



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, SEPTEMBER 22, 2021
4:00 PM**

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Sonya Mays
Stephanie Washington

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Rebecca Navin (DEGC)
Paul Kako (DEGC)
Glen Long, Jr. (DEGC)
Catherine Frazier (DEGC)
Maxwell Cameron (DEGC)
Cleveland Dailey (DEGC)
Elizabeth Brinson (DEGC)
Charlotte Fisher (DEGC)
Ngozi Nwaesei (Lewis & Munday)
Moddie Turay (Brush 8 LLC)
Ginny Dougherty (PM Environmental)
Paul Fayad (PDRM Properties)
Benecia Cousin (URGE Development)
David Boss



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, SEPTEMBER 22, 2021
HELD VIA ZOOM VIRTUAL MEETING**

CALL TO ORDER

Chairperson Raymond Scott called the meeting to order at 4:01 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 July 14, 2021 as presented. The Board took the following action:

Ms. Elias made a motion approving the minutes of the July 14, 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, Ms. Elias, Mr. Gonzalez, Ms. McClain, Ms. Wilkins, and Mr. Scott.

Nays: None.

DBRA Resolution Code 21-09-02-297 was unanimously approved.

Treasurer's Report – July 2021

Ms. Brinson presented the July 2021 Treasurer's Report.

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

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

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

Nays: None.

DBRA Resolution Code 21-09-03-214 was approved.

Treasurer's Report – August 2021

Ms. Brinson presented the August 2021 Treasurer's Report.

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

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

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

Nays: None.

DBRA Resolution Code 21-09-03-215 was approved.

Delegation of Authority Reports

Ms. Kanalos presented the Delegation of Authority Reports for Q3 and Q4 of FY 2020-2021.

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

Attached for DBRA Board information only was the Delegation of Authority report of expenditures approved for the period of January through June of 2021.

Ms. McClain asked for more information on the line item related to fence repair. Mr. Dailey stated that the fence repair was performed in two locations, first on a property adjacent to a parcel owned by the DBRA where the neighbor’s fence was damaged by fallen limbs from the DBRA owned parcel, and the second on a parcel owned by the DBRA and the gate needed to be replaced after the original was stolen.

Mr. Scott stated that on some properties that are being worked on by the City, they will paint the fence to deter theft.

PROJECTS

Greater Eastern Market – Superior St. Site: Acceptance of MEDC Grant

Ms. Frazier presented the Greater Eastern Market – Superior St. Site: Acceptance of MEDC Grant to the DBRA Board.

From 2018 to 2020, the Economic Development Corporation of the City of Detroit led a Neighborhood Framework Planning Study (the “Framework Plan”) for the Eastern Market area of the city of Detroit on behalf of the City of Detroit Planning Department. The three main goals of the Framework Plan are: 1) create jobs for Detroiters by expanding the food sector; 2) improve the quality of life for residents; and 3) keep the authenticity and function of Eastern Market.

On November 4, 2020, the DBRA approved the sale of certain properties in the Eastern Market District to E. W. Grobbel Sons, Inc. for the construction of a food processing, manufacturing and cold storage facility consistent with the goals of the Framework Plan. The site includes properties that are generally bound by Dequindre Railway, west of St. Aubin Street, south of Superior Street and north of Illinois Street in Detroit’s Eastern Market district.

To assist in the redevelopment of the site, the DBRA staff sought grant funding from the Michigan Economic Development Corporation (“MEDC”). The MEDC established a Michigan Site Readiness Site Improvement Program accepting applications from local and regional economic development partners to prepare vetted sites for competitive advantage for business attraction. The DBRA submitted an application for the properties in the proposed development footprint and an adjacent site in the Eastern Market district and the MEDC awarded a site readiness grant to the DBRA in the amount of \$75,000.00 for site readiness activities on approximately 23 acres of land located along Superior Street and Saint Aubin St in the Greater Eastern Market.

Staff is asking the DBRA Board for authorization to accept a grant from the MEDC in the amount of \$75,000.00 in to be utilized for site readiness activities for the sites identified in the grant agreement attached hereto as Exhibit A and to accept the funds as awarded. Any required local match will be provided from the City of Detroit for the Sites.

A resolution authorizing the acceptance of the MEDC Site Readiness Grant funds, as awarded, was attached for the DBRA Board’s review and approval.

Ms. DeSantis asked if the activities to be funded through the grant funds will be performed by Eastern Market Corporation or by Grobbel. Ms. Frazier stated that the activities to be funded through the grant funds will be performed by DBRA Staff.

Mr. Scott called for a motion to approve the Greater Eastern Market – Superior St. Site: Acceptance of MEDC Grant, as presented. The Board took the following action:

Mr. George made a motion to approve the Greater Eastern Market – Superior St. Site: Acceptance of MEDC Grant, as presented. Ms. DeSantis seconded the motion. A roll call vote was conducted with the following result:

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

Nays: None.

Abstentions: Ms. Mays

DBRA Resolution Code 21-09-305-01 was approved.

7303 W. McNichols Brownfield Redevelopment Plan: Collateral Assignment of TIF Reimbursements (MSF)

Ms. Capler presented the 7303 W. McNichols Brownfield Redevelopment Plan: Collateral Assignment of TIF Reimbursements (MSF) to the DBRA Board.

On February 10, 2020, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the 7303 W. McNichols Redevelopment Project (the “Plan”) to Detroit City Council (“City Council”) with a recommendation for approval. The City Council public hearing for the Plan was held on March 4, 2021 and City Council approved the Plan on March 9, 2021. The Reimbursement Agreement (the “Agreement”) between the DBRA and 7303 W. McNichols, LLC (the “Developer”), was entered into on March 17, 2021.

Since then, the Developer has requested that the DBRA sign-off on the attached Collateral Assignment of TIF Reimbursements (“Assignment”). As a result, the Developer would like to assign the TIF capture from the Plan to the Michigan Strategic Fund as a condition of a loan made to the Developer by the Michigan Strategic Fund.

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

Mr. Scott asked since there are two Assignments in connection with the same project, who will have priority on the TIF reimbursements. Ms. Capler stated that the priority on the TIF reimbursements is set forth in an Intercreditor Agreement between the financial institutions and that the DBRA is not a party to that agreement.

Mr. Scott called for a motion to approve the 7303 W. McNichols Brownfield Redevelopment Plan: Collateral Assignment of TIF Reimbursements (MSF), as presented. The Board took the following action:

Ms. McClain made a motion to approve the 7303 W. McNichols Brownfield Redevelopment Plan: Collateral Assignment of TIF Reimbursements (MSF), as presented. Ms. Wilkins seconded the motion. A roll call vote was conducted with the following result:

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

Nays: None.

DBRA Resolution Code 21-09-295-05 was approved.

7303 W. McNichols Brownfield Redevelopment Plan: Collateral Assignment of TIF Reimbursements (CIP)

Ms. Capler presented the 7303 W. McNichols Brownfield Redevelopment Plan: Collateral Assignment of TIF Reimbursements (CIP) to the DBRA Board.

On February 10, 2020, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the 7303 W. McNichols Redevelopment Project (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council public hearing for the Plan was held on March 4, 2021 and City Council approved the Plan on March 9, 2021. The Reimbursement Agreement (the "Agreement") between the DBRA and 7303 W. McNichols, LLC (the "Developer"), was entered into on March 17, 2021.

Since then, the Developer has requested that the DBRA sign-off on the attached Collateral Assignment of TIF Reimbursements ("Assignment"). As a result, the Developer would like to assign the TIF capture from the Plan to Capital Impact Partners as a condition of a loan made to the Developer by Capital Impact Partners.

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

Mr. Scott called for a motion to approve the 7303 W. McNichols Brownfield Redevelopment Plan: Collateral Assignment of TIF Reimbursements (CIP), as presented. The Board took the following action:

Ms. McClain made a motion to approve the 7303 W. McNichols Brownfield Redevelopment Plan: Collateral Assignment of TIF Reimbursements (CIP), as presented. Ms. DeSantis seconded the motion. A roll call vote was conducted with the following result:

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

Nays: None.

DBRA Resolution Code 21-09-295-06 was approved.

Amended and Restated Mack Athletic Complex Brownfield Redevelopment Plan: Assignment and Assumption of Reimbursement Agreement

Ms. Capler presented the Amended and Restated Mack Athletic Complex Brownfield Redevelopment Plan: Assignment and Assumption of Reimbursement Agreement to the DBRA Board.

On December 9, 2015, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Amended and Restated Brownfield Plan for the Mack Athletic Complex 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 January 28, 2016 and City Council approved the Plan on February 2, 2016. The Reimbursement Agreement (the "Agreement") between the DBRA and PDRM Properties, LLC (the "Developer"), was entered into on March 11, 2015.

Since then, the Developer has requested that the DBRA sign-off on the attached Assignment and Assumption of Reimbursement Agreement ("Assignment"). The Developer has sold the Property to Court4 Real Estate LLC. As a result, the Developer would like to assign the TIF capture from the Plan to Court4 Real Estate LLC.

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

Ms. DeSantis asked if the DBRA needs to take any further action to ensure that the Assignee will complete its obligations under the Reimbursement Agreement. Ms. Nwaesei stated that the Assignor will still be held responsible for its actions during their period of ownership and the Assignee is assuming those responsibilities from this point forward and that there is no further action needed by the DBRA after the Assignment. Ms. Kanalos added that the project has been completed and that TIF reimbursements are now occurring.

Mr. Scott called for a motion to approve the Amended and Restated Mack Athletic Complex Brownfield Redevelopment Plan: Assignment and Assumption of Reimbursement Agreement, as presented. The Board took the following action:

Ms. McClain made a motion to approve the Amended and Restated Mack Athletic Complex Brownfield Redevelopment Plan: Assignment and Assumption of Reimbursement Agreement, as presented. Ms. Wilkins seconded the motion. A roll call vote was conducted with the following result:

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

Nays: None.

DBRA Resolution Code 21-09-294-06 was approved.

Brush8 Townhomes Brownfield Redevelopment Plan

Ms. Capler presented the Brush8 Townhomes Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

Brush 8 LLC, associated with City Growth Partners, LLC (CGP), is the project developer (“Developer”) and future owner of the Property. The project will include approximately eight, three-story luxury condominiums which will be made available for purchase. Each condo will feature approximately two bedrooms and two bathrooms, a one car garage, a second story balcony, and spacious kitchen, living, and dining areas. Additional amenities include private rooftop decks, penthouses, and gardens. Construction began in December 2020 and eligible activities will be completed in Quarter 1 of 2022.

The total hard costs are estimated to be \$4.8 million. The Developer is requesting \$326,727.00 in TIF reimbursement.

There will be approximately 40 temporary construction jobs and no 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 (313 Watson Street and 3119 Brush Street) bounded by an alleyway to the north, Brush Street to the east, Watson Street to the south, and the property line 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) 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 facility 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 pre-approved activities, department specific activities, site preparation, 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. Pre-Approved Activities	\$20,607.00
2. Department Specific Activities	\$65,874.00
3. Demolition	\$4,700.00
4. Site Preparation	\$139,630.00
5. Infrastructure Improvements	\$29,900.00
6. Brownfield Plan & Work Plan	\$30,000.00
7. Contingency (15%)	\$36,016.00
Total Reimbursement to Developer	\$326,727.00
8. Authority Administrative Costs	\$122,277.00
9. State Brownfield Redevelopment Fund	\$55,296.00
10. Local Brownfield Revolving Fund	\$287,402.00
TOTAL Estimated Costs	\$791,701.00

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.

Attached for the DBRA Board's review and approval was a resolution authorizing the Brush8 Townhomes 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. Turay provided more information on the unanticipated underground storage tank discovered on the Property and the environmental and financial impacts of that discovery on the project.

Mr. George asked what the square footage of the units is. Mr. Turay stated that the units will be approximately 1,700 square feet.

Mr. George asked what the anticipated sale prices of the units will be. Mr. Turay stated that the sale prices will range from low to mid \$500,000s to low \$700,000s.

Ms. McClain asked if there is currently a waiting list for the units. Mr. Turay stated that 6 of the 8 units are presold and that there are talks with two additional buyers for the remaining two units.

Ms. DeSantis asked how the underground storage tank was missed during the environmental assessments. Mr. Turay stated that extensive environmental testing was conducted on the property and once construction had started additional digging and investigation was conducted which revealed the underground storage tank.

Ms. DeSantis asked if the Developer is using the same environmental consulting firm that missed the discovery of the underground storage tank. Mr. Turay stated that the Developer is no longer working with the environmental consulting firm that missed the discovery of the filled underground storage tank.

Ms. DeSantis stated that the residential units are not accessible for the majority of Detroit residents and that she understands the need for the TIF under the Plan and the future tax revenues to be collected by the City but wishes that the units were at a more accessible price point for Detroit residents. Mr. Turay stated that he appreciates Ms. DeSantis' comments and added that the price points of the residential units were

not to make an excessive profit but were needed to make the project viable on the Property and that changes to the price points or number of units would have rendered the project infeasible.

Mr. Scott called for a motion to authorize a public hearing for the Brush8 Townhomes Brownfield Redevelopment Plan and its referral to the DBRA-CAC, as presented. The Board took the following action:

Mr. George made a motion to authorize a public hearing for the Brush8 Townhomes Brownfield Redevelopment Plan and its referral to the DBRA-CAC, as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

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

Nays: None.

Abstentions: Ms. DeSantis

DBRA Resolution Code 21-09-304-01 was approved.

ADMINISTRATIVE

None.

OTHER

Ms. DeSantis asked for a status update on the update presentation for the Herman Kiefer to be given to the DBRA Board. Mr. Vosburg stated that DBRA Staff has been in contact with staff from the Housing and Revitalization Department of the City of Detroit (HRD) regarding the Herman Kiefer project since the City has a Development Agreement with the developer for the project and the HRD Staff has requested that the presentation to the DBRA Board be given after the presentation to the Detroit City Council regarding the project.

Ms. DeSantis stated that at least one Community Development Corporation has been in contact with the DBRA regarding using TIF for corridor improvements and asked if the DBRA Staff would be willing to give a presentation to the DBRA Board regarding the use of TIF for corridor improvements. Ms. Kanalos stated that there is separate legislation that covers Corridor Improvement Authorities in the State of Michigan and that Detroit has an active Corridor Improvement Authority and added that under Act 381, the legislation that allows for the DBRA, is not meant to be used for corridor improvements per se, and that there is a tool called a Targeted Redevelopment Area that can be used to qualify a number of parcels together under a traditional Brownfield Plan and that the DBRA Staff would be willing to give a presentation to the DBRA Board regarding both pieces of legislation and how they can be applied.

Ms. McClain stated that she is in favor of exploring the options for TIF under the legislation.

Mr. Scott stated that he supports Ms. DeSantis' request for a presentation on the use of TIF for corridor improvements.

PUBLIC COMMENT

None.

ADJOURNMENT

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

On a motion by Ms. McClain, seconded by Mr. George, the meeting was unanimously adjourned at 4:44 PM.



CODE DBRA 21-09-02-297

APPROVAL OF MINUTES OF JULY 14, 2021

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

September 22, 2021



DBRA 21-09-03-214

ACCEPTANCE OF TREASURER'S REPORT FOR JULY 2021

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

September 22, 2021



DBRA 21-09-03-215

ACCEPTANCE OF TREASURER'S REPORT FOR AUGUST 2021

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

September 22, 2021



CODE DBRA 21-09-305-01

GREATER EASTERN MARKET – SUPERIOR ST SITE: ACCEPTANCE OF MEDC GRANT

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

WHEREAS, on November 4, 2020, the DBRA approved the sale of certain properties in the Eastern Market District to E. W. Grobbel Sons, Inc. for the construction of a food processing, manufacturing and cold storage facility; and

WHEREAS, to assist with the development of the properties, DBRA staff submitted an application to the Michigan Economic Development Corporation (the “MEDC”) regarding an application for a MEDC Site Readiness Site Improvement Program Grant application (the “Grant”) for the property; and

WHEREAS, the MEDC has indicated its interest in providing a grant award of \$75,000 to be allocated for site readiness activities in the Eastern Market District in accordance with the grant agreement attached hereto as Exhibit A (the “Grant Agreement”); and

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

NOW THEREFORE BE IT RESOLVED, that the DBRA Board of Directors hereby approves and accepts a seventy-five thousand dollar (\$75,000.00) MEDC Site Readiness site Improvement Program Grant for the Project and hereby authorizes the execution of the Grant Agreement.

BE IT FURTHER RESOLVED, 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 the Grant Agreement, together with such changes to either document that are reasonably required for the project and are approved by DBRA Authorized Agents and counsel, which changes are not inconsistent with the intent of this resolution, and 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.

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.

September 22, 2021



CODE DBRA 21-09-295-05

7303 W. MCNICHOLS BROWNFIELD REDEVELOPMENT PLAN: COLLATERAL ASSIGNMENT OF TIF REIMBURSEMENTS

WHEREAS, on February 10, 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 7303 W. McNichols Redevelopment (the "Project"); and

WHEREAS, on March 9, 2021, the Detroit City Council approved the Plan; and

WHEREAS, on March 17, 2021 the Reimbursement Agreement (the "Agreement") was made and entered into by and between 7303 W. McNichols, LLC and the DBRA; and

WHEREAS, a Collateral Assignment of TIF Reimbursements (the "Assignment") between 7303 W. McNichols, LLC and the Michigan Strategic Fund has been drafted and approved as to form by DBRA legal counsel; and

WHEREAS, the Assignment needs to be executed by 7303 W. McNichols, LLC and the Michigan Strategic Fund with acknowledgement and approval by DBRA; and

WHEREAS, the DBRA Board of Directors desire to approve the substantial form of the Assignment and authorize its execution and delivery on behalf of the DBRA.

NOW THEREFORE BE IT RESOLVED, by the DBRA Board of Directors as follows:

1. The Assignment, substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications, additions, deletions or revisions as are approved by DBRA legal counsel and the Officers or Designated Agents of the DBRA executing the Assignment.
2. Any two (2) Officers or Designated Authorized Agents or any one (1) Officer and one (1) Designated Authorized Agent of the DBRA is hereby authorized and directed to execute and deliver the Assignment.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be repealed insofar as such conflict arises.
4. This Resolution shall take effect immediately upon its adoption.

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

September 22, 2021



CODE DBRA 21-09-295-06

7303 W. MCNICHOLS BROWNFIELD REDEVELOPMENT PLAN: COLLATERAL ASSIGNMENT OF TIF REIMBURSEMENTS

WHEREAS, on February 10, 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 7303 W. McNichols Redevelopment (the "Project"); and

WHEREAS, on March 9, 2021, the Detroit City Council approved the Plan; and

WHEREAS, on March 17, 2021 the Reimbursement Agreement (the "Agreement") was made and entered into by and between 7303 W. McNichols, LLC and the DBRA; and

WHEREAS, a Collateral Assignment of TIF Reimbursements (the "Assignment") between 7303 W. McNichols, LLC and Capital Impact Partners has been drafted and approved as to form by DBRA legal counsel; and

WHEREAS, the Assignment needs to be executed by 7303 W. McNichols, LLC and Capital Impact Partners with acknowledgement and approval by DBRA; and

WHEREAS, the DBRA Board of Directors desire to approve the substantial form of the Assignment and authorize its execution and delivery on behalf of the DBRA.

NOW THEREFORE BE IT RESOLVED, by the DBRA Board of Directors as follows:

1. The Assignment, substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications, additions, deletions or revisions as are approved by DBRA legal counsel and the Officers or Designated Agents of the DBRA executing the Assignment.
2. Any two (2) Officers or Designated Authorized Agents or any one (1) Officer and one (1) Designated Authorized Agent of the DBRA is hereby authorized and directed to execute and deliver the Assignment.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be repealed insofar as such conflict arises.
4. This Resolution shall take effect immediately upon its adoption.

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

September 22, 2021



CODE DBRA 21-09-234-06

**AMENDED AND RESTATED MACK ATHLETIC COMPLEX BROWNFIELD REDEVELOPMENT PLAN:
ASSIGNMENT AND ASSUMPTION OF REIMBURSEMENT AGREEMENT**

WHEREAS, on December 9, 2015, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Amended and Restated Brownfield Plan (the "Plan") for a project captioned Mack Athletic Complex Redevelopment (the "Project"); and

WHEREAS, on February 2, 2016, the Detroit City Council approved the Plan; and

WHEREAS, on March 11, 2015 the Reimbursement Agreement (the "Agreement") was made and entered into by and between PDRM Properties, LLC and the DBRA; and

WHEREAS, an Assignment and Assumption of Reimbursement Agreement (the "Assignment") between PDRM Properties, LLC and Court4 Real Estate LLC has been drafted and approved as to form by DBRA legal counsel; and

WHEREAS, the Assignment needs to be executed by PDRM Properties, LLC and Court4 Real Estate LLC with acknowledgement and approval by DBRA; and

WHEREAS, the DBRA Board of Directors desire to approve the substantial form of the Assignment and authorize its execution and delivery on behalf of the DBRA.

NOW THEREFORE BE IT RESOLVED, by the DBRA Board of Directors as follows:

1. The Assignment, substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications, additions, deletions or revisions as are approved by DBRA legal counsel and the Officers or Designated Agents of the DBRA executing the Assignment.
2. Any two (2) Officers or Designated Authorized Agents or any one (1) Officer and one (1) Designated Authorized Agent of the DBRA is hereby authorized and directed to execute and deliver the Assignment.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be repealed insofar as such conflict arises.
4. This Resolution shall take effect immediately upon its adoption.

BE IT FINALLY RESOLVED that all of the acts and transactions of any officer or authorized agent of the DBRA, in the name of and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.
September 22, 2021



CODE DBRA 21-09-304-01

BRUSH8 TOWNHOMES 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 **Brush8 Townhomes 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.

September 22, 2021