



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
REGULAR BOARD OF DIRECTORS MEETING  
WEDNESDAY, APRIL 28, 2021  
4:00 PM**

**BOARD MEMBERS PRESENT:**

Sonya Mays  
Donele Wilkins  
John George  
Raymond Scott  
Pamela McClain  
Stephanie Washington

**BOARD MEMBERS ABSENT:**

Maggie DeSantis  
Amanda Elias  
Juan Gonzalez

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Malinda Jensen (DEGC/DBRA)  
Charlotte Fisher (DEGC)  
Paul Kako (DEGC)  
Glen Long, Jr. (DEGC)  
Ngozi Nwaesei (Lewis & Munday)  
Richard Barr (Honigman)  
Dan Gough (EGLE)  
Jason Jones (3701 Lincoln LLC/Tekton Development)  
Tim Loughrin (Roberston Brothers)  
Antonio Brown (Detroit Public Library)  
Antonio Morsette (AKT Peerless)  
Jeremy McCallion (AKT Peerless)  
Sam Seimer (AKT Peerless)  
Dave Blaszkiewicz (Invest Detroit)  
Marcia Ventura (Invest Detroit)  
Lucas Michieli (Q Factor)  
Eva Torres (Department of Neighborhoods, City of Detroit)  
Ashley Williams  
Erica McClain  
Theo Pride



**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY REGULAR MEETING  
WEDNESDAY, APRIL 28, 2021  
HELD VIA ZOOM VIRTUAL MEETING**

**CALL TO ORDER**

Chairperson Ray Scott called the meeting to order at 4:03 PM.

Ms. Kanalos took a roll call of the DBRA Board Members present and a quorum was established.

**GENERAL**

**Approval of Minutes:**

Mr. Scott called for a motion approving the minutes of April 14, 2021 as presented. The Board took the following action:

Ms. Mays made a motion approving the minutes of the April 14, 2021 Board meeting, as presented.

Mr. George seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. George, Ms. Mays, Mr. Scott, Ms. Washington, and Ms. Wilkins.

Nays: None.

DBRA Resolution Code 21-04-02-291 was unanimously approved.

**Treasurer's Report – March 2021**

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

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

Mr. George made a motion accepting the March 2021 Treasurer's Report, as presented. Ms.

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

Ayes: Mr. George, Ms. Mays, Mr. Scott, Ms. Washington, and Ms. Wilkins

Nays: None.

DBRA Resolution Code 21-04-03-210 was approved.

**PROJECTS**

**Detroit Public Library: LBRF Grant Proposal**

Mr. Vosburg presented the Detroit Public Library: LBRF Grant Proposal to the DBRA Board.

**Project and Grant Proposal Introduction**

As the City of Detroit Brownfield Redevelopment Authority Board of Directors (the "Board") is aware, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") has established the Local Brownfield Revolving Fund (the "LBRF") under Act 381 of 1996, as amended ("Act 381").

In 2019, DBRA staff began discussions with the Detroit Public Library (the "DPL") staff about how the DBRA could assist the DPL with their capital improvement needs. The project that seemed like a good fit was the renovation and repair work that was underway at the historic Main Branch Library located at 5201 Woodward Avenue in Detroit's Midtown area (the "Property"). HVAC equipment had failed and extensive

asbestos & lead abatement and demolition work to the roof and interior spaces was required to access the HVAC systems for repair and replacement, all of which qualify as eligible activities. DPL staff procured a Brownfield consultant to begin the process of assisting the DPL in drafting an LBRF grant application, and monitoring construction costs for eligible Brownfield costs. Due to the COVID pandemic the application was delayed.

In late 2020, Act 381 was amended with the intent that the LBRF be able to be used on properties to pay for eligible activities, whether or not the property was then subject to a brownfield plan.

Included in the Board packet was the application from DPL, with AKT Peerless as the consultant.

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 lead & asbestos abatement, demolition, site preparation, a standard 15% contingency, and LBRF application costs. The eligible activities on the Property commenced in 2019 and the budgeted costs are intended as part of the development of the Property and shall be financed solely by the Developer.

**COSTS TO BE REIMBURSED WITH LBRF GRANT FUNDS**

1. Demolition	\$283,265.00
2. Lead & Asbestos Abatement	\$17,930.00
3. Site Preparation	\$23,000.00
4. Contingency (15%)	\$11,250.00
5. LBRF Application & Implementation	\$4,500.00
<b>Total Reimbursement to Grantee</b>	<b>\$339,945.00</b>
6. Authority Administrative Costs	\$0.00
<b>TOTAL Estimated Costs</b>	<b>\$339,945.00</b>

DBRA Staff advised that the DBRA LBRF Committee reviewed the request from DPL and recommended that the Board approve the proposed grant to DPL in the amount of \$339,945.00 (the “Grant”). DBRA staff requested that the Board approve the Grant to DPL consistent with the terms noted above.

A resolution authorizing the issuance of the Grant and the execution of any documents, contracts, or papers in conjunction therewith was attached for the Board’s consideration, review, and approval.

Mr. McCallion gave a presentation on the eligible activities that are intended to be carried out on the Property and which Eligible Activities are included in the Grant and the roof repair and replacement that was completed. Mr. Brown added information regarding the failure of the HVAC system that occurred at the Detroit Public Library Main Branch in the summer of 2018, the lead asbestos abatement that was required for the Property, and the lighting conversion work that is being done by DTE and how that has affected the Property’s lighting and other electrical equipment in order to comply with the conversion.

Mr. George asked if the entire roof was replaced and approximately how long the new roof is expected to last. Mr. Brown stated that the portion of the roof that was replaced was on the newer side of the building that faces Cass Ave. and that the DPL has a 30-year warranty on the new roof. Mr. Vosburg added that only the removal of the old roof qualifies as an eligible activity and that the installation and new roof materials are not eligible for the Grant.

Mr. Scott called for a motion to approve the Detroit Public Library: LBRF Grant Proposal, as presented. The Board took the following action:

Mr. George made a motion to approve the Detroit Public Library: LBRF Grant Proposal, as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. George, Ms. Mays, Mr. Scott, Ms. Washington, and Ms. Wilkins.

Nays: None.

DBRA Resolution Code 21-04-301-01 was unanimously approved.

**3700 Trumbull Brownfield Redevelopment Plan**

Ms. Capler presented the 3700 Trumbull Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

3701 Lincoln, LLC is the project developer (the “Developer”) for the Plan. The project entails the construction of sixty-five (65) new for-sale, two-bedroom townhomes, 48 of which are expected to be approximately 1,300 square feet, 16 of which are expected to be approximately 1,600 square feet, and 1 of which will be a redevelopment of the existing historic powerhouse structure into a one-bedroom unit with approximately 1,000 square feet of living space. On-site surface parking will be provided for all new for-sale townhomes. The project also includes a stormwater management system capable of detaining a ten-year storm.

The total investment is estimated to be \$18.5 million. The Developer is requesting \$2,355,135 in TIF reimbursement.

There will be approximately 445 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 eleven (11) parcels bounded by Brainard Street to the north, Trumbull Street to the east, Selden Street to the south, and Lincoln Street 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 a facility and/or blighted (due to being tax reverted property owned by or under the control of a land bank fast track authority) as defined by Act 381 or adjacent and contiguous to parcels that are 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 baseline environmental assessment activities, department specific activities, due care activities, site preparation, infrastructure improvements, development, interest, 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	\$35,000.00
2. Due Care Activities	\$304,008.00
3. Asbestos Assessment and Abatement	\$25,000.00
4. Demolition	\$25,000.00
5. Site Preparation	\$415,267.00

6. Infrastructure Improvements	\$625,177.00
7. Urban Stormwater Management System	\$331,403.00
8. Brownfield Plan & Work Plan Preparation	\$30,000.00
9. Brownfield Plan & Work Plan Implementation	\$30,000.00
10. Contingency (15%)	\$258,878.00
11. Interest	\$275,402.00
<b>Total Reimbursement to Developer</b>	<b>\$2,355,135.00</b>
12. Authority Administrative Costs	\$782,409.00
13. State Brownfield Redevelopment Fund	\$347,785.00
14. Local Brownfield Revolving Fund	\$1,730,729.00
<b>TOTAL Estimated Costs</b>	<b>\$5,216,058.00</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.

#### DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the April 14, 2021 CAC meeting. Attached was the DBRA-CAC's letter of recommendation for the DBRA Board's consideration.

#### Public Comments

The DBRA public hearing for the Plan was held on Monday, April 8, 2021 at 4:00 pm via Zoom. The results of the DBRA public hearing were attached for Board review.

Attached for the DBRA Board's review and approval was a resolution approving the 3700 Trumbull Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Mr. Scott called for a motion to approve the 3700 Trumbull Brownfield Redevelopment Plan and its submittal to Detroit City Council, as presented. The Board took the following action:

Ms. Wilkins made a motion to approve the 3700 Trumbull Brownfield Redevelopment Plan and its submittal to Detroit City Council, as presented. Ms. Washington seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. George, Ms. Mays, Mr. Scott, Ms. Washington, and Ms. Wilkins.

Nays: None.

DBRA Resolution Code 21-04-297-02 was unanimously approved.

#### Selden Innovation Center Brownfield Redevelopment Plan

Mr. Vosburg presented the Selden Innovation Center Brownfield Redevelopment Plan to the DBRA Board.

#### Project Introduction

Industry Detroit QOZB, LLC is the project developer (the "Developer") for the Plan. The project consists of the rehabilitation and conversion of an approximately 110,000 square foot three-story former Jefferson School building into "incubator-style" office space designed with flexible configuration of private office suites to be branded as Industry Detroit. Through the addition of mezzanine space, the project team anticipates increasing the square footage of the building to approximately 120,000 square feet. The offices will house small emerging companies, as well as established companies which desire the latest technological infrastructure. A sense of community will be fostered in the building by providing community spaces such as large, shared kitchens (with a full array of beverage service available to tenants along with café seating), shared conference rooms, shared training rooms, small private workspaces off the community areas, and

a larger event center that will be programmed by the property manager from time to time with tenant events and that can be reserved by tenants for their own events. Reduced rental rates are expected to be made available for 20,000 net rentable square feet of the building, targeting local community based & minority owned businesses. The current schematic design includes between approximately 25,000 and 35,000 rentable square feet of common areas and amenities.

Depending upon market conditions, Developer may consider in the future the construction of a new mixed-use building with office/commercial and integrated multi-story parking on a portion of the Property. In that event, Developer may seek an amendment of this Plan to include the additional eligible activity costs and incremental taxable value related to that additional investment.

The total investment is estimated to be \$32.4 million. The Developer is requesting \$2,967,707.00 in TIF reimbursement.

There will be approximately 100 temporary construction jobs and five full-time permanent jobs are expected to be created by the Developer with approximately 200-300 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the "Property") consists of eleven (11) parcels located at 950 Selden bounded generally by Selden to the south, by John C. Lodge Service Drive to the west, by Alexandrine to the north and by Fourth Street to the east in Detroit's Midtown area.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized for public and charter school purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the parcels comprising the Property is either "functionally obsolete", a facility, or is adjacent and contiguous to such eligible property.

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 department specific activities (including baseline environmental assessments, due care activities and response activities), asbestos abatement, demolition, site preparation, infrastructure improvements, interest, Brownfield Plan preparation and implementation. 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. Phase I, Phase II, and BEA Activities	\$18,850.00
2. Due Care Activities	\$30,000.00
3. Asbestos Abatement	\$203,369.00
4. Demolition	\$1,731,011.00
5. Infrastructure Improvements	\$20,918.00
6. Brownfield Plan & Work Plan	\$60,000.00
7. Contingency (15%)	\$195,530.00
8. Interest	\$708,029.00
<b>Total Reimbursement to Developer</b>	<b>\$2,967,707.00</b>

9. Authority Administrative Costs	\$676,532.00
10. State Brownfield Redevelopment Fund	\$178,955.00
11. Local Brownfield Revolving Fund	\$687,021.00
<b>TOTAL Estimated Costs</b>	<b>\$4,510,215.00</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 Commercial Facilities Exemption (PA 255) Tax Abatement.

Attached for the DBRA Board's review and approval was a resolution authorizing the Selden Innovation Center 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. Michieli introduced the members of the development team present. Mr. Blaszkiewicz provided more information regarding the development team and the structure of the joint venture, the history of the Property, the intended future uses of the Property, and how the development was planned between Invest Detroit, Midtown Detroit, Inc., and Q Factor.

Mr. Michieli shared a presentation and provided more information regarding the community engagement that was conducted for the project and the planned public spaces included in the project.

Mr. George stated that the project reminds him of the Durfee School project and asked if anyone from the development team has toured the Durfee School. Mr. Blaszkiewicz stated that this project is similar to the Durfee School project, which is a great project, in that there will be a series of small businesses located at the Property, but different in how the interior spaces in the Property will be structured.

Ms. Mays stated that she spent a lot of time at the Property practicing basketball in the gymnasium on the Property and that she is excited for the project and that it is a great way to adapt the Property and bring it back to life. Mr. Blaszkiewicz stated that he would love to give Ms. Mays a tour of the Property and share images of events that have taken place at the Property. Mr. Michieli stated that the floor of the gymnasium is still in great shape and the Developer would love to preserve it.

Mr. Scott called for a motion to authorize a public hearing for the Selden Innovation Center Brownfield Redevelopment Plan and its referral to the CAC, as presented. The Board took the following action:

Ms. Wilkins made a motion to authorize a public hearing for the Selden Innovation Center Brownfield Redevelopment Plan and its referral to the CAC, as presented. Mr. George seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. George, Ms. Mays, Mr. Scott, Ms. Washington, and Ms. Wilkins

Nays: None.

Abstentions: Mr. Scott

DBRA Resolution Code 21-04-299-01 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 the meeting was unanimously adjourned at 4:42 PM.



**CODE DBRA 21-04-02-291**

**APPROVAL OF MINUTES APRIL 14, 2021**

RESOLVED, that the minutes of the regular meeting of April 14, 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.

April 28, 2021



**DBRA 21-04-03-210**

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

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period March 1 through March 31, 2021, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

April 28, 2021



**CODE DBRA 21-04-301-01**

**DETROIT PUBLIC LIBRARY - MAIN BRANCH: LOCAL BROWNFIELD REVOLVING FUND GRANT**

**WHEREAS**, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) has established the Local Brownfield Revolving Fund (the “LBRF”) under Act 381 of 1996, as amended (“Act 381”); and

**WHEREAS**, in late 2020, Act 381 was amended with the intent that the LBRF be able to be used on properties to pay for eligible activities (as defined by Act 381), whether or not the property was then subject to a brownfield plan; and

**WHEREAS**, the Detroit Public Library, (the “Grantee”) is in the process of repairing and renovating the historic Main Branch Library building located at 5201 Woodward Avenue in Detroit’s Midtown area (the “Property”) to preserve the building’s use as a public library (the “Project”); and

**WHEREAS**, in order to facilitate the repair and renovation of the Property, the Grantee is seeking approval of a LBRF grant not to exceed \$339,945.00 (the “Grant”) to reimburse the Grantee for the costs of certain eligible activities for the Project that commenced in 2019, including, but not limited to: lead & asbestos abatement, demolition, site preparation, a standard 15% contingency, and Brownfield LBRF application costs; and

**WHEREAS**, DBRA staff and the DBRA LBRF Committee have reviewed the Grantee’s application materials and recommends approval of the Grant by the DBRA Board of Directors; and

**WHEREAS**, the DBRA Board of Directors has reviewed the terms of the Grant and determined that the use of the LBRF to fund the Grant for the Project is consistent with the DBRA’s purposes of promoting the revitalization and reuse of certain properties and is otherwise consistent with its powers and purposes and the intent of Act 381.

**NOW, THEREFORE, BE IT, RESOLVED**, that the DBRA Board of Directors hereby approves the Grant for the Project.

**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 papers, together with such other terms and conditions that are determined by such Authorized Agents and/or Officers to be customary or appropriate and not inconsistent with this resolution, and take 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.

April 28, 2021



**CODE DBRA 21-04-297-02**

**3700 TRUMBULL 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 **3700 Trumbull 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 **3700 Trumbull 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.

April 28, 2021



CODE DBRA 21-04-299-01

**SELDEN INNOVATION CENTER 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 **Selden Innovation Center 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.

April 28, 2021