



**ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS REGULAR MEETING  
TUESDAY, MAY 11, 2021 – 9:00 A.M.**

**BOARD MEMBERS PRESENT:**

Linda Forte  
Damon Hodge  
Clifford Brown  
Marsha Bruhn  
Thomas Stallworth  
Kimberly Clayson  
Chris Jackson  
Kwaku Osei  
Jonathan Quarles

**BOARD MEMBERS ABSENT:**

John Naglick (Ex-Officio)  
Katy Trudeau (Ex-Officio)

**SPECIAL DIRECTORS  
PRESENT:**

None

**SPECIAL DIRECTORS  
ABSENT:**

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/EDC)  
Cora Capler (DEGC/EDC)  
Paul Kako (DEGC/EDC)  
Amanda Hanlin (DEGC/EDC)  
Kevin Johnson (DEGC/EDC)  
Glen Long (DEGC/EDC)  
Lexi Mabry (DEGC/EDC)  
Paul Kako (DEGC/EDC)  
Rebecca Navin (DEGC/EDC)  
Christina Peltier (General Services Department, City of  
Detroit)  
Jeff Klein (General Services Department, City of Detroit)  
Karen Dybis  
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**MINUTES OF THE ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS REGULAR MEETING  
MAY 11, 2021  
HELD VIA ZOOM VIRTUAL MEETING  
9:00 A.M.**

**GENERAL**

**Call to Order**

Chairperson Forte called the meeting of the Economic Development Corporation Board of Directors to order at 9:00 a.m. Roll call was conducted, and a quorum was established.

**Approval of Minutes**

Ms. Forte asked if there were any additions, deletions, or corrections to the minutes of the April 27, 2021 Regular Board meeting. Hearing none, Ms. Forte called for a motion:

Mr. Osei made a motion approving the minutes of the April 27, 2021 Regular Board meeting, as presented. Mr. Brown seconded the motion. EDC Resolution Code 21-05-02-345 was unanimously approved.

Mr. Hodge and Mr. Jackson joined the meeting at 9:01am.

**PROJECTS**

**Request to Accept and Transfer City Funds: Joe Louis Greenway**

Ms. Hanlin presented the Request to Accept and Transfer City Funds: Joe Louis Greenway.

In March 2020, the City's General Services Department ("GSD") requested the assistance of the EDC and the Detroit Economic Growth Association (the "DEGA") with the construction of the Joe Louis Greenway (the "Greenway"). The Greenway is a 27-mile continuous loop of strategic on- and off-street bicycle and pedestrian paths linking Detroit neighborhoods from the RiverWalk to Eight Mile Road with adjacent communities including Dearborn, Hamtramck, Highland Park and Ferndale.

Specifically, GSD requested, and EDC approved, the acceptance of \$1,900,000 in Unlimited Tax General Obligation bond funds (the "UTGO Funds") from the City and the subsequent transfer of the UTGO Funds to the DEGA Greenway construction. The UTGO Funds were to be combined with grant funds awarded to the DEGA by the Ralph C. Wilson Jr. Foundation for comprehensive design and construction planning for an unconstructed portion of the Greenway consisting of 7.5-mile off-street space utilizing a vacant Conrail line that spans from Warren/Central to Joseph Campau and McNichols.

The City GSD has now requested the assistance of EDC to accept an additional \$986,332.00 in UTGO bond funds ("UTGO 2 Funds") for the purpose of preparing and completing various



engineering activities, analyses, designs, and specifications for construction in connection with the proposed Greenway. The City also is seeking the transfer of these funds to the DEGA to join with anticipated additional philanthropic dollars.

In connection with the administration of these contracts, staff is requesting the EDC Board of Directors approve the following: (i) acceptance of the UTGO 2 Funds pursuant to an amended funding agreement between the EDC and the City, subject to City Council approval; and (ii) transfer of the UTGO 2 Funds to the DEGA pursuant to the funding agreement between the EDC and DEGA, subject to the approval of the DEGA Executive Committee.

A resolution was attached for the Board's consideration.

Ms. Peltier shared a presentation and provided more information about the Greenway project including the changes made to the plans for the Greenway as a result of community input, the progress that has been made to date on construction, the steps that will need to be taken due to contamination present on the Greenway, the plans for lighting and electrical work on the Greenway, plans for security on the Greenway, and the plans for the headquarters for the Greenway.

Ms. Bruhn asked if the whole Greenway is along former rail corridors. Ms. Peltier stated that there are currently some on-road portions of the Greenway but GSD is making efforts to minimize the amount of the Greenway that is on-road.

Mr. Hodge asked how much of the overall budget for the Greenway has been secured and what the anticipated timeline is for construction of the Greenway. Ms. Peltier stated that there is currently \$30 million allocated for the first phase of the Greenway and that GSD is applying for additional funds from the American Rescue Act for phase 2 of the Greenway and another funding source for phase 6 and that the full cost of the Greenway is estimated to be \$210 million which may change due to the rising costs of construction and the construction is currently anticipated to extend to 2035.

Mr. Jackson asked what the plan is for the utilization of Detroit contractors and subcontractors for the Greenway project. Ms. Peltier stated that GSD is required to follow the City's regulations on the utilization of Detroit contractors and Detroit residents employed through those contracts, GSD has been in contact with the carpenters' union and Gayanga regarding the Greenway project, and that other members of GSD can provide more information on how GSD has been reaching out to Detroit contractors regarding the project.

Mr. Jackson asked if the utilization of Detroit contractors can be tracked for the Greenway project from the design and marketing of the Greenway to the construction and maintenance of the Greenway to see the economic impacts of the Greenway project. Ms. Peltier stated that she has contacted the construction manager for the Greenway to see if he could join the meeting to provide more information. Ms. Hanlin added that should the EDC approve the Request to Accept and Transfer City Funds: Joe Louis Greenway then a Funding Agreement will be brought to the EDC Board for review and at that time more information can be provided to the EDC Board regarding the utilization of Detroit contractors on the Greenway project.



Mr. Johnson stated that DEGC is evaluating commercial and residential opportunities along the Greenway and coming from his experience with the Beltway in Atlanta, Georgia, the Greenway can be expected to produce the same economic development opportunities as the Beltway in Atlanta, but that the increase in property values along the Greenway will need to be monitored and managed, particularly for commercial properties, so that those properties can remain accessible and attainable to Detroit residents.

Mr. Klein provided more information regarding the use of Detroit contractors for the Greenway project including components of contracts through the City's Procurement Department that provide Detroit-based, minority-owned, and women-owned businesses with an advantage through the evaluation process of bids for contracts, the Civil Rights Inclusion and Opportunity Department tracks projects that are subject to the applicable Executive Orders, the efforts GSD is taking to seek Detroit residents for training for employment opportunities on the maintenance of the Greenway project as well as other GSD projects. Ms. Peltier added that GSD and HRD have been working with the Lawn Academy to train Detroit residents in the field of landscape architecture.

Mr. Jackson stated that he would like the metrics for the project to be tracked regarding the use of Detroit-based contractors and residents on the Greenway project so that the information can be provided to the EDC Board. Ms. Hanlin stated that there will be more items regarding the Greenway project brought to the EDC Board and to Detroit City Council for review and approval and that more information regarding the utilization of Detroit-based contractors can be presented at that time.

With there being no further questions or discussion, Ms. Forte called for a motion.

Mr. Jackson made a motion approving the Request to Accept and Transfer City Funds: Joe Louis Greenway, as presented. Mr. Hodge seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. Brown, Ms. Clayson, Mr. Hodge, Mr. Jackson, Mr. Osei, Mr. Stallworth, Mr. Quarles, and Ms. Forte

Nays: None.

EDC Resolution Code 21-05-88-11 was approved.

## **ADMINISTRATION**

None.

## **OTHER MATTERS**

Ms. Bruhn asked if the responses drafted by the EDC to the proposed revisions to the Detroit City Charter could be shared with the EDC Board. Ms. Navin stated that the responses drafted by the EDC to the proposed revisions to the Detroit City Charter were submitted through attorney-client privilege and she would have to review what can be shared with the EDC Board without violating the confidentiality requirements.



Ms. Bruhn asked for general information on what the concerns were regarding. Ms. Navin stated that the impacts on the EDC that could be experienced as a result of the proposed changes to the City Charter relate to reporting and the selection of EDC members and residency requirements of the EDC members and that she will review the version of the proposed changes to the City Charter that was submitted to the Governor to see if there were any changes from the version that was reviewed with respect to the EDC and the other City Authorities.

### **PUBLIC COMMENT**

None.

### **ADJOURNMENT**

On a motion by Ms. Bruhn, which was seconded by Mr. Quarles, Ms. Forte adjourned the meeting at 9:37 a.m.



**CODE EDC 21-05-02-345**

**APPROVAL OF MINUTES OF APRIL 27, 2021 REGULAR MEETING**

**RESOLVED**, that the minutes of the regular meeting of April 27, 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 Economic Development Corporation.

May 11, 2021



**CODE EDC 21-05-88-11**

**REQUEST ACCEPT AND TRANSFER CITY FUNDS: JOE LOUIS GREENWAY**

**WHEREAS**, in March 2020, the City's General Services Department ("GSD") requested the assistance of the EDC and the Detroit Economic Growth Association ("DEGA") to utilize Unlimited Tax General Obligation ("UTGO") bond funds to support services related to the construction of the Joe Louis Greenway (the "Greenway"); and

**WHEREAS**, in March 2020, the EDC approved the acceptance of \$1,900,000 in UTGO bond funds ("UTGO Funds") and transfer to the DEGA to coalesce with the DEGA's private philanthropic funds in order to support design and construction planning contracts for the development of a 7.5-mile off-street greenway and public recreation space utilizing a vacant Conrail line; and

**WHEREAS**, the City GSD has now requested the assistance of EDC and DEGA to accept an additional \$986,332.00 in UTGO bond funds ("UTGO 2 Funds") for the purpose of preparing and completing various engineering activities, analyses, designs, and specifications for construction in connection with the proposed Greenway; and

**WHEREAS**, EDC staff is recommending the EDC Board of Directors approve the following: (i) acceptance of the UTGO 2 Funds pursuant to an amended funding agreement between the EDC and the City, subject to City Council approval; and (ii) transfer of the UTGO 2 Funds to the DEGA pursuant to the a funding agreement between the EDC and DEGA, subject to the approval of the DEGA Executive Committee.

**WHEREAS**, the EDC Board of Directors has determined that the proposed transaction is consistent with the EDC's statutory authority and the purposes of the EDC.

**NOW, THEREFORE, BE IT RESOLVED**, that the EDC Board of Directors hereby approves the (i) acceptance of the UTGO 2 Funds pursuant to a funding agreement between the EDC and the City, subject to City Council approval; and (ii) transfer of the UTGO 2 Funds to the DEGA pursuant to the a funding agreement between the EDC and DEGA, subject to the approval of the DEGA Executive Committee.

**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 EDC's Authorized Agents, shall hereafter have the authority to negotiate and execute all agreements and all other documents, contracts, or papers, and take all actions, necessary or appropriate to implement the provisions and intent of this resolution on behalf of the EDC.

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

May 11, 2021