



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
REGULAR BOARD OF DIRECTORS MEETING  
WEDNESDAY, JUNE 9, 2021  
3:30 PM**

**BOARD MEMBERS PRESENT:**

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

**BOARD MEMBERS ABSENT:**

None.

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Malinda Jensen (DEGC/DBRA)  
Paul Kako (DEGC)  
Charlotte Fisher (DEGC)  
Kaci Jackson (DEGC)  
Richard Barr (Honigman)  
Tim Loughrin (Robertson Homes)  
Ben Smith (Terranovus Development)  
Sam Seimer (AKT Peerless)  
Sheila Cockrel (Crossroads Detroit)  
Oren Brandvain (Develop Detroit)  
Seth Herkowitz (Hunter Pasteur Homes)  
Bret Stuntz (SME)  
Dave Blaszkiewicz (Invest Detroit)  
Clifford Brown (Woodborn Partners)  
Matthew Kalt (Oxford Perennial)  
Theo Pride  
Phone Number Ending in 5951



**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY REGULAR MEETING  
WEDNESDAY, JUNE 9, 2021  
HELD VIA ZOOM VIRTUAL MEETING**

**CALL TO ORDER**

Chairperson Raymond Scott called the meeting to order at 3:31 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 May 26, 2021 as presented. The Board took the following action:

Ms. DeSantis made a motion approving the minutes of the May 26, 2021 Board meeting, as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

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

Nays: None.

DBRA Resolution Code 21-06-02-294 was unanimously approved.

Ms. Mays joined the meeting at 3:33 pm.

**PUBLIC COMMENT**

Noting that there were members of the public present at the meeting, Mr. Scott asked if the Public Comment portion of the agenda could be moved to before the project items. The DBRA Board Members present agreed that the Public Comment portion of the agenda could be moved to before the project items.

Mr. Scott called for public comment. No public comments were received.

**PROJECTS**

**Third and Grand Brownfield Redevelopment Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues and Estoppel Certificate**

Mr. Vosburg presented the Third and Grand Brownfield Redevelopment Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues and Estoppel Certificate to the DBRA Board.

On June 22, 2016, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors recommended approval of the Brownfield Plan for the Third and Grand Redevelopment Project (the "Plan"). Detroit City Council ("City Council") approved the Plan on July 19, 2016. The Reimbursement Agreement (the "Agreement") between the DBRA and Third and Grand LLC ("Developer"), was entered into on August 16, 2016. On November 9, 2016 the DBRA approved Security and Collateral Assignments between the Developer and their Lender, Fifth Third Bank.

Since then, the Developer has completed construction of the development and has met the lease-up requirements required to refinance the project and convert to permanent financing. The ownership of the

development will remain the same. The Developer has requested that the DBRA sign-off on the attached Security Agreement and Collateral Assignment of Tax Increment Revenues (“Assignment”) and Estoppel Certificate (“Certificate”). As a result, the Developer would like to assign the TIF capture from the Plan to MF1 CAPITAL, LLC as a condition to secure a loan made to the Developer by MF1 CAPITAL, LLC.

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

Mr. Scott called for a motion to approve the Third and Grand Brownfield Redevelopment Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues and Estoppel Certificate, as presented. The Board took the following action:

Ms. McClain made a motion to approve the Third and Grand Brownfield Redevelopment Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues and Estoppel Certificate, as presented. Ms. Wilkins seconded the motion. A roll call vote was conducted with the following result:

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

Nays: None.

DBRA Resolution Code 21-06-240-05 was approved.

### **1727 Merrick Brownfield Plan: Reimbursement Agreement**

Mr. Vosburg presented the 1727 Merrick Brownfield Plan: Reimbursement Agreement to the DBRA Board.

On April 14, 2021, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the 1727 Merrick 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 May 6, 2021 and City Council approved the Plan on May 11, 2021.

#### 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.

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 1727 Merrick Brownfield Plan: Reimbursement Agreement, as presented. The Board took the following action:

Ms. McClain made a motion to approve the 1727 Merrick Brownfield Plan: Reimbursement Agreement, as presented. Mr. Gonzalez seconded the motion. A roll call vote was conducted with the following result:

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

Nays: None.

DBRA Resolution Code 21-06-296-03 was approved.

**3700 Trumbull Brownfield Plan: Reimbursement Agreement**

Ms. Capler presented the 3700 Trumbull Brownfield Plan: Reimbursement Agreement to the DBRA Board.

On April 28, 2021, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the 3700 Trumbull 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 May 20, 2021 and City Council is expected to approve the Plan on May 25, 2021.

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.

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 3700 Trumbull Brownfield Plan: Reimbursement Agreement, as presented. The Board took the following action:

Ms. McClain made a motion to approve the 3700 Trumbull Brownfield Plan: Reimbursement Agreement, as presented. Mr. Gonzalez seconded the motion. A roll call vote was conducted with the following result:

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

DBRA Resolution Code 21-06-297-03 was approved.

**Selden Innovation Center Brownfield Plan: Reimbursement Agreement**

Mr. Vosburg presented the Selden Innovation Center Brownfield Plan: Reimbursement Agreement to the DBRA Board.

On May 12, 2021, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the Selden Innovation Center 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 June 3, 2021 and City Council is anticipated to approve the Plan on June 8, 2021.

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 (10% on MSF Costs Only)   | \$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.

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 Selden Innovation Center Brownfield Plan: Reimbursement Agreement, as presented. The Board took the following action:

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

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

DBRA Resolution Code 21-06-299-03 was approved.

Ms. Elias joined the meeting at 3:45 pm.

**112 Edmund Place Brownfield Redevelopment Plan**

Ms. Capler presented the 112 Edmund Place Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

112 Edmund Place Associates, LLC is the project developer (the “Developer”) for the Plan. The project consists of the construction of residential development expected to create a total of sixteen (16) new for-sale homes, four (4) of which will be ground level flat units and twelve (12) of which will be two-level townhomes (with roof top terraces) above the ground level flats. The project will include grade level integrated parking with approximately 16 parking spaces. The project features energy efficient design that significantly exceeds state energy code requirements saving as much as 15% over existing energy code as well as other green features such as bicycle storage and EV station prep.

The total hard costs are estimated to be \$7.5 million. The Developer is requesting \$921,917.00 in TIF reimbursement.

There will be approximately 160 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 two (2) parcels located on the south side of Edmund Place between John R. to the east and Woodward Avenue to the west in the Brush Park neighborhood.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) it was previously utilized for a residential, commercial purpose and/or public purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) it is a “facility” or is adjacent and contiguous to the parcel that is 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, interest, and development, 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. Environmental Site Assessments       | \$55,000.00           |
| 2. Due Care Activities                  | \$209,564.00          |
| 3. Site Preparation                     | \$21,918.00           |
| 4. Infrastructure Improvements          | \$406,834.00          |
| 5. Brownfield Plan & Work Plan          | \$60,000.00           |
| 6. Contingency (15%)                    | \$95,748.00           |
| 7. Interest                             | \$72,853.00           |
| <b>Total Reimbursement to Developer</b> | <b>\$921,917.00</b>   |
| 8. Authority Administrative Costs       | \$318,026.00          |
| 9. State Brownfield Redevelopment Fund  | \$134,028.00          |
| 10. Local Brownfield Revolving Fund     | \$746,203.00          |
| <b>TOTAL Estimated Costs</b>            | <b>\$2,120,174.00</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) Tax Abatement.

### DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the May 26, 2021 CAC meeting. Attached is 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 Thursday, June 3, 2021 at 4:00 pm via Zoom. The results of the DBRA public hearing are attached.

Attached for the DBRA Board's review and approval was a resolution approving the 112 Edmund Place Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Mr. Scott called for a motion to approve the 112 Edmund Brownfield Redevelopment Plan and its submittal to Detroit City Council, as presented. The Board took the following action:

Ms. McClain made a motion to approve the 112 Edmund Brownfield Redevelopment Plan and its submittal to Detroit City Council, as presented. Mr. Gonzalez seconded the motion. A roll call vote was conducted with the following result:

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

Nays: None.

DBRA Resolution Code 21-06-300-02 was approved.

Ms. Washington joined the meeting at 4:00 pm.

### **Detroit Food Commons Brownfield Redevelopment Plan**

Mr. Vosburg presented the Detroit Food Commons Brownfield Redevelopment Plan to the DBRA Board.

#### **Project Introduction**

The Detroit Black Community Food Security Network is the project developer (the “Developer”) for the Plan. The project consists of the redevelopment of the property into a mixed-use commercial and retail development with on-site parking and site improvements. The new development will house the Detroit Food Commons, a 25,000 sq. ft, two-story, multi-use, community-owned store, selling healthy, locally sourced foods. The project contains 15,000 sq. ft of cooperatively owned grocery store and cafe space, 3,000 sq. ft of office space, 3,900 sf of banquet hall and community event space as well as 3,800 sq. ft. of incubator kitchen space. Detroit Food Commons is a model of community empowerment, serving as a proof-of-concept for wealth-building, local food security, and reinvestment in underserved Detroit communities.

The total hard costs are estimated to be \$19.5 million. The Developer is requesting \$1,193,587.00 in TIF reimbursement.

There will be approximately 83 temporary construction jobs and 45 permanent jobs are expected to be created by the project. 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 ten (10) parcels bounded by East Euclid Street to the north, John R Street to the east, Melbourne Street to the south, and Woodward Avenue to the west in the North End 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 a commercial and or residential purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; (c) the Property is determined to be a “facility”, blighted as defined by Act 381, and/or adjacent and contiguous to property that is a “facility” and or blighted.

#### **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, due care activities, demolition, 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-Development Activities           | \$38,610.00           |
| 2. Due Care Activities                  | \$287,500.00          |
| 3. Demolition                           | \$142,500.00          |
| 4. Site Preparation                     | \$234,675.00          |
| 5. Infrastructure Improvements          | \$220,500.00          |
| 6. Brownfield Plan & Work Plan          | \$58,000.00           |
| 7. Contingency (15%)                    | \$129,026.00          |
| 8. Interest                             | \$82,776.00           |
| <b>Total Reimbursement to Developer</b> | <b>\$1,193,587.00</b> |
| 9. Authority Administrative Costs       | \$321,072.00          |
| 10. State Brownfield Redevelopment Fund | \$151,887.00          |
| 11. Local Brownfield Revolving Fund     | \$379,678.00          |
| <b>TOTAL Estimated Costs</b>            | <b>\$2,046,224.00</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 Rehabilitation Act (PA 210) Tax Abatement.

Attached for the DBRA Board's review and approval was a resolution authorizing the Detroit Food Commons 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. Brandvain and Ms. Seimer provided additional information about the project and the Detroit Black Community Food Security Network, the history of the development of the project, the plans for the co-op grocery store, café, incubator kitchen, office space, and community space included in the plans for the project.

Ms. DeSantis asked for more information on the ownership structure for the development of the project, the Property, and the development. Mr. Brandvain stated that there are eleven parcels included in the Property, two of the parcels are owned by the Developer, one parcel is owned by the City of Detroit, and the other eight parcels are currently owned by the Detroit Land Bank Authority and that the Developer has a Purchase Agreement with the City of Detroit for the City-Owned parcel and an executed Title Services Agreement with the DLBA for the DLBA-Owned parcels and the intent is for the DBCFSN to be the owner of the Property. Mr. Brandvain added that DBCFSN and Develop Detroit have a Partnership Agreement and have created an entity, Detroit Food Commons, LLC, which will be the entity operating the development and will have a Lease Agreement with DBCFSN and there will be a path for complete ownership by DBCFSN and Develop Detroit will exit the project.

Ms. DeSantis asked for more information on the capital stack for the project. Mr. Brandvain stated that the total cost for the project is roughly \$19.5 million, and the Developer is working on New Market Tax Credits, senior financing, investments from foundations, an MEDC grant of approximately \$1 million, a CDBG grant from the City of approximately \$2 million, philanthropic fundraising, and about \$500,000 in deferred developer fees.

Ms. McClain asked when the project will be completed. Mr. Brandvain stated that the construction period will be approximately one year and are hoping to break ground on the project before winter 2021.

Ms. DeSantis stated that she wanted to offer commendation to the Developer for putting together such a great project and sticking with it through a complicated financing structure and that this is the kind of project that TIF financing is most beneficial for.

Ms. Elias asked if the office space included in the project will be for lease or if it will be used for the DBCFSN. Mr. Brandvain stated that it will be used by the DBCFSN.

Ms. Mays stated that she will be recusing herself from the vote on this Plan because of her position at Develop Detroit.

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

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

Nays: None.

Abstentions: Ms. Mays

DBRA Resolution Code 21-06-301-01 was approved.

Mr. Scott requested that the Corktown Mixed-Use Brownfield Plan be moved to next on the agenda.

Ms. Mays excused herself from the meeting at 4:31 pm.

#### **Corktown Mixed-Use Brownfield Redevelopment Plan**

Ms. Capler presented the Corktown Mixed-Use Brownfield Redevelopment Plan to the DBRA Board.

#### **Project Introduction**

Oxford Perennial is the project developer (the "Developer") for the Plan. The project consists of a mixed-use 7-story apartment building with ground floor retail; seven 4-story townhouses; and a 3-story mixed-use parking structure with ground floor retail. The 7-story mixed use building will total 204,260 square feet, not including a 10,656 square foot amenity terrace. The 204,260 square feet includes 134,376 square feet of apartments (188 units over floors 2-7, with at least 10% of the apartments designated as affordable); 24,491 square feet of core/circulation space; 3,547 square feet of lobby space; 4,168 square feet of residential storage; 6,245 square feet of service/back-of-house space; 8,055 square feet of amenity space (not including the terrace); 9,149 square feet of amenity space; and 14,220 square feet of garage space (26 spaces). The seven townhouses will each be approximately 2,100 square feet and include a ground level integrated parking garage and a fourth-story rooftop terrace. The 3-story parking structure will contain 216 parking spaces and 3,200 square feet of ground-floor retail. Site development also entails infrastructure improvements, including sidewalks, brick paver walks, curbs, asphalt paving, and landscaping in the public right-of-way.

The total hard costs are estimated to be \$93 million. The Developer is requesting \$16,517,520.00 in TIF reimbursement.

There will be approximately 300 temporary construction jobs and 12 permanent jobs are expected to be created by the project. 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 twelve (12) parcels bounded by Michigan Avenue to the north, 10th Street to the east, the property lines followed by residential development to the south, and the property line followed by commercial and residential development to the west in the Corktown 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 a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property parcels are determined to be facilities, blighted, or adjacent and contiguous 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 department specific activities (Baseline Environmental Assessment activities, due care activities, and other response activities), demolition and lead and asbestos abatement, site preparation, infrastructure improvements, interest, and development, preparation, and implementation of 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. BEA Activities                       | \$25,000.00            |
| 2. Due Care Activities                  | \$50,000.00            |
| 3. Additional Response Activities       | \$219,516.00           |
| 4. Demolition & Abatement               | \$52,100.00            |
| 5. Site Preparation                     | \$2,235,543.00         |
| 6. Infrastructure Improvements          | \$7,884,482.00         |
| 7. Brownfield Plan & Work Plan          | \$60,000.00            |
| 8. Contingency (15%)                    | \$1,566,246.00         |
| 9. Interest                             | \$4,424,633.00         |
| <b>Total Reimbursement to Developer</b> | <b>\$16,517,520.00</b> |
| 10. Authority Administrative Costs      | \$3,749,045.00         |
| 11. State Brownfield Redevelopment Fund | \$1,310,380.00         |
| 12. Local Brownfield Revolving Fund     | \$1,435,411.00         |
| <b>TOTAL Estimated Costs</b>            | <b>\$23,012,356.00</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 Rehabilitation Act (PA 210) Tax Abatement.

Attached for the DBRA Board’s review and approval was a resolution authorizing the Corktown Mixed-Use 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. Herkowitz provided more information about the project and the Developer including the plans for the mixed-use apartment building on Michigan Avenue, the townhome development on Church St., and the

mixed-use parking structure on Church St., the design elements chosen based on surrounding buildings in the Corktown area and resident feedback, the changes from the original plans to include the existing storage building based on community feedback, the economic impacts of the project due to the investment, new residents, and additional income tax revenue, the creation of temporary construction jobs and permanent jobs by the project, the hiring plans for the construction jobs and permanent jobs, the community outreach conducted by the Developer and the voluntary completion of the Community Benefits Ordinance for the project.

Ms. DeSantis asked for more information on the rental rates for the residential units. Mr. Herkowitz stated that the rental rates for the market-rate residential units will be between \$1,000-3,000 per month with the affordable units being around \$800 per month.

Ms. DeSantis asked for more information on the capital stack for the project. Mr. Herkowitz stated that about 20% of the project is equity, 10% is the TIF financing request, and the remaining 70% will be financed.

Ms. DeSantis asked for more information on the community investment included in the Community Benefits Agreement. Mr. Herkowitz stated that the Developer has committed to contributing \$100,000 at the completion of the City approval process and then another \$50,000 after Certificates of Occupancy are obtained for the project and the money has been earmarked for Historical Corktown.

Ms. DeSantis asked if any of the townhomes will be at affordable rates. Mr. Herkowitz stated that the affordable units will be scattered between different unit sizes throughout the mixed-use building on Michigan Avenue.

Mr. Scott asked for more information about the demolition included in the project. Mr. Herkowitz stated that the storage building will remain on the property and will be renovated on a later date and the only demolition aside from site demolition will be the existing Bucharest Grill building on Michigan Avenue.

Mr. George asked what the start date for construction will be and what the construction costs are. Mr. Herkowitz stated that the construction costs are approximately \$93 million and anticipate starting construction in September or October of 2021.

Ms. McClain asked if there is a green building component to the project. Mr. Herkowitz stated that there is a detailed sustainable design strategy that is included in the Community Benefits Agreement.

Ms. Capler stated that another support letter was received from a neighboring resident just before the meeting and that it will be included in the Plan before it comes back to the DBRA Board for approval in two weeks.

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

Ms. McClain made a motion to authorize a public hearing for the Corktown Mixed-Use Brownfield Redevelopment Plan and its referral to the CAC, as presented. Mr. Gonzalez seconded the motion.

A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Ms. Elias, Mr. George, Ms. McClain, Ms. Washington, and Mr. Scott  
Nays: None.

DBRA Resolution Code 21-06-303-01 was approved.

### **Bagley & 16<sup>th</sup> Brownfield Redevelopment Plan**

Mr. Vosburg presented the Bagley & 16<sup>th</sup> Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

Woodborn Partners is the project developer (the “Developer”) for the Plan. The project features development of the vacant property into a mixed-use development. The proposed development is anticipated to include a multi-story building with approximately 78 residential units and grade level commercial/retail space wrapping the corner of Bagley and 16th Streets.

The total hard costs are estimated to be \$19.1 million. The Developer is requesting \$2,742,672.00 in TIF reimbursement.

There will be approximately 85 temporary construction jobs and 3 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the “Property”) consists of three (3) parcels bounded by Newark Street to the north, 16th Street to the east, Bagley Street to the south and the property line to the west on the southwest side 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 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 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 Department Specific Activities, including Baseline Environmental Assessment activities, due care activities, additional due care response activities, demolition site preparation, infrastructure improvements, and development, preparation, and implementation of 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. BEA Activities                       | \$19,000.00           |
| 2. Due Care Activities                  | \$28,000.00           |
| 3. Additional Response Activities       | \$543,214.00          |
| 4. Demolition & Abatement               | \$40,531.00           |
| 5. Site Preparation                     | \$743,325.00          |
| 6. Infrastructure Improvements          | \$295,943.00          |
| 7. Brownfield Plan & Work Plan          | \$60,000.00           |
| 8. Contingency (15%)                    | \$247,652.00          |
| 9. Interest                             | \$765,007.00          |
| <b>Total Reimbursement to Developer</b> | <b>\$2,742,672.00</b> |
| 10. Authority Administrative Costs      | \$550,211.00          |
| 11. State Brownfield Redevelopment Fund | \$194,864.00          |
| 12. Local Brownfield Revolving Fund     | \$332,542.00          |
| <b>TOTAL Estimated Costs</b>            | <b>\$3,820,289.00</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 Rehabilitation Act (PA 210) Tax Abatement.

Attached for the DBRA Board's review and approval was a resolution authorizing the Bagley & 16th 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. Brown provided more information about the project including the experience of the Developer in the City, the community engagement conducted for the project by the Developer, and the plans for starting construction in September 2021.

Ms. DeSantis asked for more information about the affordability of the residential units. Mr. Brown stated that the affordability is still being determined between the City of Detroit and the Developer but will likely be 20% of the residential units at 80% of the Area Median Income.

Ms. DeSantis asked for more information on the capital stack for the project. Mr. Brown stated that that there is traditional financing, a Community Revitalization Program loan, a loan from the Economic Development Corporation, and are requesting a loan from the Local Brownfield Revolving Fund, a grant from the Michigan Department of Environment, Great Lakes and Energy, Invest Detroit is involved in the transaction, Developer's equity, and deferred development fees.

Ms. DeSantis asked if the Developer has been in contact with the Detroit Hispanic Development Corporation. Mr. Brown stated that the Developer has been in contact with various organizations in the community including the Detroit Hispanic Contractor's Association and has made efforts to provide all information about the project in English and Spanish and will keep the community in mind when determining which retail tenants will be included in the project.

Ms. McClain asked if there are plans to hire local residents for the construction of the project. Mr. Brown stated that he is not dictating to the contractor who can be hired for the project but that they are working with the contractor to create more opportunities for job training and future construction jobs.

Mr. Scott called for a motion to authorize a public hearing for the Bagley & 16<sup>th</sup> Brownfield Redevelopment Plan and its referral to the CAC, as presented. The Board took the following action:

Mr. George made a motion to authorize a public hearing for the Bagley & 16<sup>th</sup> Brownfield Redevelopment Plan and its referral to the CAC, as presented. Ms. Wilkins seconded the motion. A roll call vote was conducted with the following result:

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

Nays: None.

DBRA Resolution Code 21-06-302-01 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 Ms. DeSantis, seconded by Ms. McClain, the meeting was unanimously adjourned at 4:50 PM.



**CODE DBRA 21-06-02-294**

**APPROVAL OF MINUTES OF MAY 26, 2021**

RESOLVED, that the minutes of the regular meeting of May 26, 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.

June 9, 2021



**CODE DBRA 21-06-240-05**

**THIRD AND GRAND BROWNFIELD REDEVELOPMENT PLAN: SECURITY AGREEMENT AND COLLATERAL ASSIGNMENT OF TAX INCREMENT REVENUES AND ESTOPEL CERTIFICATE**

WHEREAS, on June 22, 2016, 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 Third and Grand Redevelopment (the "Project"); and

WHEREAS, on July 19, 2016, the Detroit City Council approved the Plan; and

WHEREAS, on August 16, 2016 the Reimbursement Agreement (the "Agreement") was made and entered into by and between Third and Grand LLC and the DBRA; and

WHEREAS, on November 9, 2016 the DBRA approved Security and Collateral Assignments between the Developer and the original lender, Fifth Third Bank; and

WHEREAS, in order to refinance the Project a new Security Agreement and Collateral Assignment of Tax Increment Revenues (the "Assignment") and an Estoppel Certificate (the "Certificate") between Third and Grand LLC and MF1 CAPITAL, LLC has been drafted and approved as to form by DBRA legal counsel; and

WHEREAS, the Assignment and Certificate needs to be executed by Third and Grand LLC and MF1 CAPITAL, LLC with acknowledgement and approval by DBRA; and

WHEREAS, the DBRA Board of Directors desire to approve the substantial form of the Assignment and Certificate 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. The Certificate substantially the form attached to this Resolution as Exhibit B, 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.
3. 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 and Certificate.
4. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be repealed insofar as such conflict arises.

5. 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.

June 9, 2021



**CODE DBRA 21-06-296-03**

**1727 MERRICK BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT**

WHEREAS, on April 14, 2021, 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 1727 Merrick Redevelopment (the "Project"); and

WHEREAS, on May 11, 2021, 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 1727 Merrick Street 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.

June 9, 2021



**CODE DBRA 21-06-297-03**

**3700 TRUMBULL BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT**

WHEREAS, on April 28, 2021, 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 3700 Trumbull Redevelopment (the "Project"); and

WHEREAS, on May 25, 2021, the Detroit City Council is expected to vote 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 3701 Lincoln, 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.

June 9, 2021



**CODE DBRA 21-06-299-03**

**SELDEN INNOVATION CENTER BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT**

WHEREAS, on May 12, 2021, 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 Selden Innovation Center Redevelopment (the "Project"); and

WHEREAS, on June 8, 2021, the Detroit City Council is expected to vote 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 Industry Detroit QOZB, 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.

June 9, 2021



**CODE DBRA 21-06-300-02**

**112 EDMUND PLACE 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 **112 Edmund Place 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 **112 Edmund Place 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.

June 9, 2021



**CODE DBRA 21-06-301-01**

**DETROIT FOOD COMMONS 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 **Detroit Food Commons 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.

June 9, 2021



CODE DBRA 21-06-303-01

**CORKTOWN MIXED-USE 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 **Corktown Mixed-Use 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.

June 9, 2021



**CODE DBRA 21-06-302-01**

**BAGLEY & 16TH 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 **Bagley & 16th 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.

June 9, 2021