



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
REGULAR BOARD OF DIRECTORS MEETING  
WEDNESDAY, JULY 22, 2020  
4:00 PM**

**BOARD MEMBERS PRESENT:**

Donele Wilkins  
John George  
Stephanie Washington  
Amanda Elias  
Maggie DeSantis  
Raymond Scott

**BOARD MEMBERS ABSENT:**

Juan Gonzalez  
Pamela McClain  
Sonya Mays

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Paul Kako (DEGC)  
Malinda Jensen (DEGC)  
Cleveland Dailey (DEGC)  
Ngozi Nawaesei (Lewis & Munday)  
Ginny Dougherty (PM Environmental)  
Adam Hofmann (JGH Consulting)  
John Hambrick (JGH Consulting)  
Ryan Higuchi (PM Environmental)  
Elie Torgow (Sterling Group)  
Elizabeth Masserang (PM Environmental)  
Joe Benvenuto (Gratiot Acquisition)  
Marisa Varga (LIFTBuild)  
Mark Bennett (Gratiot Acquisition)  
Rocky Lala (Method Development)  
Theresa Donovan



**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY REGULAR MEETING  
WEDNESDAY, JULY 22, 2020  
HELD VIA ZOOM VIRTUAL MEETING**

**CALL TO ORDER**

Chair Raymond Scott called the meeting to order at 4:17 PM.

Ms. Kanalos took a roll call of the DBRA Board Members present.

**GENERAL**

**Approval of Minutes:**

Mr. Scott called for a motion approving the minutes of July 8, 2020 as presented. The Board took the following action:

Mr. George made a motion approving the minutes of the July 8, 2020 Board meeting, as presented.

Ms. DeSantis seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Elias, Mr. Scott, Ms. Wilkins and Ms. Washington

Nays: None.

DBRA Resolution Code 20-07-02-279 was approved.

**ADMINISTRATIVE**

**Delegation of Authority Report Q4 2019-2020**

Mr. Vosburg presented the Delegation of Authority Report Q4 2019-2020 to the DBRA Board.

In an effort to streamline the process for authorization of expenditures, the DBRA Board of Directors approved DBRA Resolution #18-10-01-204 on October 10, 2018. The resolution authorizes Officers and Authorized Agents (“Designated Parties”) to review and approve contracts in an amount up to Fifty Thousand and 00/100 (\$50,000.00) Dollars and to approved change orders to contracts up to 25% of the original contract amount not to exceed Twenty-Five Thousand and 00/100 (\$50,000.00) Dollars.

Attached for DBRA Board information only is the Delegation of Authority report of expenditures approved for the period of April through June of 2020.

**PROJECTS**

**Chemical Bank Headquarters Detroit Brownfield Redevelopment Plan: Assignment and Assumption of Reimbursement Agreement**

Mr. Vosburg presented the Chemical Bank Headquarters Brownfield Redevelopment Plan: Assignment and Assumption of Reimbursement Agreement to the DBRA Board.

On May 22, 2019, the Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors recommended approval to City Council of the Brownfield Plan for the Chemical Bank Headquarters Redevelopment Project (the “Plan”). The City Council public hearing for the Plan was held June 6, 2019 and City Council approved the Plan on June 11, 2019. The Reimbursement Agreement (the “Agreement”) between the DBRA and GPC Adams, LLC (“Developer”), was entered into on June 13, 2019.

Since then, the Developer has requested that the DBRA sign-off on the attached Assignment and Assumption of Reimbursement Agreement (“Assignment”). As a result, the Developer would like to assign the TIF capture from the Plan to GPC Elizabeth, LLC.

A copy of the Assignment and a resolution approving the Assignment and its subsequent execution were attached for the DBRA Board’s review and approval.

Mr. Scott called for a motion to approve the Chemical Bank Headquarters Brownfield Redevelopment Plan: Assignment and Assumption of Reimbursement Agreement, as presented. The Board took the following action:

Ms. Wilkins made a motion to approve the Chemical Bank Headquarters Brownfield Redevelopment Plan: Assignment and Assumption of Reimbursement Agreement, as presented.

Ms. Washington seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Elias, Mr. Scott, Ms. Wilkins and Ms. Washington

Nays: None.

DBRA Resolution Code 20-07-266-04 was approved.

### **The Junction Brownfield Redevelopment Plan: Reimbursement Agreement**

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

On June 24, 2020, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the Junction Redevelopment Project (the “Plan”) to Detroit City Council (“City Council”) with a recommendation for approval. The City Council public hearing for the Plan was held on July 16, 2020 and City Council is expected to approve the Plan on July 21, 2020.

#### Project Introduction

Method MJ, LLC is the project developer (the “Developer”) for the Plan. The project entails the redevelopment of the existing structures into approximately 14 market rate apartments, 4 affordable rate apartments (80% AMI), 47,867 square feet of office space, and 11,631 square feet of retail space which is expected to include a restaurant/bar and retail shops.

The total investment is estimated to be \$12.9 million. The Developer is requesting \$975,094.00 in TIF reimbursement.

There will be approximately 120 temporary construction jobs and 0 FTE jobs. Additional permanent jobs are expected to be created by the future office and retail tenants.

#### Property Subject to the Plan

The eligible property (the “Property”) consists of eight (8) parcels (2857 and 2863 East Grand Boulevard, 6540 St. Antoine, 6545, 6539, 6535, and 6527 Oakland Avenue and 627 Milwaukee Avenue) bounded by East Grand Boulevard to the north, Oakland Avenue to the east, Milwaukee Avenue to the south, and St. Antoine Street to the west in Detroit’s Milwaukee Junction neighborhood.

#### Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for commercial and industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the parcels are determined to be functionally obsolete as defined by Act 381, or are adjacent and contiguous to a functionally obsolete parcel.

#### Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include Baseline Environmental Assessment activities, demolition, lead and asbestos abatement, infrastructure improvements, site preparation activities, and the

preparation and implementation of a Brownfield Plan and Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

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

**COSTS TO BE REIMBURSED WITH TIF**

1. Pre-Approved Activities	\$4,800.00
2. Demolition	\$259,720.00
3. Lead and Asbestos Abatement	\$135,000.00
4. Site Preparation	\$184,980.00
5. Infrastructure Improvements	\$211,860.00
6. Brownfield Plan & Work Plan Preparation/Implementation	\$60,000.00
7. Contingency (15%)	\$118,734.00
<b>Total Reimbursement to Developer</b>	<b>\$975,094.00</b>
8. Authority Administrative Costs	\$253,677.00
9. State Brownfield Redevelopment Fund	\$91,144.00
10. Local Brownfield Revolving Fund	\$357,151.00
<b>TOTAL Estimated Costs</b>	<b>\$1,677,066.00</b>

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 tax incentives including approval of a Commercial Rehabilitation Act (PA 210) abatement.

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

Mr. Scott called for a motion to approve the Junction Brownfield Redevelopment Plan: Reimbursement Agreement and its submittal to City Council, as presented. The Board took the following action:

Mr. George made a motion to approve the Junction Brownfield Redevelopment Plan: Reimbursement Agreement, as presented. Ms. DeSantis seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Elias, Mr. Scott, Ms. Wilkins and Ms. Washington

Nays: None.

DBRA Resolution Code 20-07-287-03 was approved.

**The Exchange Brownfield Redevelopment Plan: Reimbursement Agreement**

Mr. Vosburg presented the Exchange Brownfield Redevelopment Plan: Reimbursement Agreement to the DBRA Board.

On June 24, 2020, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the Exchange Redevelopment Project (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City

Council public hearing for the Plan was held on July 16, 2020 and City Council is expected to approve the Plan on July 21, 2020.

Project Introduction

Gratiot Acquisition Partners, LLC is the project developer (the “Developer”) for the Plan. The project entails the demolition of the current surface parking lots (with the exception of 400 Macomb Street) and the construction of a 16-story mixed-use building with approximately 153 for-rent units consisting of studio, one-bedroom, and two-bedroom units and 12 for-sale condominium units ranging from one-bedroom to three-bedroom units. Approximately 31(20%) of the apartment units will be affordable at 80% of the AMI. The project also includes retail space and a proposed office space on the first floor with frontage on Brush Street.

The total investment is estimated to be \$64.6 million. The Developer is requesting \$2,810,673.00 in TIF reimbursement.

There will be approximately 60 temporary construction jobs and 5 FTE jobs associated with property management. Additional permanent jobs are expected to be created by the future commercial tenants.

Property Subject to the Plan

The eligible property (the “Property”) consists of five (5) parcels (316 and 338 Gratiot Avenue, and 301, 343 and 400 Macomb Street) bounded by Gratiot Avenue to the north, Brush Street to the east, Macomb Street to the south, and Randolph Street to the west in Detroit’s Greektown district.

Basis of Eligibility

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

Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include pre-approved activities, department specific activities, site demolition activities, infrastructure improvements, site preparation, and the preparation and implementation of a Brownfield Plan and Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

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

**COSTS TO BE REIMBURSED WITH TIF**

1. Pre-Approved Activities	\$12,920.00
2. Department Specific Activities	\$227,280.00
3. Demolition	\$209,835.00
4. Site Preparation	\$1,609,000.00
5. Infrastructure Improvements	\$334,540.00
6. Brownfield Plan & Work Plan Preparation/Implementation	\$60,000.00
7. Contingency (15%)	\$357,098.00
<b>Total Reimbursement to Developer</b>	<b>\$2,810,673.00</b>
8. Authority Administrative Costs	\$575,586.00
9. State Brownfield Redevelopment Fund	\$919,351.00

10. Local Brownfield Revolving Fund	\$375,771.00
<b>TOTAL Estimated Costs</b>	<b>\$4,681,381.00</b>

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 tax incentives including approval of a Neighborhood Enterprise Zone (PA 147) abatement.

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

Mr. Scott called for a motion to approve the Exchange Brownfield Redevelopment Plan: Reimbursement Agreement and its submittal to City Council, as presented. The Board took the following action:

Mr. George made a motion to approve the Junction Brownfield Redevelopment Plan: Reimbursement Agreement, as presented. Ms. Wilkins seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Elias, Mr. Scott, Ms. Wilkins and Ms. Washington

Nays: None.

DBRA Resolution Code 20-07-288-03 was approved.

**The Royal Palm Detroit Brownfield Redevelopment Plan: Reimbursement Agreement**

Mr. Vosburg presented the Royal Palm Detroit Brownfield Redevelopment Plan: Reimbursement Agreement to the DBRA Board.

On July 8, 2020, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the Royal Palm Detroit Redevelopment Project (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council public hearing for the Plan will be held on July 23, 2020 and City Council is expected to approve the Plan on July 28, 2020.

Project Introduction

Downtown Hospitality Detroit, LLC is the project developer (the "Developer") for the Plan. The project is a planned rehabilitation of the existing 13-story historic Park Avenue House located at 2305 Park Avenue which was designed by Louis Kamper and constructed in 1924. At approximately 103,367 square feet, the building will be converted from its former residential use into a 172-room hotel with a ground floor café and bar/restaurant. The hotel will be branded as part of the Tapestry Collection by Hilton and will reopen as the Royal Palm Detroit.

The total investment is estimated to be \$50 million. The Developer is requesting \$2,569,492.00 in TIF reimbursement.

There will be approximately 65 temporary construction jobs and 65 FTE jobs.

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel located at 2305 Park Avenue roughly bounded by the property line to the north, Park Avenue to the east, West Montcalm Street to the south, and the property line to the west in Detroit's Arena District.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized for commercial and residential purposes; (b) it is located within the City of Detroit, a

qualified local governmental unit under Act 381; and (c) the Property is determined to be a historic resource 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 Preapproved Activities, demolition, asbestos and lead abatement, infrastructure improvements, site preparation, and preparation and implementation of a brownfield plan and Act 381 work plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

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

**COSTS TO BE REIMBURSED WITH TIF**

1. Preapproved Activities	\$48,150.00
2. Demolition	\$1,309,000.00
3. Lead and Asbestos Activities	\$170,000.00
4. Site Preparation	\$596,000.00
5. Infrastructure Improvements	\$91,240.00
6. Brownfield Plan & Work Plan Preparation/Implementation	\$30,000.00
7. Contingency (15%)	\$324,936.00
<b>Total Reimbursement to Developer</b>	<b>\$2,569,326.00</b>
8. Authority Administrative Costs	\$466,610.00
9. State Brownfield Redevelopment Fund	\$378,621.00
10. Local Brownfield Revolving Fund	\$153,935.00
<b>TOTAL Estimated Costs</b>	<b>\$3,568,492.00</b>

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 Abatement (PA 146).

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

Mr. Scott called for a motion to approve the Royal Palm Detroit Brownfield Redevelopment Plan: Reimbursement Agreement and its submittal to City Council, as presented. The Board took the following action:

Ms. DeSantis made a motion to approve the Royal Palm Detroit Brownfield Redevelopment Plan: Reimbursement Agreement, as presented. Mr. George seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Elias, Mr. Scott, Ms. Wilkins and Ms. Washington

Nays: None.

DBRA Resolution Code 20-07-289-03 was approved.

**OTHER**

None.

**PUBLIC COMMENT**

None.

**ADJOURNMENT**

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

On a motion by Mr. George, seconded by Ms. DeSantis the meeting was unanimously adjourned at 4:31 PM.





**CODE DBRA 20-07-02-279**

**APPROVAL OF MINUTES JULY 8, 2020**

RESOLVED, that the minutes of the regular meeting of July 8, 2020 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.

July 22, 2020



CODE DBRA 20-07-266-04

**CHEMICAL BANK HEADQUARTERS BROWNFIELD REDEVELOPMENT PLAN: ASSIGNMENT AND ASSUMPTION OF REIMBURSEMENT AGREEMENT**

WHEREAS, on May 22, 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 Chemical Bank Headquarters Redevelopment (the "Project"); and

WHEREAS, on June 11, 2019, the Detroit City Council approved the Plan; and

WHEREAS, on June 13, 2019 the Reimbursement Agreement (the "Agreement") was made and entered into by and between GPC Adams, LLC and the DBRA; and

WHEREAS, a Assignment and Assumption of Reimbursement Agreement (the "Assignment") between GPC Adams, LLC and GPC Elizabeth, LLC has been drafted and approved as to form by DBRA legal counsel; and

WHEREAS, the Assignment needs to be executed by GPC Adams, LLC and GPC Elizabeth, 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 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.

July 22, 2020



**CODE DBRA 20-07-287-03**

**THE JUNCTION BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT**

WHEREAS, on June 24, 2020, 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 Junction Redevelopment (the "Project"); and

WHEREAS, on July 21, 2020, the Detroit City Council voted to approve 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 Method MJ, 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.

July 22, 2020



**CODE DBRA 20-07-288-03**

**THE EXCHANGE BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT**

WHEREAS, on June 24, 2020, 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 Exchange Redevelopment (the "Project"); and

WHEREAS, on July 21, 2020, the Detroit City Council voted to approve 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 Gratiot Acquisition Partners, 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.

July 22, 2020



**CODE DBRA 20-07-289-03**

**ROYAL PALM DETROIT BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT**

WHEREAS, on July 8, 2020, 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 Royal Palm Detroit Redevelopment (the "Project"); and

WHEREAS, on July 28, 2020, the Detroit City Council is scheduled to approve 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 Downtown Hospitality Detroit, 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.

July 22, 2020