



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, DECEMBER 18, 2019
4:00 PM**

BOARD MEMBERS PRESENT:

Juan Gonzalez
Matthew Walters
Pamela McClain
Maggie DeSantis
Stephanie Washington
Donele Wilkins

BOARD MEMBERS ABSENT:

Sonya Mays
John George
Raymond Scott

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Paul Kako (DEGC)
Malinda Jensen (DEGC)
Rebecca Navin (DEGC)
Sarah Pavelko (DEGC)
Glen Long Jr. (DEGC)
Cleveland Dailey (DEGC)
Orza Robertson (DEGC)
Maxwell Cameron (DEGC)
Ngozi Nwaesei (Lewis & Munday)
Richard Barr (Honigman)
Jill Ferrari (Renovare Development)
Shannon Morgan (Renovare Development)



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, DECEMBER 18, 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 November 20, 2019 as presented. The Board took the following action:

On a motion by Ms. DeSantis, seconded by Ms. McClain, DBRA Resolution Code 19-12-02-268 was unanimously approved.

Treasurer's Report

Mr. Long presented the October 2019 Treasurer's report.

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

On a motion by Ms. McClain, seconded by Mr. Gonzalez, DBRA Resolution Code 19-12-03-192 was unanimously approved.

ADMINISTRATIVE

Amended DBRA Budget (FY 2019-2020)

Ms. Kanalos presented the Amended DBRA Budget (FY 2019-2020) to the DBRA Board.

Attached to the following resolution please find the Amended DBRA budget for FY 2019-2020 (the "Budget") for your review and approval. The Budget was reviewed by the DBRA Budget Committee on December 18, 2019 which recommended adoption of the amended Budget.

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

Revenue:

- Increase in "Special Projects" from \$800K to \$5.8M

Expenses:

- Increase in "Special Projects" from \$800K to \$5.8M

A resolution approving the amended budget was attached for the Board's review and approval.

Mr. Walters called for a motion approving the Amended DBRA Budget (FY 2019-2020) as presented. The Board took the following action:

On a motion by Ms. DeSantis, seconded by Ms. McClain, DBRA Resolution Code 19-12-01-217 was unanimously approved.

PROJECTS

AMC Site: Acceptance of Additional Funding and Underground Storage Tank Removal, Contaminated Soil Removal and Building Demolition

Mr. Dailey presented the AMC Site: Acceptance of Additional Funding and Underground Storage Tank Removal, Contaminated Soil Removal and Building Demolition to the DBRA Board.

On January 19, 2018 the City of Detroit Brownfield Redevelopment Authority (“DBRA”) Board of Directors approved performing due diligence activities on behalf of the City of Detroit (the “City”) at the former AMC Site located at 14250 Plymouth Road (the “AMC Site”).

The City took title to the AMC Site on November 30, 2018. State Law requires that any entity acquiring a property with Regulated (i.e. gasoline or diesel fuel) Underground Storage Tanks (“UST”) that will not be placed back into service must be removed within one (1) year of taking title to the property. The City was recently given a six (6) month extension to remove the USTs on the AMC Site.

DBRA staff have identified that the following work needs to be performed at the AMC Site: abatement of hazardous material and demolition of an exterior/auxiliary building connected to the main facility located at 14250 Plymouth, removal and disposal of USTs, and the excavation and disposal of impacted soils (collectively, the “Work”).

In connection therewith, DBRA staff solicited bid proposals from seven (7) environmental remediation contractors qualified and licensed in performing UST removals, demolition, hazardous material and disposal, and environmental work on private property and city-owned rights-of-way. These contractors are identified below:

| | |
|---------------------------------|-----------------|
| Angelo lafrate | Warren, MI |
| Blaze Contracting | Detroit, MI |
| Farrow Group, Inc. | Detroit, MI |
| HM Environmental Services, Inc. | Mt. Clemens, MI |
| Homrich | Detroit, MI |
| Oscar W. Larson | Clarkston, MI |
| Rickman Enterprises Group, LLC | Detroit, MI |

DBRA staff received the following four (4) proposals.

| | | |
|---------------------------------|-----------------|--------------|
| HM Environmental Services, Inc. | Mt. Clemens, MI | \$330,917.50 |
| Homrich | Detroit, MI | \$461,725.00 |
| Rickman Enterprises Group, LLC | Detroit, MI | \$496,641.90 |
| Blaze Contracting | Detroit, MI | \$636,100.00 |

DBRA Staff, along with Detroit Economic Growth Corporation project management staff and a staff member from the City’s Buildings, Safety, Engineering, and Environmental Department, have reviewed all proposals and has identified HM Environmental Services, Inc. (the “Contractor”) as the most responsive bidder to perform the Work. The Contractor has a documented work history in performing similar projects in urban

redevelopment areas. DBRA staff recommends the DBRA contract with the Contractor to perform the Work at an amount not to exceed the sum of Three Hundred Thirty Thousand Nine Hundred Seventeen and 50/100 (\$330,917.50) Dollars.

DBRA staff further requests that the Board authorize a contingency representing twenty (20%) percent of the contract value, Sixty-Six Thousand One Hundred Eighty-Three and 50/100 (\$66,183.50) Dollars, for the purpose of addressing possible unknown conditions and additional services.

Furthermore, in connection with the Board's September 25, 2019 authorization to accept \$250,000.00 in funds from the Planning & Development Department (the "P&DD") to allow the DBRA to perform the UST removal and remediation of the AMC Site and upon the selection of the Contractor, DBRA staff identified a deficiency in project funding to complete such work. For this reason, DBRA staff has made a request to P&DD to increase the approved funding to an amount up to \$495,000.00 (the "City Funds"). DBRA staff requests that the Board authorize the DBRA to accept the City Funds for the removal and remediation of USTs at the AMC Site on behalf of the City. The execution of an agreement with the Contractor to perform the Work will be contingent upon P&DD's approval, and the DBRA's receipt, of the City Funds.

A draft resolution was attached for the Board's review and approval.

Ms. Washington stated that the DBRA had previously asked if the original amount of \$250,000.00 was going to be enough to cover the cost of the Work and it has turned out that \$250,000.00 was not enough to cover the cost of the Work.

Ms. DeSantis asked if the DBRA staff could have worked with the three Detroit-based contractors who submitted proposals to do some value engineering to reduce the amount of their proposals to make them more competitive. Mr. Dailey stated that if the DBRA staff communicates something to one of the contractors then they must share the same information with the other contractors who submitted proposals as well.

Ms. Wilkins asked if the completion of the Work is contingent on receiving the additional City Funds and the City of Detroit does not provide such additional City Funds, then what would be the next step in getting the Work completed. Mr. Dailey stated that if the USTs are not removed then the City of Detroit will be issued a fine. Ms. Bridges stated that the City of Detroit Office of the CFO (OCFO) has identified a source for the additional City Funds and will be drafting a resolution to approve the transfer of those funds to the DBRA for the Work.

Ms. McClain asked for clarification on what the DBRA Board is being asked to review and approve. Ms. Navin stated that the resolution being presented to the DBRA Board is for the approval of the contract for the Work to be performed and the approval of the acceptance of the City Funds and that the OCFO will present a resolution to City Council after recess for approval to transfer the City Funds to the DBRA. Mr. Long added that the City Funds were included in the Amended DBRA Budget for FY 2019-2020.

Ms. Washington stated that the Detroit City Council will likely ask questions regarding the employment of Detroit residents to perform the Work since the contractor is not a Detroit-based business. Ms. Washington asked if the number of Detroit residents employed by the Contractor and/or will be performing the Work is known. Mr. Dailey stated that the Contractor has worked on numerous other projects in the City of Detroit including the removal of USTs at Wayne State University and for Detroit Public Schools.

Ms. DeSantis asked for clarification on the need for additional City Funds and the amount of the contingency. Mr. Dailey stated that the contingency is not included in the total estimate from the Contractor and it is included in the amount for the City Funds. Ms. Navin stated that the original amount of \$250,000.00 for the Work was an estimate received from the Michigan Department of Environment, Great Lakes and Energy ("EGLE") when the DBRA was going to receive a grant for the Work.

Ms. DeSantis asked who controls the amount and use of the contingency. Ms. Navin stated that the DBRA controls the amount and use of the contingency and that should the contingency be needed the DBRA would execute change orders with the Contractor.

Mr. Walters called for a motion approving the AMC Site: Acceptance of Additional Funding and Underground Storage Tank Removal, Contaminated Soil Removal and Building Demolition, as presented. The Board took the following action:

On a motion by Ms. McClain, seconded by Ms. Wilkins, DBRA Resolution Code 19-12-254-07 was approved.

Land Assembly Project: Authorization to Enter into Contract with Angelo lafrate Construction Company – Site 12

Mr. Robertson presented the Land Assembly Project: Authorization to Enter into Contract with Angelo lafrate Construction Company – Site 12 to the DBRA Board.

As the Board is aware, 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 DBRA solicited bids from the following contractors to remove soil from selected sites within “Site 12” specifically those parcels to be acquired from GLWA as depicted on Exhibit “A”.

Specifically, the contractors were asked to provide a bid for the performance of the following scope: Site 12 - permits, soil erosion controls, grubbing, debris removal, removal of above grade and below grade soils, and backfill to grade with clean fill. DBRA received bids from the following five (5) contractors:

| | | |
|--------------------|--------------|----------------|
| laFrate | Warren, MI. | \$2,051,640.00 |
| Blaze Contracting | Detroit, MI. | \$2,285,950.00 |
| Toebe Construction | Wixom, MI. | \$2,124,621.80 |
| RBV Contracting | Detroit, MI. | \$2,237,538.00 |
| Farrow Group | Detroit, MI. | \$3,330,365.00 |

From these bids, DBRA project management staff selected Angelo lafrate Construction Company (the “Contractor”) as the lowest, most responsive bidder. The Contractor has proposed a not-to-exceed contract amount of Two Million Fifty-One Thousand Six Hundred Forty and 00/100 (\$2,051,640.00) Dollars for the performance of the scope of work referenced herein.

DBRA staff is requesting the DBRA Board of Directors to authorize the execution of an agreement with the Contractor to provide the requested services as expressed herein for the not to exceed amount of Two Million Fifty-One Thousand Six Hundred Forty and 00/100 (\$2,051,640.00) Dollars to be funded from the FCA Project funds.

DBRA staff is also recommending that a contingency representing twenty (20%) percent of the contract value, or Four Hundred Ten Thousand Three Hundred Twenty Eight and 00/100 (\$410,328.00) Dollars be

established to be dispersed upon the authorization of any two Officers, or any one of the Officers and any of the Authorized Agents of the DBRA, or any two Authorized Agents of the DBRA.

A resolution approving and authorizing the DBRA to enter into a contract with the Contractor for the above described services and the establishment of a contingency fund was attached for the Board's consideration.

Ms. Washington asked if Detroit-based businesses are given any special consideration or equalization credits when their proposals are being evaluated in the RFP process. Mr. Robertson stated that the DBRA does not currently give any special consideration or equalization credits when their proposals are being evaluated in the RFP process.

Ms. Washington requested that the DBRA could move forward with an initiative to put into consideration whether a company is Detroit-based in the RFP process because the cost of doing business in Detroit is higher than other cities in the Metro Detroit area.

Ms. Wilkins requested that the DBRA include a progressive policy as part of the RFP process in order to ensure that more contracts are awarded to Detroit-based businesses.

Ms. Navin stated that the DBRA staff has been actively working on a procurement policy for the DBRA and that it was not feasible to finalize the policy to present to the DBRA Board for approval before the end of 2019 and that the DBRA staff can include a consideration for Detroit-based businesses in that policy before it is presented to the DBRA Board in the first quarter of 2020.

Ms. Wilkins asked if the DBRA is at risk of the Contractor requesting additional funds for the services after they are awarded the contract, which would then increase the contract amount to more than what was proposed by one of the Detroit-based contractors who submitted a bid for the services. Ms. Navin stated that the scope of work in the RFP is the same for all bidders and is what the Contractor will be required to complete. Should there be any unforeseen additional work to be completed it would have been unforeseen for any contractor and then that could lead to an increase in the fees. Mr. Robertson added that contracts for similar work being performed as part of the FCA project have been completed without any unforeseen circumstances arising and that the same is expected for these services.

Ms. DeSantis stated that the Detroit Building Authority has a coherent procurement policy which includes a policy for special consideration for Detroit-based businesses and a point system and that she would like the DBRA staff to develop a similar policy.

Mr. Walters stated that the procurement process could get more politically driven if the point system is not carefully thought out and evaluated.

Ms. DeSantis stated that the point process that she would propose would not be subjective and that the Detroit Building Authority has been able to successfully implement a point system in its procurement process.

Mr. Vosburg stated that the DBRA staff has consulted with the Detroit Building Authority regarding its procurement process to assist the DBRA with the drafting of its own procurement policy.

Ms. McClain stated that the Detroit City Council will be looking to the DBRA to see if Detroit-based businesses are being awarded contracts for projects within the City of Detroit.

Ms. Washington stated that a lot of Detroit-based businesses have to compete with larger companies who are able to submit lower bids and miss out on being awarded contracts solely based on the amount of the bids and that such Detroit-based businesses should be given consideration based on their commitment to the City of Detroit, and if businesses not based in Detroit are awarded contracts for projects in the City of Detroit then they should be required to be intentional in their hiring of Detroit residents to perform the work.

Mr. Walters called for a motion approving the Land Assembly Project: Authorization to Enter into Contract with Angelo Iafra Construction Company – Site 12, as presented. The Board took the following action:

On a motion by Mr. Gonzalez, seconded by Mr. Walters, DBRA Resolution Code 19-12-262-35 was approved. Ms. McClain abstained.

Land Assembly Project: Authorization to Reimburse DTE Energy for Tree Removal Services – Site 12

Mr. Robertson presented the Land Assembly Project: Authorization to Reimburse DTE Energy for Tree Removal Services – Site 12 to the DBRA Board.

As the Board is aware, 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.

Site 12 makes up approximately 62+/- acres of property that needs to be developed into a fully functioning new vehicle storage lot, of which 20 acres is proposed to be cleared of brush and trees. The costs for clearing the site is to be paid by the DBRA.

In an effort to assist the DBRA with the Project, DTE Energy (“DTE”) solicited bids from the following contractors to furnish clearing, grubbing, removal, and legal off-site disposal of above ground trees, brush and vegetation within the clearing limits from selected sites within “Site 12” (i.e., parcels to be acquired from GLWA, DTE and Conrail and as further depicted on **Exhibit A**). DTE requested proposals from 4 Tree-Service companies and received one bid from the following contractor:

| | |
|---------------------------------|--------------|
| Kappen Tree Service, LLC | \$106,500.00 |
| 2675 Hurds Corner Road | |
| Cass City, Michigan 48726 | |

The three (3) non responsive companies are:

Davey Tree
28200 23 Mile Rd
Chesterfield, MI 48051

Energy Group USA
8837 Lyndon
Detroit, Michigan 48238

OCG Companies
611 Hillger
Detroit, Michigan 48214

From these bids, DTE staff selected Kappen Tree Service (the “Contractor”) as the most responsive bidder. The Contractor has proposed a not-to-exceed contract amount of One Hundred Six Thousand and 00/100 (\$106,000.00) Dollars for the performance of the scope of work referenced herein.

DBRA staff is requesting the DBRA Board of Directors authorize the reimbursement of the tree removal work undertaken by DTE once scope of work is completed and invoices/proof of payment are submitted to

the DBRA for the not to exceed amount of One Hundred Six Thousand and 00/100 (\$106,000.00) Dollars to be funded from the FCA Project funds.

DBRA staff is also recommending that a contingency representing twenty (20%) percent of the contract value, or Twenty-One Thousand Two Hundred and 00/100 (\$21,200.00) Dollars be established to be dispersed upon the authorization of any two Officers, or any one of the Officers and any of the Authorized Agents of the DBRA, or any two Authorized Agents of the DBRA.

A resolution approving and authorizing the DBRA to enter into a contract with the Contractor for the above described services and the establishment of a contingency fund was attached for the Board's consideration.

Ms. McClain asked what the definition of "most responsive" is. Mr. Robertson stated that there was only one response to the RFP so the memorandum should state "only responsive" as opposed to "most responsive."

Ms. DeSantis stated that DTE should be asked why the other companies did not respond to the RFP.

Mr. Walters asked what the RFP process was as performed by DTE. Mr. Robertson stated that the DBRA was not involved in the RFP process performed by DTE.

Ms. DeSantis stated that she did not have confidence that DTE issued an open RFP for the services.

Mr. Walters called for a motion approving the Land Assembly Project: Authorization to Reimburse DTE Energy for Tree Removal Services – Site 12, as presented. The Board took the following action:

On a motion by Mr. Gonzalez, seconded by Mr. Walters, DBRA Resolution Code 19-12-262-36 was approved. Ms. McClain and Ms. DeSantis abstained.

City Club Apartments Brownfield Redevelopment Plan

Mr. Vosburg presented the City Club Apartments Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

CCA CBD Detroit, LLC is the project developer (the "Developer") for the Plan which involves the construction of a mixed-use building that will contain approximately 288 apartments, 11,291 square feet of retail and other commercial space and an underground parking garage with capacity for approximately 410 vehicles. Twenty percent of the 288 residential units will be available at 80% of the Area Median Income (AMI).

The adoption of this Plan is being requested after the commencement of construction due to the discovery of significant unknown underground obstructions during construction. Although eligible activities in connection with the Plan are expected to exceed \$10,000,000, the Developer is requesting approval of \$7,933,739, which corresponds to the additional costs that have been incurred by the Developer due to the discovery of the unknown underground obstructions. Further, in the event the Michigan Strategic Fund ("MSF") does not approve the use of school taxes to reimburse eligible activity costs, the Developer seeks approval for only \$4,359,103 of the eligible activity costs and interest thereon.

The total investment is estimated to be \$92 million.

There will be approximately 450 temporary construction jobs and 58 FTE jobs created under this Plan. Approximately 50 part time and full-time retail jobs are expected for the commercial and retail establishments and 8 full time jobs related to property management.

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel located at 313 Park Avenue in Downtown Detroit, bounded by Park Avenue to the north, Washington Boulevard to the east, Clifford Street to the south, and Bagley Street to the west.

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 a "facility" pursuant to Part 201.

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, infrastructure improvements, interest, and development and implementation 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 began in November 2017 and are expected to be complete 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 – WITH MSF APPROVAL

| | |
|--|------------------------|
| 1. Environmental Assessment Activities | \$28,000.00 |
| 2. Infrastructure Improvements | \$6,452,156.00 |
| 3. Brownfield Plan & Work Plan Preparation | \$30,000.00 |
| 4. Interest | \$1,423,583.00 |
| Total Reimbursement to Developer | \$7,933,739.00 |
| 5. Authority Administrative Costs | \$1,420,712.00 |
| 6. State Brownfield Redevelopment Fund | \$949,148.00 |
| 7. Local Brownfield Revolving Fund | \$1,068,728.00 |
| TOTAL Estimated Costs | \$11,372,327.00 |

COSTS TO BE REIMBURSED WITH TIF – WITHOUT MSF APPROVAL

| | |
|--|-----------------------|
| 1. Environmental Assessment Activities | \$28,000.00 |
| 2. Infrastructure Improvements | \$4,060,324.00 |
| 3. Brownfield Plan & Work Plan Preparation | \$30,000.00 |
| 4. Interest | \$242,779.00 |
| Total Reimbursement to Developer | \$4,359,103.00 |
| 5. Authority Administrative Costs | \$769,606.00 |
| 6. State Brownfield Redevelopment Fund | \$0.00 |
| 7. Local Brownfield Revolving Fund | \$0.00 |
| TOTAL Estimated Costs | \$5,128,709.00 |

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 Property has been approved for a Commercial Rehabilitation Act (PA 210) Abatement and a Neighborhood Enterprise Zone Act (PA 147) Abatement.

Attached for the DBRA Board's review and approval was a resolution authorizing the City Club Apartments 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 called for a motion to approve the City Club Apartments Brownfield Redevelopment Plan and submit to City Council, as presented. The Board took the following action:

On a motion by Ms. DeSantis, seconded by Ms. McClain, DBRA Resolution Code 19-12-282-02 was unanimously approved.

511 Woodward Brownfield Plan: Reimbursement Agreement

Mr. Vosburg presented the 511 Woodward Brownfield Plan: Reimbursement Agreement to the DBRA Board.

On November 6, 2019, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors recommended approval to City Council of the Brownfield Plan for the 511 Woodward Redevelopment Project (the "Plan"). The City Council public hearing for the Plan was held November 21, 2019 and City Council approved the Plan on November 26, 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 ICONIC 511, LLC. The Agreement has been prepared between the DBRA and ICONIC 511, LLC and is presented to the DBRA for review and approval.

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) parcel 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 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

| | |
|---|-----------------------|
| 1. Demolition (Including Lead and Asbestos Abatement) | \$597,770.00 |
| 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 | \$2,114,211.00 |

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.

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

Ms. DeSantis called for a motion approving the 511 Woodward Brownfield Plan: Reimbursement Agreement, as presented. The Board took the following action:

On a motion by Ms. Wilkins, seconded by Ms. Washington, DBRA Resolution Code 19-12-281-03 was unanimously approved.

Uniroyal Site: Extension Request

Ms. Pavelko presented the Uniroyal Site: Extension Request to the DBRA Board.

As the Board is aware, the Detroit Brownfield Redevelopment Authority ("DBRA") has engaged Skidmore, Owings and Merrill ("SOM") to create a Master Plan for the 42 acre Uniroyal site (the "Site") in order to better inform a phasing of the acquisition and development of the Site under the 2005 Development Agreement between the DBRA and Bettis/Bettters Development, LLC (the "Development Agreement"). The closing under the Development Agreement was extended to December 13, 2019 if Revised Development Requirements were not reached by late October, 2019.

DBRA Staff and the Developer are working through final negotiations on terms for Revised Development Requirements. Additional time is needed to draft a comprehensive term sheet for the Board's review and ensure the Master Plan reflects the new terms.

Based on this, Staff is requesting an extension for the DBRA Board to approve revised proposed minimum development requirements, including development phasing, and milestones, by February 21, 2020. In the event DBRA Board does not approve the revised development requirements by February 14, 2020 closing under the current Development Agreement terms will be extended by 90 days.

In the event of delays caused by SOM and/or DBRA staff, staff may grant extensions to the above dates of no more than 30 days each without further Board approval.

A resolution was attached for the Board's consideration.

Ms. McClain asked if this will be the last extension requested for the Uniroyal Site. Ms. Pavelko confirmed that this will be the last extension requested for the Uniroyal Site.

Ms. Wilkins asked if the request for an extension means that a development is close to being finalized for the Uniroyal Site. Ms. Pavelko stated that the Development Agreement for the Uniroyal Site requires that the Developer begin construction within a given time frame.

Mr. Walters called for a motion approving the Uniroyal Site: Extension Request, as presented. The Board took the following action:

On a motion by Ms. Wilkins, seconded by Ms. Washington, DBRA Resolution Code 19-12-130-19 was unanimously approved.

OTHER

Mr. Walters stated that this would be his last DBRA meeting on the DBRA Board because as of December 20, 2019 he will no longer be employed by the City of Detroit and is starting his own development company and will be pursuing other endeavors. Mr. Walters added that he has enjoyed his time on the DBRA Board and that it has been a pleasure to serve with the other DBRA Board members.

Ms. Kanalos stated that there will be an appointment of a new member of the DBRA Board in early 2020, along with the election of a new Chairperson for the DBRA Board. Ms. Kanalos added that the DBRA Board also needs to elect a new member of the DBRA Budget Committee and that she would like to open the floor for nominations.

Ms. McClain made a motion to nominate Juan Gonzalez for the open position on the DBRA Budget Committee. Mr. Gonzalez stated his acceptance of the nomination.

Mr. Walters called for a motion to close the nominations for the DBRA Budget Committee. Ms. Wilkins made a motion to close the nominations for the DBRA Budget Committee. Ms. McClain seconded the motion.

Mr. Walters called for a motion to elect Juan Gonzalez to the DBRA Budget Committee. Ms. Wilkins made a motion to elect Juan Gonzalez to the DBRA Budget Committee. Ms. DeSantis seconded the motion and it was unanimously approved.

Ms. DeSantis stated that she believes the Chairperson of the DBRA Board should be an employee of the City of Detroit because there is a cleaner line of accountability if the Chairperson is an employee of the City of Detroit.

Ms. Kanalos stated that Mr. Walters has done a wonderful job as Chairperson of the DBRA Board and wished the DBRA Board a wonderful holiday season.

PUBLIC COMMENT

None.

ADJOURNMENT

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

On a motion by Ms. Wilkins, seconded by Ms. McClain the meeting was unanimously adjourned at 4:53 PM.



CODE DBRA 19-12-02-268

APPROVAL OF MINUTES NOVEMBER 20, 2019

RESOLVED, that the minutes of the regular meeting of November 20, 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.

December 18, 2019



DBRA 19-12-03-193

ACCEPTANCE OF TREASURER'S REPORT FOR OCTOBER 2019

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period October 1 through October 31, 2019, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

December 18, 2019



CODE DBRA 19-12-01-217

ADMINISTRATION: AMENDED DBRA BUDGET FOR FY 2019-2020

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 Amended DBRA Budget for FY 2019-2020 (the “Budget”) (Exhibit “A”); and

WHEREAS, on December 18, 2019 the DBRA Budget Committee reviewed and recommended adoption of the presented Amended DBRA Budget for FY 2019-2020.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby approves the Amended DBRA Budget for FY 2019-2020, as presented.

December 18, 2019



CODE DBRA 19-12-254-07

FORMER AMC SITE - 14250 PLYMOUTH ROAD: ACCEPTANCE OF ADDITIONAL FUNDING AND UNDERGROUND STORAGE TANK REMOVAL, CONTAMINATED SOIL REMOVAL AND BUILDING DEMOLITION

WHEREAS, on January 19, 2018 the City of Detroit Brownfield Redevelopment Authority (“DBRA”) board approved performing due diligence activities on behalf of the City of Detroit (the “City”) at the former AMC Site located at 14250 Plymouth Road (the “AMC Site”); and

WHEREAS, in connection therewith, the City agreed to provide, and the DBRA Board authorized the acceptance of, \$250,000 in funds from the Planning & Development Department (the “P&DD”) to the DBRA to perform the UST removal and remediation; and

WHEREAS, the scope of work to be performed includes abatement of hazardous material and demolition of an exterior/auxiliary building, removal and disposal of underground storage tanks (“UST”), excavation and disposal of impacted soils (collectively, the “Work”); and

WHEREAS, DBRA staff solicited bid proposals and received four (4) proposals from environmental remediation contractors qualified and licensed to perform the Work; and

WHEREAS, DBRA staff reviewed the quotes and determined that HM Environmental Services, Inc. (the “Contractor”) is the most responsive bidder to provide the Work; and

WHEREAS, the Contractor will provide the Work at a not-to-exceed amount Three Hundred Thirty Thousand Nine Hundred Seventeen and 50/100 (\$330,917.50) Dollars; and

WHEREAS, upon the selection of the Contractor, DBRA staff identified a deficiency in project funding to complete such work and have made a request to P&DD to increase the approved funding to an amount up to \$495,000.00 (the “City Funds”); and

WHEREAS, DBRA staff is requesting the authorization to enter into a professional services agreement with the Contractor at the not-to-exceed amount of Three Hundred Thirty Thousand Nine Hundred Seventeen and 50/100 (\$330,917.50) Dollars for the performance of the Work; and

WHEREAS, DBRA staff is also recommending that a contingency of approximately twenty (20%) percent of the contract value, or Sixty-Six Thousand One Hundred Eighty-Three and 50/100 (\$66,183.50) Dollars be established; and

WHEREAS, DBRA staff is also recommending the authorization to receive the City Funds and negotiate and execute a funding agreement or amendment with the City in connection therewith.

NOW THEREFORE BE IT RESOLVED that the DBRA Board of Directors hereby authorizes DBRA staff to negotiate and execute a funding agreement or amendment with the City for DBRA's acceptance of the City Funds.

BE IT FURTHER RESOLVED that subject to the DBRA's receipt of the City Funds, the DBRA Board of Directors hereby authorizes the negotiation and execution of a contract with the Contractor to perform the Work for the not to exceed amount of Three Hundred Thirty Thousand Nine Hundred Seventeen and 50/100 (\$330,917.50) Dollars.

BE IT FURTHER RESOLVED that the DBRA Board of Directors hereby authorizes a contingency in the amount of Sixty-Six Thousand One Hundred Eighty-Three and 50/100 (\$66,183.50) Dollars be established for the purpose of addressing possible unknown conditions at the direction of any two of the DBRA's Officers or any Officer and any Authorized Agent of the DBRA.

BE IT FURTHER RESOLVED that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the DBRA's Authorized Agents, shall hereafter have the authority to negotiate and execute any and all documents, contracts or other papers 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 18, 2019



CODE DBRA 19-12-262-35

LAND ASSEMBLY PROJECT: AUTHORIZATION TO ENTER INTO CONTRACT WITH ANGELO IAFRATE CONSTRUCTION COMPANY – SITE 12

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; and

WHEREAS, DBRA staff received quotes from five (5) contractors to perform soil removal activities on the GLWA properties for Site 12 for the Project, as depicted on Exhibit “A”, including permits, soil erosion controls, grubbing, debris removal, removal of above grade and below grade soils, and backfill to grade with clean fill (the “Scope of Services”); and

WHEREAS, DBRA staff reviewed the quotes and determined that Angelo IafRATE Construction Company (the “Contractor”) is the lowest, most responsive bidder; and

WHEREAS, DBRA staff is requesting the authorization to enter into an agreement with the Contractor at the not-to-exceed amount of Two Million Fifty-One Thousand Six Hundred Forty and 00/100 (\$2,051,640.00) Dollars for the performance of the Scope of Services; and

WHEREAS, DBRA staff is also recommending that a contingency of approximately twenty (20%) percent of the contract value, or Four Hundred Ten Thousand Three Hundred Twenty-Eight and 00/100 (\$410,328.00) Dollars be established; and

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

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby authorizes the engagement of the Contractor to provide the Scope of Services at the not-to-exceed amount of Two Million Fifty-One Thousand Six Hundred Forty and 00/100 (\$2,051,640.00) Dollars, to be funded from the FCA Project funds.

BE IT FURTHER RESOLVED, that the DBRA Board of Directors hereby authorizes the establishment of a contingency of approximately twenty (20%) percent of the contract value, or Four Hundred Ten Thousand Three Hundred Twenty Eight and 00/100 (\$410,328.00) Dollars, to be dispersed upon the authorization of any two Officers, or any one of the Officers and any of the Authorized Agents of the DBRA, 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 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 18, 2019



CODE DBRA 19-01-262-36

LAND ASSEMBLY PROJECT: AUTHORIZATION TO REIMBURSE DTE ENERGY FOR TREE REMOVAL SERVICES – SITE 12

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; and

WHEREAS, DTE Energy (“DTE”) solicited bids from contractors to furnish clearing, grubbing, removal, and legal off-site disposal of above ground trees, brush and vegetation within the clearing limits from selected sites within “Site 12” (i.e., parcels to be acquired from GLWA, DTE and Conrail and as further depicted on **Exhibit A**) (the “Scope of Services”); and

WHEREAS, DTE staff reviewed the quotes and determined that Kappen Tree Service, LLC (the “Contractor”) is the lowest, most responsive bidder; and

WHEREAS, DBRA staff is requesting the authorization to reimburse DTE following the completion of the Scope of Services at the not-to-exceed amount of Two Million Fifty-One Hundred Six Thousand and 00/100 (\$106,000.00) Dollars; and

WHEREAS, DBRA staff is also recommending that a contingency of approximately twenty (20%) percent of the contract value, or Twenty-One Thousand Two Hundred and 00/100 (\$21,200.00) Dollars be established; 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 reimbursement of DTE for the costs incurred by the Contractor at the not-to-exceed amount of One Hundred Six Thousand and 00/100 (\$106,000.00) Dollars, to be funded from the FCA Project funds.

BE IT FURTHER RESOLVED, that the DBRA Board of Directors hereby authorizes the establishment of a contingency of approximately twenty (20%) percent of the contract value, or Twenty One Thousand Two Hundred and 00/100 (\$21,200.00) Dollars, to be dispersed upon the authorization of any two Officers, or any one of the Officers and any of the Authorized Agents of the DBRA, 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 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 18, 2019



CODE DBRA 19-12-281-03

511 WOODWARD BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT

WHEREAS, on October 9, 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 **511 Woodward Redevelopment** (the "Project"); and

WHEREAS, on November 26, 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 ICONIC 511, LLC as developer of the Project; and

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

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

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

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

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

December 18, 2019



CODE DBRA 19-12-282-02

CITY CLUB APARTMENTS 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 **City Club Apartments 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 **City Club Apartments Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.
2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.
3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.
4. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

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

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

December 18, 2019



CODE DBRA 19-12-130-19

UNIROYAL SITE – EXTENSION REQUEST

WHEREAS, on June 15, 2005, the Detroit Brownfield Redevelopment Authority (“DBRA”) entered into a Development Agreement (as amended, the “Development Agreement”) with Bettis/Bettters Development, LLC (the “Developer”) for the property commonly known as the Uniroyal Site (the “Site”); and

WHEREAS, in June, 2019, the DBRA Board of Directors approved the engagement of Skidmore, Owings and Merrill (“SOM”) to create a Master Plan for the Site) in order to better inform a phasing of the acquisition and development of the Site and extended the closing date under the Development Agreement was extended to December 13, 2019 if revised development requirements were not reached by late October, 2019; and

WHEREAS, DBRA Staff has been in negotiations with Developer and has requested an extension in order to finalize proposed minimum development requirements as follows:

- DBRA Board to approve revised proposed minimum development requirements, development phasing, and milestones by February 14, 2020 (collectively, the “Revised Development Requirements”).
- In the event DBRA Board does not approve the Revised Development Requirements by February 14, 2020, closing under the current Development Agreement terms will be extend for a period of 90 days from such date.
- In the event of delays caused by SOM and/or DBRA staff, staff may grant extensions to the above dates of no more than 30 days each without further Board approval.

NOW, THEREFORE, BE IT RESOLVED that the DBRA Board of Directors hereby approves the requested extension as outlined above.

BE IT FURTHER RESOLVED that any two officers, any two of the Authorized Agents or any one of the Officer and any one of the Authorized Agents of the DBRA, shall hereafter have the authority to negotiate and execute an amendment to the Development Agreement, and any and all other documents, contracts or other papers, or take any and all 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 18, 2019



CODE DBRA 19-12-01-218

ADMINISTRATION: APPOINTMENT OF BUDGET COMMITTEE MEMBER

RESOLVED, that the following is hereby elected as a member of the Budget Committee of the Detroit Brownfield Redevelopment Authority:

Juan Gonzalez

December 18, 2019