALF OF THE CITY OF DETROIT AT THE AMC SITE – 14250 PLYMOUTH
ROAD**

WHEREAS, pursuant to Act 381 of 1996, as amended, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) has the power to perform due diligence activities on behalf of the City of Detroit in furtherance of the purposes of revitalizing environmentally distressed areas; and

WHEREAS, the DBRA Board has determined that performing due diligence activities at the former American Motors Corporation property at 14250 Plymouth Road (the “Property”) is consistent with the purposes for which the DBRA was created and in furtherance of its statutorily defined missions; and

WHEREAS, DBRA Board previously approved a contract with Testing Engineers & Consultants, Inc (TEC) on January 19, 2018 in the amount of \$136,000 for certain environmental due diligence at the Property, which also included a 20% contingency; and

WHEREAS, DBRA Board approved a contract with Soils & Materials Engineering (SME) on October 10, 2018 in the amount of \$75,000, for an evaluation of the TEC data, additional assessment, and to assess conditions of property adjacent to the AMC Site; and

WHEREAS, based on significant cost savings identified by SME in their contract authorized October 10, 2018, DBRA staff recommends additional due diligence services with SME to assess further cost savings, to perform environmental reports required due to the City taking title to the AMC property, and to assist with the administration of grant funds for a total expanded contract amount not to exceed \$286,900; and

WHEREAS, the DBRA Board has determined that DBRA staff’s recommendation is in the best interests of the project.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA hereby authorizes the expansion of an contract with SME to perform additional services for a total expanded contract amount not to exceed \$286,900.

BE IT FURTHER RESOLVED that the DBRA Board hereby authorizes the allocation of additional funds to address requirements for unforeseen conditions (an Owner’s Contingency) in the amount of \$25,000 to be expended at the direction of any two officers of the DBRA or one Officer and on Authorized Agent or any two Authorized Agents of the DBRA.

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 FURTHER 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.

BE IT FURTHER RESOLVED, that all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

December 12, 2018



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CODE DBRA 18-11-254-05

SUPPORT AND APPROVAL OF A MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY BROWNFIELD REDEVELOPMENT GRANT & LOAN PROGRAM AT AMC SITE - 14250 PLYMOUTH ROAD

WHEREAS, the Detroit Brownfield Redevelopment Authority (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 the former American Motors Corporation property at 14250 Plymouth Road (the "Property") is consistent with the purposes for which the DBRA was created and in furtherance of its statutorily defined missions; and

WHEREAS, the DBRA has approached the Michigan Department of Environmental Quality (the "MDEQ") regarding an application for a MDEQ Brownfield Redevelopment Program Grant application (the "Grant") for the Property; and

WHEREAS, the MDEQ has indicated its interest in providing a grant award of \$250,000 for Underground Storage Tank removal; 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 and approve a two hundred fifty thousand-dollar (\$250,000.00) MDEQ Brownfield Grant Application for the AMC Site.

2 That any Authorized Agent of the DBRA is authorized and directed to submit appropriate documents to the MDEQ 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.

December 12, 2018



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CODE DBRA 18-12-108-11

AMENDED AND RESTATED 3100 WOODWARD: COLLATERAL ASSIGNMENT OF REIMBURSEMENT AGREEMENT

WHEREAS, on March 25, 2015, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution recommending approval of the Brownfield Plan (the "Plan") for the 3100 Woodward project (the "Project") by the Detroit City Council; and

WHEREAS, on April 28, 2015, the Detroit City Council approved the Plan; and

WHEREAS, on April 28, 2015 the Reimbursement Agreement (the "Agreement") was made and entered into by and between Woodward and Erskine, LLC and the DBRA; and

WHEREAS, a Collateral Assignment of Reimbursement Agreement (the "Assignment") between Woodward and Erskine, LLC and Walker & Dunlop, LLC has been drafted and approved as to form by DBRA legal counsel; and

WHEREAS, the Assignment needs to be executed by Woodward and Erskine, LLC and Walker & Dunlop, LLC with acknowledgement and approval by DBRA; and

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

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

1. The Collateral Assignment of Reimbursement Agreement (the "Assignment"), substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications, additions, deletions or revisions as are approved by DBRA legal counsel and the Officers or Designated Agents of the DBRA executing the Assignment.
2. Any two (2) Officers or Designated Authorized Agents or any one (1) Officer and one (1) Designated Authorized Agent of the DBRA is hereby authorized and directed to execute and deliver the Assignment.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be repealed insofar as such conflict arises.
4. This Resolution shall take effect immediately upon its adoption.

BE IT FINALLY RESOLVED that all of the acts and transactions of any officer or authorized agent of the DBRA, in the name of and on behalf of the DBRA, relating to matters

contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

December 12, 2018



Detroit Brownfield Redevelopment Authority
500 Griswold Street • Suite 2200
Detroit, Michigan 48226
Phone: 313 963 2940
Fax: 313 963 8839

CODE DBRA 18-12-01-207

ADMINISTRATION: SECOND AMENDED DBRA BUDGET FOR FY 2018-2019

WHEREAS, the DBRA is receiving revenue from Brownfield Plan application and processing fees and from administrative fees permissible under Act 381, Public Acts of Michigan, 1996, as amended (“Act 381”); and

WHEREAS, the DBRA staff has prepared the attached Second Amended DBRA Budget for FY 2018-2019 (the “Budget”) (Exhibit “A”); and

WHEREAS, on December 12, 2018 the DBRA Budget Committee reviewed and recommended adoption of the presented Second Amended DBRA Budget for FY 2018-2019.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby approves the Second Amended DBRA Budget for FY 2018-2019, as presented.

December 12, 2018



Detroit Brownfield Redevelopment Authority
500 Griswold Street • Suite 2200
Detroit, Michigan 48226
Phone: 313 963-2940
Fax: 313 963-8839

CODE DBRA 18-12-01-208

**ADMINISTRATION: AMENDED and Restated PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY AND
THE DETROIT ECONOMIC GROWTH CORPORATION**

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby approves the Amended and Restated Professional Services Agreement between the City of Detroit Brownfield Redevelopment Authority (“the DBRA”) and the Detroit Economic Growth Corporation (the “DEGC”) substantially as to form with the attached (Exhibit A), for FY 2018-19, and for the amount of Six Hundred Thousand (\$600,000.00) Dollars.

BE IT FURTHER RESOLVED, that the DBRA Board hereby authorizes any two Officers or designated Authorized Agents or one Officer and one designated Authorized Agent of the DBRA to execute the Agreement, and any and all documents necessary to implement the provisions and intent of 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.

December 12, 2018