



**DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS SPECIAL MEETING
WEDNESDAY, AUGUST 21, 2019 – 3:00 P.M.**

BOARD MEMBERS PRESENT:

David Blaszkiewicz
Charity Dean
Sonya Delley
Melvin Hollowell
Richard Hosey
James Jenkins
John Naglick
Steve Ogden

BOARD MEMBERS ABSENT:

Marvin Beatty
Austin Black
Ehrlich Crain
Michael Duggan
David Massaron

OTHERS PRESENT:

Roger Basmajian (Basco)
Charles Beckham (Paradise Valley Conservancy)
Gary Brown (DDA)
Rainy Hamilton (Randolph Centre 2020)
Amanda Hanlin (DEGC)
Gay Hilger (DEGC/DDA)
Paul Kako (DEGC/DDA)
Malinda Jensen (DEGC/DDA)
Jennifer Kanalos (DEGC/DDA)
Denise Lewis (Honigman)
Glen Long, Jr. (DEGC/DDA)
Rebecca Navin (DEGC/DDA)
Sarah Pavelko (DEGC/DDA)
Dan Reysinski (Hamilton Anderson)
David Schervish (Randolph Centre/HDC)
Nevan Shokar (DEGC/DDA)
Ron Sorey (Fidelity National Title)



**MINUTES OF THE DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS SPECIAL MEETING
WEDNESDAY, AUGUST 21, 2019
DETROIT ECONOMIC GROWTH CORPORATION
500 GRISWOLD STREET, SUITE 2200 – 3:00 P.M.**

GENERAL

Call to Order

Noting that a quorum was present, Vice Chair Blaszkiewicz called the Special meeting of the Downtown Development Authority Board of Directors to order at 3:05 p.m.

Approval of Minutes

Mr. Blaszkiewicz asked if there were any additions, deletions or corrections to the minutes of the June 26, 2019 Regular Board meeting. Hearing none, the Board took the following action:

On a motion by Mr. Hollowell, seconded by Mr. Naglick, Resolution Code DDA 19-08-02-619 was unanimously approved.

As a follow-up question from the Finance Committee meeting, Ms. Delley questioned Mr. Long if there are any additional UDAG funds available that are not already committed. Mr. Long responded that he would get that information and provide it later in the meeting.

Receipt of Treasurer's Report for June 2019

Mr. Naglick reviewed the Treasurer's Report of Receipts and Disbursements for the Month of June 2019 and responded to questions. Subsequent to the discussion, the Board took the following action:

On a motion by Mr. Hollowell, seconded by Mr. Hosey, Resolution Code DDA 19-08-03-499 was unanimously approved.

PROJECTS

Paradise Valley Business & Entertainment District: Third Amendment to the Development Agreement for 311 E. Grand River

Ms. Pavelko stated that in April 2017, the City of Detroit Downtown Development Authority (the "DDA") entered into a development agreement (the "Agreement") with 311 E. Grand River, LLC (the "Developer") for the development of 311 E. Grand River (the "Property") as a result of a Request for Proposals issued by DDA staff. The DDA board approved the First Amendment to the Agreement in August 2018 to amend the proposed use from a hotel and event space into a restaurant, collaborative workspace and banquet facility. Thereafter, in April 2019, the DDA approved the Second Amendment to the Agreement to reduce the purchase price, provide DDA financing, and extend the date of closing to July 31, 2019.



The Developer was working to close on the Property when it received notice, without any prior warning, that the master tenant for the Property had declared bankruptcy. Thus, it became necessary to secure a new tenant in order to satisfy the requirements of the Developer's senior lender. Due to the foregoing events, DDA staff requested an extension of the closing date to October 31, 2019.

A resolution was included with the Board material for consideration.

Mr. Ogden questioned the developer, Mr. Basmajian, if he felt October 31 would be enough time to close. Mr. Basmajian responded that, yes, he believed they could meet that deadline. Mr. Hollowell pointed out that that is the same date that the Archer project is also scheduled to close.

Subsequent to the discussion, the Board took the following action:

On a motion by Mr. Hollowell, seconded by Mr. Ogden, Resolution Code DDA 19-08-110-52 was unanimously approved.

Paradise Valley Business & Entertainment District: Amendment to the Development Agreement for 1435 Randolph and 1455 Centre

Ms. Pavelko advised that the City of Detroit Downtown Development Authority (the "DDA") approved the award of a development agreement (as amended, the "Development Agreement") for 1435 Randolph and 1455 Centre to Randolph Centre 2020, LLC (the "Developer") following a Request for Proposals issued by DDA staff. In June 2017, the DDA approved a reduction of the purchase price from \$2,351,000 to \$2,001,000 and certain other modifications to the original award to facilitate construction of an addition.

The Development Agreement contemplated that the lawsuits filed by the DDA in November 2016 and March 2017 relating to the ground floor restaurant tenant would be resolved by January of 2018; however, the final workout and vacation of the property did not occur until September 2018. This delay put significant pressure on the project and created significant uncertainty and prevented the finalization of proformas and financing. Further, underwriting by a third party determined that with terms offered by the Developer's financing partner and increased construction costs necessitated a further reduction to the purchase price and elimination of the addition from the near-term development plan.

In addition, the DDA postponed needed maintenance with the assumption that closing would be sooner and this resulted in significant impacts for the tenancy of Hamilton Anderson and Associates, an affiliate of Developer ("HAA"), prompting HAA to escrow its monthly rental payments since April 2019. It also resulted in delayed closing and additional rent payments rather than debt service to build equity for the principal of HAA.

Based on the foregoing circumstances, DDA staff recommended amending the Development Agreement to make the following changes, the terms of which are more particularly set forth in the Exhibit A included in the Board material:



1. Reduce the purchase price to \$1,400,000;
2. Provide a development credit against the purchase price of \$400,000;
3. Provide seller financing of the purchase price & additional financing for predevelopment and construction activities;
4. Allow for an immediate closing on the property; and
5. Release rent payments from escrow to the HAA and no rent to be payable to closing.

The DDA staff is seeking the Board's approval to negotiate and execute an Amendment to the Development Agreement consistent with the terms and conditions described in the Term Sheet. The DDA Finance Committee has reviewed the matter and recommends approval to the Board.

A resolution was included with the Board material for consideration.

Mr. Hollowell advised that the Finance Committee thoroughly discussed the proposed Amendment and provided the Board with the following summary of the key points that the Committee discussed.

The two main principles that were considered are:

1. We want to move the project forward for jobs and economic development, and culture.
2. We want to ensure that there is consistent treatment among the common Paradise Valley project participants, understanding that there are some nuances on each of the Paradise Valley sites.

Other points considered were as follows:

- The total investment by the developer is \$6.8 million, and that includes what is being financed by the DDA, but not the \$400,000;
- We needed assurances of the capacity of the development team, and Mr. Hamilton provided same.
- The property addition, which was in the original development agreement aspect, is removed from the proposal. That parcel is going to remain a parking lot.
- The \$30 per square foot purchase price is consistent with the other Paradise Valley projects.
- September 30 closing date.
- In consideration of two lawsuits and other deferred repairs and maintenance, the rent in escrow (approximately \$128,000) will be released.
- The grant of a development credit is consistent with the amended development terms for 1409 Randolph since, in both cases, the developers experienced project delays and additional expenses as a result of DDA's litigation with a tenant at the property, which, in this case, was a longer than expected period during which developer's affiliate was required to pay rent rather than build equity in the project.
- The development credit by the DDA of \$400,000 will be converted to a note if the full renovation is not completed in 24 months from the date of closing on senior financing (20-year mortgage with interest only for the first 5 years with Comerica).
- The loan is secured by a personal guarantee.
- There is \$835,000 for pre-development and construction costs.



- First floor retail space must be activated, and the retail commercial consultant requires DDA sign-off.

Mr. Hollowell advised that this is a summary of what was unanimously approved by the Finance Committee and moved for approval by the Board.

Ms. Delley pointed out a correction. The Comerica loan terms stated by Mr. Hollowell are the terms of the loan from DDA.

Ms. Delley questioned the retail component on the first floor mentioned by Mr. Hollowell. Ms. Pavelko stated that 75 percent of the first-floor retail must be occupied at the completion of construction.

Mr. Blaszkiewicz stated that with the above corrections, the information that was presented by Mr. Hollowell is a great summary of the lengthy Finance Committee discussion.

Mr. Ogden supported Mr. Hollowell's motion, with the corrections.

Ms. Delley asked if Mr. Beckham and Mr. Hamilton could comment on the project. Mr. Beckham advised that he will be making comments during the Public Comment portion of the meeting.

Mr. Hamilton stated that they are pleased to be at this milestone and thanked Mr. Johnson and Ms. Pavelko for their hard work to get the project to this point.

Mr. Ogden questioned if they will be ready with their drawings, etc., now that the parking lot has been excluded from the project. The Hamilton development team stated they would begin on new plans immediately and do not anticipate any problem meeting the deadline.

Subsequent to the discussion, the Board took the following action:

On a motion by Mr. Hollowell, seconded by Mr. Ogden, Resolution Code DDA 19-08-110-53 was unanimously approved.

Mr. Long addressed the Chair, stating he had the information requested earlier in the meeting. After the disbursements are made, there will be approximately \$2 million left in the UDDA fund.

Ms. Delley thanked Mr. Long for the information.

Comerica Ballpark: Approval & Reimbursement of 2018 Scheduled Repairs & Improvements

Mr. Brown reported that Article 11.1 of the Amended and Restated Concession and Management Agreement (the CMA), by and between the Detroit Downtown Development Authority (the "DDA") and the Detroit Tigers, Inc. (the "Tigers") assigns to the Tigers responsibility to maintain the Ballpark as a first-class sports and entertainment complex and in good repair and operating condition. Article 11.5 of the CMA identifies the terms and conditions for making repairs and improvements to the Ballpark, which include obtaining prior consent to the repairs from the DDA and Stadium Authority.



The CMA establishes under Section 11.6 a Maintenance Repair and Replacement Fund (MRRF) to assure that a reasonable amount of funds is available to reimburse the approved repairs and replacements (improvements). Beginning April 1, 2001, the DDA contributed \$250,000.00 and beginning December 31, 2006 the Tigers contributed a fixed amount of \$300,000.00 to the Fund. Each year thereafter the DDA and Tigers are obligated under the CMA to deposit into the MRRF a combined amount of \$550,000.00 (the DDA's contribution increases each year based on the CPI index; for 2019 the amount is \$360,098.15).

The Board by its resolution DDA Code 17-12-83-155 approved on December 17, 2017 consented to a budget for proposed by the Tigers for 2018 (FYE 2018) scheduled repairs and improvements to the Ballpark in the amount not to exceed \$ 610,000.00.

The Tigers have submitted request with supporting documentation for the DDA's reimbursement from the MRRF for eligible repairs and improvements completed during 2018 in the amount of \$ 543,977.32.

The DDA staff inspected with the Tiger representatives the overall condition of the facility and observed that the ballpark meets or exceeds MLB standards according to consultant developed recommendations contained in the Tiger's five-year maintenance plan.

In keeping with Article 11.2 b of the CMA and the Tigers' Diverse Business Program, refer to the Tigers report the cost of discretionary work contracted to disadvantage businesses, City of Detroit based businesses and to Wayne County based businesses. (Refer to the attached information regarding the disadvantaged businesses contracted by the Tigers.)

Based on a review of the detailed documentation against the budget and discussion with the Tiger's regarding the reallocated budget line item amounts (refer to the attached DDA staff summary review spreadsheets), the DDA staff recommends reimbursement of the 2018 repairs and improvements invoice for reimbursement are in keeping with the purposes of the MRRF and recommends payment of the total requested amount of \$543,977.32.

The current MRRF cash balance as of June 30, 2019 before this reimbursement is \$1,446,367.72.

A proposed resolution was included for the Board's consideration.

Ms. Jensen stated that the attachment included in the Board material of Completed 2018 Repairs and Improvements had some lines missing from it and distributed a complete copy to the Board.

Mr. Brown informed that Mike Healey has left the Tigers and Brian Skipinski is now Director of Park Operation. Mr. Brown stated that he is working with Mr. Skipinski on using Detroit-based contractors for the work. Mr. Brown gave the breakdown of the amount requested and stated that this is an improvement in the amount going to Detroit-based businesses over previous years and the Tigers are moving in the right direction.

Mr. Hollowell moved approval subject to discussion. Mr. Jenkins supported the motion.

Ms. Dean asked for some background on how the DDA is making the request of the Tigers. Ms. Navin responded that the Concession Management Agreement (CMA) for Comerica dates back



to the late 90s and early 2000. Comerica Park is a joint effort between the City of Detroit and Wayne County. The property itself is owned by the Detroit Wayne County Stadium Authority through Wayne County and sub-leased to the DDA, and that is how the DDA is a counter party of the CMA. Under the CMA, there is not a Detroit contractor utilization requirement; however, there is a requirement that expenditures from this certain fund (MRRF) come to the DDA every year for approval. At the request of this Body, the Tigers have moved towards reporting on Detroit utilization and really focusing on that, knowing that it is not a requirement of the CMA, and that this Body ultimately must approve these expenditures.

Ms. Dean questioned if there is anything that would preclude this Body from having a discussion about goals related to this. Ms. Navin stated that this Body could have a discussion, but there is nothing under the terms of the CMA that has been in place since the late 90s that would obligate the Tigers. The Board has had discussions about this in the past and there is no way of enforcing under the CMA.

Mr. Brown advised that we have addressed this with the Tigers, but there is another party in this, Wayne County. Since this fund is managed through the DDA, we have been making that point over the last several years. Joe Tate and Jim Jenkins were put on their committee.

Mr. Hosey pointed out that in the Tigers report, a business listed as Detroit-based is really based out of Hamtramck and not Detroit. Mr. Brown said that he would have the Tigers make this amendment to the report.

Mr. Hollowell stated that the Board typically looks towards Mr. Jenkins for being in the industry to say, here is the question, is the local participation here acceptable and is it improving. Mr. Jenkins stated that he will be more involved and work with Mr. Brown to increase the Detroit-based participation.

Mr. Blaszkiewicz advised that he wanted to make sure the Board separates these issues. What the Board is voting on here today is in the context of the contract that already exists that does not have these requirements. This Body is united in wanting to encourage and strongly frame the opportunity to better utilize Detroit opportunities, and that is a continued prospective opportunity for this organization.

Mr. Hollowell commented that to be consistent with the 1999 CMA, there is another issue of the Tigers maintaining the ballpark as a "first-in-class" stadium in the Major League. He was at the stadium last week and stated that it looked a little "tired" and felt that the \$500,000 seems low. Mr. Hollowell questioned if we were hitting the standards as we should be as it relates to other Major League parks.

Mr. Brown advised that obviously the Tigers spend a whole lot more money than \$500,000 per year to maintain the ballpark. It is going into its 21st season now and is in the last quarter of its life. There are Major League ballparks that are being replaced after 25 years. Comerica is still ranked very high.

Ms. Navin stated that we could go to our Small Business Team, as well as to our Real Estate Team that has a project management side to it that works with contractors, and perhaps Mr. Brown could organize a meeting with someone from the Small Business Team, the Tigers



management, Mr. Jenkins and Ms. Dean to re-ignite these discussions to make sure we are on track for next year, understanding that we do not have any legal authority in this context, but strongly encourage good behavior as we move forth. Ms. Dean responded that she is very interested in doing that.

Mr. Hosey made the point that if the Tigers management is coming in five years to ask for a bunch of money to fix up the stadium, they should start showing good faith now.

Subsequent to the discussion, the Board took the following action:

On a motion by Mr. Hollowell, seconded by Mr. Jenkins, Resolution Code DDA 19-08-83-159 was unanimously approved.

ADMINISTRATION

OTHER MATTERS

PUBLIC COMMENT

Mr. Blaszkiwicz called for public comment and stated two minutes would be given:

Mr. Charles Beckham, Co-Chair of the Paradise Valley Conservancy, stated the following:

“I am here today as Co-Chair of the Paradise Valley Conservancy, along with Denny Archer, Jr. You know the Conservancy was created as a result of the RFP to make sure we had an entity that made sure the philosophy of what the Mayor and the DEGC intended for this project to be a true revival of a historic park in Detroit. So that is our role in the Conservancy. We meet every month. All of the owners and future owners of the buildings in the Valley are members of that Conservancy and are very serious about what they are trying to do there. So, let me start out by thanking everybody here at the DEGC and those of you all on the DDA Board for approving Rainey. He is not the first deal that we’ve gotten done here, but we chose Rainey because he has been there in the Valley for 25 years. He is the longest tenant over there so we kind of rallied around him saying that this will be our marker for really getting the Valley to do what we wanted to do. If we can get Rainey through the deal, then we’ve got it. So, Jamal and the Cigar Bar is already in. Denny signed his deal, but we use Rainey as kind of a “bell weather” to really kick off what we are trying to do here. So, I want to thank everybody—this goes back to Rod Miller, Glen Long, who was the reluctant CEO, Kevin, Becky, Sarah, my friend, Tom Lewand, who is now laid up with a bad back, Moddie Turray, and everybody else that was involved. This was a long, arduous process. As Sarah said, we started this thing in 2015, so periodically along the way, imagine the Mayor asking me and Tom what the hell is going on over there. We all stood in the middle of the Valley in July of 2016 saying this is going to be a good thing. We have a vision for the Valley. We had Kevin over about three months ago and we gave him a presentation. The Conservancy is serious about this. It is going to be a destination place. There will be restaurants, office space, we have plans for live jazz clubs, so it will really be the revitalization of a historic location in Detroit that I think we’ll all be really proud of it. I just wanted to let the Board know today that this was really a significant action towards something the Mayor came up with five or six years ago and we



helped him put that whole thing together. I think it is going to be something we will all be proud of here in Detroit. So, thank you all again for the hard work.”

Mr. Blaszkiewicz thanked Mr. Beckham for his comments.

ADJOURNMENT

On a motion by Mr. Ogden, seconded by Mr. Hollowell, Mr. Blaszkiewicz adjourned the meeting at 4:05 p.m.



CODE DDA 19-08-02-619

APPROVAL OF MINUTES OF JUNE 26, 2019

RESOLVED that the minutes of the Regular meeting of June 26, 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 Downtown Development Authority.

August 21, 2019



CODE DDA 19-08-03-499

RECEIPT OF TREASURER'S REPORT FOR JUNE 2019

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period ending June 30, 2019, as presented at this meeting, is hereby in all respects received by the Downtown Development Authority.

August 21, 2019



CODE DDA 19-08-110-52

PARADISE VALLEY BUSINESS & ENTERTAINMENT DISTRICT: THIRD AMENDMENT TO DEVELOPMENT AGREEMENT--311 E GRAND RIVER

WHEREAS, in April 2017, the City of Detroit Downtown Development Authority (the “DDA”) entered into a development agreement (the “Agreement”) with 311 E Grand River, LLC (the “Developer”) for the development of 311 Grand River (the “Property”); and

WHEREAS, The DDA board approved the First Amendment to the Agreement in August 2018 to amend the proposed use from a hotel and event space into a restaurant, collaborative workspace and banquet facility; and

WHEREAS, in April 2019, the DDA approved the Second Amendment to the Agreement to reduce the purchase price, provide DDA financing, and extend the date of Closing to July 31, 2019; and

WHEREAS, the master tenant for the Property had declared bankruptcy requiring the Developer to secure a new tenant in order to satisfy the requirements of the Developer’s senior lender; and

WHEREAS, due to the loss of the master tenant, DDA staff seeks the Board’s approval of an extension to the date of closing to October 31, 2019 which will be incorporated into an amendment to the Agreement; and

WHEREAS, the Board of Directors has determined that the proposed amendment is reasonable and consistent with the DDA’s objectives for development in the Downtown District.

NOW, THEREFORE, BE IT RESOLVED, that the DDA Board of Directors hereby approves the execution of an amendment to the Agreement.

BE IT FURTHER RESOLVED that any two Officers, any two of the Authorized Agents of the DDA, or any one of the Officers and any one of the Authorized Agents of the DDA, shall hereafter have the authority to negotiate and execute an amendment to the Agreement consistent with this resolution, together with such other terms and conditions deemed reasonable by DDA’s counsel and Authorized Agents.

BE IT FURTHER RESOLVED that any two Officers, any two of the Authorized Agents of the DDA, or any one of the Officers and any one of the Authorized Agents of the DDA, shall hereafter have the authority to negotiate and execute 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 DDA.



BE IT FINALLY RESOLVED that all of the acts and transactions of any Officer or Authorized Agent of the DDA, in the name and on behalf of the DDA, 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.

August 21, 2019



CODE DDA 19-08-110-53

PARADISE VALLEY BUSINESS & ENTERTAINMENT DISTRICT: AMENDMENT TO DEVELOPMENT AGREEMENT FOR 1435 RANDOLPH AND 1455 CENTRE

WHEREAS, In July 2017, the City of Detroit Downtown Development Authority (the “DDA”) entered into a development agreement (the “Agreement”) with Randolph Centre 2020, LLC (the “Developer”) for the redevelopment of properties located at 1435 Randolph and 1455 Centre (the “Properties”); and

WHEREAS, Developer has experienced delays in completing the redevelopment of the Properties in accordance with the Agreement, caused, in part by DDA’s litigation with the ground floor retail tenant; and

WHEREAS, such delays resulted in delays in finalization of proformas and financing and additional costs due to rising construction pricing, both of which have affected the financial viability of the project; and

WHEREAS, Developer’s affiliate, Hamilton Anderson & Associates (“HAA”) as the primary office tenant of the Property has also experienced significant impacts due to the delays, including from DDA’s deferred maintenance on the Properties; and

WHEREAS, the Developer has requested certain modifications to the Agreement, including a purchase price reduction and seller financing, in order to ensure the viability of the project and certain concessions to HAA under its lease with DDA; and

WHEREAS, DDA staff is seeking this Board’s approval to execute an amendment to the Agreement (an “Amendment”) in accordance with the terms contained herein and the revised terms attached hereto as Exhibit A (the “Revised Terms”); and

WHEREAS, the DDA Finance Committee has reviewed the Revised Terms and recommends its approval to the Board of Directors; and

WHEREAS, the DDA Board has determined that approval of the Revised Terms is in the best interests of the DDA.

NOW, THEREFORE, BE IT RESOLVED, that the DDA Board of Directors hereby approves the Revised Terms.

BE IT FURTHER RESOLVED that any two Officers, any two of the Authorized Agents of the DDA, or any one of the Officers and any one of the Authorized Agents of the DDA, shall hereafter have the authority to negotiate and execute the Amendment in accordance with the Revised Terms and other modifications to the Agreement as deemed appropriate by such Authorized Agents and counsel which are not inconsistent with this resolution and do not alter the substance of the Revised Terms



BE IT FURTHER RESOLVED that any two Officers, any two of the Authorized Agents of the DDA, or any one of the Officers and any one of the Authorized Agents of the DDA, shall hereafter have the authority to negotiate and execute 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 DDA.

BE IT FINALLY RESOLVED that all of the acts and transactions of any Officer or Authorized Agent of the DDA, in the name and on behalf of the DDA, 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.

August 21, 2019



CODE DDA 19-08-83-159

COMERICA BALLPARK: RESOLUTION AUTHORIZING REIMBURSEMENT TO THE DETROIT TIGERS FOR COMPLETED 2017 REPAIRS & IMPROVEMENTS FROM THE MAINTENANCE REPAIR AND REPLACEMENT FUND (MRRF)

WHEREAS, the City of Downtown Development Authority (the “DDA”) and the Detroit Tigers, Inc. (the “Tigers”) entered into a Concession and Management Agreement, dated December 19, 1996 as restated and amended (the “CMA”), with the approval of the Detroit/Wayne County Stadium Authority (the “Authority”); and

WHEREAS, pursuant to the terms of Article 11.5 of the CMA, the DDA and the Authority have the right to prior consent on certain repairs and improvements made to the Ballpark (Comerica) during the term of the CMA; and

WHEREAS, the DDA Board of Directors by its resolution DDA Code 17-12-83-155 approved on December 17, 2017 consented to an aggregate budget proposed by the Tigers for identified and listed 2018 scheduled repairs and improvements to the Ballpark in the amount not to exceed \$ 610,000.00; and

WHEREAS, the DDA staff has reviewed the Tigers request dated April 12, 2018 for reimbursement of eligible repairs and maintenance completed during 2018 and recommends the DDA’s reimbursement to the Tigers in the amount of \$ 543,977.32 from the Maintenance Repair and Replacement Fund (MRRF) established in accordance with Section 11.6a of the CMA.

NOW, THEREFORE, BE IT RESOLVED, the DDA Board of Directors authorizes reimbursement to the Tigers from the MRRF in the amount of \$543,977.32 for authorized scheduled repairs and improvements to Comerica Ballpark completed during 2018.

BE IT FURTHER RESOLVED, that the DDA Board of Directors hereby authorizes any two of the Officers of the DDA or any two Authorized Agents of the DDA or combination thereof to execute any and all documents, contracts, or other papers necessary to implement the provisions and intent of this resolution on behalf of the DDA.

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

August 21, 2019