



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
SPECIAL BOARD OF DIRECTORS MEETING  
WEDNESDAY, MARCH 31, 2021  
4:00 PM**

**BOARD MEMBERS PRESENT:**

Donele Wilkins  
Pamela McClain  
Maggie DeSantis  
Sonya Mays  
Raymond Scott  
Amanda Elias  
John George  
Juan Gonzalez

**BOARD MEMBERS ABSENT:**

Stephanie Washington

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Malinda Jensen (DEGC/DBRA)  
Paul Kako (DEGC)  
Glen Long (DEGC)  
Rebecca Navin (DEGC)  
Charlotte Fisher (DEGC)  
Ngozi Nwaesei (Lewis & Munday)  
Rod Hardamon (URGE Development)  
Benecia Cousin (URGE Development)  
Richard Barr (Honigman)  
Ben Smith (Terranovus Development)  
Darian Neubecker (Robertson Brothers)  
James Clarke (Robertson Brothers)  
Dan Gough (EGLE)  
Tim Loughrin



**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY SPECIAL MEETING  
WEDNESDAY, MARCH 31, 2021  
HELD VIA ZOOM VIRTUAL MEETING**

**CALL TO ORDER**

Chairperson Ray Scott called the meeting to order at 4:10 PM.

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

**GENERAL**

**Approval of Minutes:**

Mr. Scott called for a motion approving the minutes of March 10, 2021 as presented. The Board took the following action:

Ms. Mays made a motion approving the minutes of the March 10, 2021 Board meeting, as presented. Mr. Gonzalez seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Ms. Elias, Mr. George, Mr. Gonzalez, Ms. Mays, Mr. Scott, and Ms. Wilkins  
Nays: None.

DBRA Resolution Code 21-03-02-289 was approved.

**Treasurer's Report – February 2021**

Mr. Long presented the February 2021 Treasurer's Report.

Mr. George asked from where the \$85,000 was received. Mr. Long stated that the \$85,000 was received from Chicago Title as a reimbursement for legal fees and other fees for the former Cadillac Stamping Plant project.

Mr. Scott called for a motion accepting the February 2021 Treasurer's Report as presented. The Board took the following action:

Ms. DeSantis made a motion accepting the February 2021 Treasurer's Report, as presented. Mr. Gonzalez seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Ms. Elias, Mr. George, Mr. Gonzalez, Ms. Mays, Mr. Scott, and Ms. Wilkins  
Nays: None.

DBRA Resolution Code 21-03-03-209 was approved.

Mr. Scott welcomed Dan Gough to the meeting and asked him to introduce himself. Mr. Gough introduced himself as the new Michigan Departments of Environment, Great Lakes and Energy (EGLE) Brownfield Coordinator for the City of Detroit and stated that he looks forward to working with the DBRA.

**PROJECTS**

**7303 W. McNichols Brownfield Redevelopment Plan: EGLE Grant Application**

Mr. Vosburg presented the 7303 W. McNichols Brownfield Redevelopment Plan: EGLE Grant Application to the DBRA Board.

On February 10, 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 7303 W. McNichols 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 March 4, 2021 and City Council approved the Plan on March 9, 2021. The Reimbursement Agreement (the "Agreement") between the DBRA and 7303 W. McNichols, LLC (the "Developer"), was entered into on December 5, 2018.

The DBRA is being asked to sponsor the Developer's grant application to the Michigan Department of Environment, Great Lakes and Energy ("EGLE") for up to \$658,495 in funds ("Funding") from the State of Michigan to offer an environmental cleanup grant through their existing Refined Petroleum Fund Program. The western portion of the development site was historically occupied by a retail petroleum filling station. As part of the environmental due diligence, orphan underground storage tanks (USTs) were identified on the site. The Funding will be used to remove the orphan UST(s) as well as excavate and dispose of the petroleum impacted soil associated with the former UST system(s).

No local match is required as part of this grant application. The grant program is funded by fees paid by UST owners, a portion of which are set aside to remediate orphan USTs. If the DBRA and Developer are awarded the grant, any grant funded Brownfield TIF Eligible Activities will be reduced from the Brownfield Plan for the project.

The Developer will be present at the board meeting to give a brief presentation and answer questions Board members may have regarding the project.

A resolution supporting the submission of the 7303 W. McNichols EGLE Grant application was attached for the DBRA Board's review and approval.

Mr. Scott called for a motion to approve the 7303 W. McNichols Brownfield Redevelopment Plan: EGLE Grant Application, as presented. The Board took the following action:

Ms. Wilkins made a motion to approve the 7303 W. McNichols Brownfield Redevelopment Plan: EGLE Grant Application, as presented. Ms. DeSantis seconded the motion. A roll call vote was conducted with the following result:

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

Nays: None.

DBRA Resolution Code 21-03-295-04 was approved.

Ms. McClain joined the meeting at 4:32 pm.

### **1727 Merrick Brownfield Redevelopment Plan**

Mr. Vosburg presented the 1727 Merrick Brownfield Redevelopment Plan to the DBRA Board.

#### **Project Introduction**

1727 Merrick Street Partners, LLC is the project developer (the "Developer") for the Plan. The project entails the construction of 23 new, for-sale townhomes, all of which are expected to be two-bedroom homes with approximately 1,330 square feet of living space. Onsite surface parking will be provided for all townhomes. The project also includes a stormwater management system capable of detaining a ten-year storm.

The total investment is estimated to be \$6.25 million. The Developer is requesting \$1,126,701.00 in TIF reimbursement.

There will be approximately 150 temporary construction jobs and 0 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the "Property") consists of twelve (12) parcels bounded by Merrick Street to the north, Avery Street to the east, Putnam Avenue to the south, and Rosa Parks Boulevard to the west in the Woodbridge neighborhood of Detroit.

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 Property is determined to be "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 baseline environmental assessment activities, department specific activities, due care activities, site preparation, infrastructure improvements, 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. Pre-Approved Activities	\$25,000.00
2. Due Care Activities	\$132,000.00
3. Site Preparation	\$259,644.00
4. Infrastructure Improvements	\$239,540.00
5. Urban Stormwater Management System	\$147,000.00
6. Brownfield Plan & Work Plan Preparation	\$30,000.00
7. Brownfield Plan & Work Plan Implementation	\$30,000.00
8. Contingency (15%)	\$120,678.00
9. Interest	\$142,839.00
<b>Total Reimbursement to Developer</b>	<b>\$1,126,701.00</b>
10. Authority Administrative Costs	\$357,102.00
11. State Brownfield Redevelopment Fund	\$154,905.00
12. Local Brownfield Revolving Fund	\$741,972.00
<b>TOTAL Estimated Costs</b>	<b>\$2,380,680.00</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 a Neighborhood Enterprise Zone (PA 147) Abatement.

Attached for the DBRA Board's review and approval was a resolution authorizing the 1727 Merrick 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. Neubecker provided additional information regarding the project including the community outreach that was performed by the Developer, the Developer's understanding of the characteristics of the Woodbridge neighborhood, the changes made to the project as a result of feedback from the community including the addition of a pocket park and bike racks, the Developer's effort to target an attainable price point for the new townhomes, and the Developer's past experience with the Detroit Land Bank.

Ms. DeSantis stated that she is aware that the Developer has been in contact with the Woodbridge Neighborhood Association regarding the project and asked if there is an affordability component to the project. Mr. Neubecker stated that there is not an affordability component to the project but that the Developer is aiming to stay within the \$200,000 range for the new townhomes. Mr. Smith added that the Developer is working hard to keep the price of the townhomes within reach of Detroit residents. Ms. DeSantis stated that she believes many Detroit residents would not be able to afford a new townhome in the \$200,000 range.

Mr. Scott called for a motion to authorize a public hearing for the 1727 Merrick Brownfield Redevelopment Plan and refer it to the CAC, as presented. The Board took the following action:

Mr. George made a motion to authorize a public hearing for the 1727 Merrick Brownfield Redevelopment Plan and refer it to the CAC, as presented. Ms. Elias seconded the motion. A roll call vote was conducted with the following result:

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

Nays: None.

Abstentions: Ms. McClain

DBRA Resolution Code 21-03-296-01 was approved.

#### **ADMINISTRATIVE**

None.

#### **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 4:37 PM.



**CODE DBRA 21-03-02-289**

**APPROVAL OF MINUTES MARCH 10, 2021**

RESOLVED, that the minutes of the regular meeting of March 10, 2021 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.

March 31, 2021



**DBRA 21-03-03-209**

**ACCEPTANCE OF TREASURER'S REPORT FOR FEBRUARY 2021**

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period February 1 through February 28, 2021, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

March 31, 2021



**CODE DBRA 21-03-295-04**

**7303 W. MCNICHOLS BROWNFIELD REDEVELOPMENT PLAN: EGLE GRANT APPLICATION**

**WHEREAS**, the DBRA was created pursuant to Act 381 of the Public Acts of Michigan of 1996 (“Act 381”) for the purpose of facilitating the implementation of brownfield plans and promoting the revitalization, redevelopment, and reuse of certain property, including, but not limited to, tax reverted, blighted or functionally obsolete property within the City of Detroit; and

**WHEREAS**, the Michigan Department of Environment, Great Lakes and Energy (the “EGLE”) has opened an application period for new applications for the Refined Petroleum Fund Program (the “Grant”); and

**WHEREAS**, 7303 W. McNichols, LLC (the “Developer”) has approached the DBRA to sponsor an application for an EGLE Refined Petroleum Fund Program Grant application for the 7303 W. McNichols development, which will entail environmental studies and assessments, environmental remediation and abatement, as well as the demolition of vacant buildings to prepare for the construction of a new mixed-use development (the “Project”); and

**WHEREAS**, the DBRA believes that the Project and Developer is well suited to be a successful Grant recipient; and

**WHEREAS**, the Board of Directors of DBRA has determined that proposed grant is consistent with the powers of the DBRA, its statutory purpose, and its submission is supported by the Brownfield Redevelopment Financing Act (Act 381 of the Public Acts of Michigan of 1996, as amended).

**NOW THEREFORE BE IT RESOLVED:**

1. That Board of Directors of the City of Detroit Brownfield Redevelopment Authority do hereby support and approve an up to six hundred fifty-eight thousand four hundred ninety-five-dollar (\$658,495.00) EGLE Refined Petroleum Fund Program Grant for the Project being developed by 7303 W. McNichols, LLC.
2. That any Authorized Agent of the DBRA is authorized and directed to submit appropriate documents to EGLE to support and secure funds for the Project on behalf of the DBRA.
3. That upon award, the DBRA is authorized to accept and utilize the Grant to reimburse the Developer for eligible costs.
4. That all acts and transactions of any Officer or Authorized Agent of the DBRA in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolution except that such acts were taken prior to execution of these resolution, are hereby in all respects confirmed, approved and ratified.
5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

March 31, 2021



**CODE DBRA 21-03-296-01**

**1727 MERRICK BROWNFIELD REDEVELOPMENT PLAN – TRANSMITTAL OF BROWNFIELD PLAN TO THE COMMUNITY ADVISORY COMMITTEE**

WHEREAS, pursuant to 381 PA 1996 (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) has been established by resolution of the City Council of the City of Detroit (the “City”) for the purpose of promoting the revitalization of environmentally distressed areas in the City; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, under the resolution establishing the DBRA and the bylaws of the DBRA requires the DBRA, prior to the approval of a brownfield plan, submit the proposed brownfield plan to the Community Advisory Committee for consideration and comment and solicit comments by publication of notice that the proposed brownfield plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies.

NOW, THEREFORE, BE IT RESOLVED:

1. The City of Detroit Brownfield Redevelopment Authority acknowledges receipt of the proposed Brownfield Plan for the **1727 Merrick Brownfield Redevelopment Plan** (the “Proposed Plan”) and authorizes and directs the Chairperson to cause the Proposed Plan to be transmitted to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the Proposed Plan.

2. The President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, shall conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

3. The Chairperson is authorized and directed to cause there to be published notice that the Proposed Plan has been submitted to the Community Advisory Committee and of the public hearing to be held pursuant to this resolution.

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

March 31, 2021