



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
REGULAR BOARD OF DIRECTORS MEETING  
WEDNESDAY, OCTOBER 13, 2021  
4:00 PM**

**BOARD MEMBERS PRESENT:**

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

**BOARD MEMBERS ABSENT:**

Juan Gonzalez

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Malinda Jensen (DEGC/DBRA)  
Rebecca Navin (DEGC)  
Glen Long, Jr. (DEGC)  
Kevin Johnson (DEGC)  
Ngozi Nwaesei (Lewis & Munday)  
Moddie Turay (Brush 8 LLC)  
Ginny Dougherty (PM Environmental)  
Rod Hardamon (URGE Development)  
Benecia Cousin (URGE Development)  
Richard Barr (Honigman)  
Anthony Curis (Jefferson Holcomb Development, LLC)  
Scott Foess (Honigman)  
Katrina Chaves (City of Detroit)  
Kate Humphrey (City of Detroit)  
Karla Marshall (Detroit Land Bank Authority)  
Dan Gough (EGLE)



**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY REGULAR MEETING  
WEDNESDAY, OCTOBER 13, 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 September 22, 2021 as presented. The Board took the following action:

Ms. DeSantis made a motion approving the minutes of the September 22, 2021 Board meeting, as presented. Mr. George seconded the motion. A roll call vote was conducted with the following result:

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

Nays: None.

DBRA Resolution Code 21-10-02-298 was unanimously approved.

Ms. Mays joined the meeting at 4:02 pm.

**Treasurer's Report – September 2021**

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

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

Ms. McClain made a motion accepting the September 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, Ms. McClain, Ms. Mays, Ms. Wilkins, Ms. Washington, and Mr. Scott.

Nays: None.

DBRA Resolution Code 21-10-03-216 was approved.

**PROJECTS**

**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
<b>Total Reimbursement to Developer</b>	<b>\$326,727.00</b>
8. Authority Administrative Costs	\$122,277.00
9. State Brownfield Redevelopment Fund	\$55,296.00
10. Local Brownfield Revolving Fund	\$287,402.00
<b>TOTAL Estimated Costs</b>	<b>\$791,701.00</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 September 22, 2021 CAC meeting. Attached was the DBRA-CAC's letter of recommendation for the DBRA Board's consideration.

#### Public Comments

The DBRA public hearing for the Plan was held on Thursday, September 30, 2021 at 4:30 pm via Zoom. The results of the DBRA public hearing were attached.

Attached for the DBRA Board's review and approval was a resolution approving the Brush8 Townhomes Brownfield Redevelopment Plan and its submittal to Detroit City Council.

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, Ms. McClain, Ms. Mays, Ms. Wilkins, Ms. Washington, and Mr. Scott.

Nays: None.

Abstentions: Ms. DeSantis

DBRA Resolution Code 21-09-304-02 was approved.

#### **Jefferson-Holcomb Brownfield Redevelopment Plan**

Ms. Capler presented the Jefferson-Holcomb Brownfield Redevelopment Plan to the DBRA Board.

#### Project Introduction

Jefferson Holcomb Development, LLC, is the project developer ("Developer"). The project commercial development designed around converging the arts with retail and community space. The community space is intended to provide a haven for the local community with an enclosed, open-air basketball court along with rooftop deck space for community gatherings and events. An existing building will be restored to house a 507 square foot café with an additional roof deck. Approximately 8,205 square feet of leasable space in four new tenant suites with mezzanines will be newly constructed to the east of the community space, with one suite anticipated to house Social Status, a minority owned entrepreneurial clothing and lifestyle store. It is currently anticipated that construction will begin in the Fall of 2021 and eligible activities will be completed in 2022.

The total investment is estimated to be \$1.6 million. The Developer is requesting \$591,504.00 in TIF reimbursement.

There will be approximately 60 temporary construction jobs and 18 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 (9101 and 9123 E. Jefferson Avenue) bounded by Agnes Street to the north, Belvidere Street to the east, E. Jefferson Avenue to the south, and Holcomb Street to the west in the Islandview/Greater Villages 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 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, 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 Assessment Activities	\$53,738.00
2. Due Care Activities	\$116,520.00
3. Asbestos Assessment and Abatement	\$27,500.00
4. Demolition	\$43,500.00
5. Site Preparation	\$29,000.00
6. Infrastructure Improvements	\$30,000.00
7. Brownfield Plan & Work Plan	\$60,000.00
8. Contingency (15%)	\$36,978.00
9. Interest	\$106,484.00
<b>Total Reimbursement to Developer</b>	<b>\$591,504.00</b>
10. Authority Administrative Costs	\$134,765.00
11. State Brownfield Redevelopment Fund	\$44,603.00
12. Local Brownfield Revolving Fund	\$230,092.00
<b>TOTAL Estimated Costs</b>	<b>\$1,000,964.00</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 an Obsolete Property Rehabilitation Act (PA 146) Tax Abatement.

Attached for the DBRA Board’s review and approval was a resolution authorizing the Jefferson-Holcomb 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. Curis provided more information about the project including its focus on arts and culture, the future tenant for one of the commercial spaces, the contamination present on the Property, the plans to restore the façade of the existing building along with the construction of a new building adjacent to the existing structure.

Ms. DeSantis stated that she applauds the Developer's goals for the project and asked if the future tenant will be leasing the space. Mr. Curis stated that the retail space will be called Social Status and the owner, James, will be leasing the space. Mr. Curis added that James also runs a program called beSocial which connects a network of professionals with youth from the community for mentoring.

Ms. DeSantis asked for more information about the capital stack for the project. Mr. Curis stated that he and James will be financing the project with owners' equity. Mr. Barr added that there will be a request for a property tax abatement but that no other sources of financing are being pursued and that using owners' equity is the most expeditious way to proceed for the project and added that there are some significant environmental issues present on the Property.

Ms. DeSantis asked for the status of the other commercial spaces. Mr. Curis stated that the Developer has been reluctant to seek out other future tenants for the commercial spaces because of the pandemic and wanting to make sure the other tenants are aligned with the focus of the project.

Mr. George asked for clarification on the location of the Property. Mr. Curis stated that the Property is located on East Jefferson Avenue and the closest major cross street is Cadillac Boulevard.

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

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

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

Nays: None.

DBRA Resolution Code 21-10-305-01 was approved.

### **Amended and Restated Osi Art Apartments @ West End Brownfield Redevelopment Plan**

Mr. Vosburg presented the Amended and Restated Osi Art Apartments @ West End Brownfield Redevelopment Plan to the DBRA Board.

On October 9, 2019, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors recommended approval to City Council of the original Brownfield Plan for the Osi Art Apartments @ West End Redevelopment Project (the "Original Plan"). The City Council public hearing for the Plan was held October 31, 2019 and City Council approved the Plan on November 5, 2019. The Reimbursement Agreement (the "Agreement") between the DBRA and 3820 West End, LLC ("Developer"), was entered into on November 26, 2019.

During the initial phase of construction of the project the Developer ran into significantly more environmental contamination than originally anticipated resulting in an increase in the amount for Eligible Activities. In order to increase the amount of TIF requested under the Plan to cover the increased Eligible Activities, the Developer is requesting an amendment to the Original Plan.

### **Project Introduction**

3820 West End, LLC is the project developer (the "Developer") for the Plan which entails the construction of a mixed-use development on the Property. The redevelopment, currently referred to as "The Osi Art Apartments @ West End," is planned to consist of first floor commercial-use square footage with an estimated 30 residential units on the upper floors. The proposed structure will be fronted along Grand River Avenue with tenant parking to the rear of the building. The Property is presently vacant with no structures.

The total investment is estimated to be \$6.6 million. The Developer is requesting \$833,284.00 in TIF reimbursement.

There will be 53 temporary construction jobs and 2 FTE job. The 2 FTE jobs will be related to property management.

Property Subject to the Plan

The eligible property (the “Property”) consists of one (1) parcel bounded to the north by a public alley; to the south by Grand River Avenue; by Avery Street to the west beyond a vacant adjacent parcel; and by the Patterson Dog and Cat Hospital at 3800 Grand River Avenue to the east.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized as commercial as well as 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.

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 environmental assessment activities, due care activities and additional response activities (department-specific activities), exterior foundation demolition and development and preparation of a brownfield plan and Act 381 work plan(s). 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**

	<b><u>Original Plan</u></b>	<b><u>Amended Plan</u></b>
1. Environmental Assessment Activities	\$16,850.00	\$16,850.00
2. <b>Department Specific Activities</b>	<b>\$95,048.00</b>	<b>\$506,450.00</b>
3. Demolition	\$60,000.00	\$60,000.00
4. Infrastructure Improvements	\$50,000.00	\$50,000.00
5. Site Preparation	\$30,884.00	\$30,884.00
6. Storm Water Management	\$50,000.00	\$50,000.00
7. Brownfield Plan & Work Plan Preparation	\$14,500.00	\$14,500.00
8. <b>Contingency (15%)</b>	<b>\$42,890.00</b>	<b>\$104,600.00</b>
<b>Total Reimbursement to Developer</b>	<b>\$360,172.00</b>	<b>\$833,284.00</b>
9. Authority Administrative Costs	\$122,693.00	\$125,245.00
10. State Brownfield Redevelopment Fund	\$60,436.00	\$62,563.00
11. Local Brownfield Revolving Fund	\$274,650.00	\$318,762.00
<b>TOTAL Estimated Costs</b>	<b>\$817,951.00</b>	<b>\$1,339,854.00</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 Amended and Restated Osi Art Apartments @ West End 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. Hardamon provided more information about the project including the challenges of the unanticipated additional environmental remediation that needed to be performed on the Property and the resulting increases in costs, the support of the lenders for the project, and that he expects the project to be completed in 2022.

Mr. Scott called for a motion to authorize a public hearing for the Amended and Restated Osi Art Apartments @ West End Brownfield Redevelopment Plan and its referral to the DBRA-CAC, as presented. The Board took the following action:

Ms. Mays made a motion to authorize a public hearing for the Amended and Restated Osi Art Apartments @ West End 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: Ms. DeSantis, Mr. George, Ms. Elias, Ms. McClain, Ms. Mays, Ms. Wilkins, Ms. Washington, and Mr. Scott.

Nays: None.

DBRA Resolution Code 21-10-277-06 was approved.

### **Herman Kiefer Project Update**

At the request of Ms. DeSantis in a previous meeting, Mr. Vosburg provided an update to the DBRA Board on the status of the Herman Kiefer Brownfield Plan including the progress made on the project, in particular the work that has been performed on some of the single-family homes from the Detroit Land Bank Authority, the TIF reimbursements made to the Developer of which there have been none made to date, and that the Developer has not submitted any Eligible Costs to the DBRA for review.

Ms. Humphrey provided an update on the project including the Housing and Revitalization Department's oversight of the project, the selection process that took place to identify a developer for the project, the Development Agreement entered into with the chosen developer and the commitments, financial investments, and timelines built into the Development Agreement, the efforts made to date by the developer to meet those commitments including cleaning up the properties, repairing and weatherproofing the existing structure, the reporting requirements of the developer and according to the last report submitted by the developer there has been approximately \$8 million invested into the project by the developer, the marketing efforts made to date to attract potential tenants for the property, the efforts to date to rehabilitate some of the single-family homes from the Detroit Land Bank Authority.

Ms. DeSantis asked what was included in the \$8 million investment made to date by the developer. Ms. Humphrey stated that the developer submits quarterly reports that has a breakdown of the investments made to date.

Ms. Marshall provided more information about the developer's progress made on rehabbing the single-family homes from the Detroit Land Bank Authority including the developer exercising its first option under the Agreement for Maintenance with the DLBA entered into in July 2017, the developer has met its first obligation to secure and clean up the properties included in the Agreement which is pending an amendment which will be under review by the Detroit City Council, outlined the current requirements and obligations under the Agreement, and the release of certain lots owned by the DLBA to be available for purchase by other buyers.

Ms. DeSantis asked for clarification on the progress made on the single-family homes included in the agreement with the DLBA. Ms. Marshall stated that there are 119 residences included in the agreement and that 40 of the properties are being released and will be available through other DLBA programs and the remaining properties will be broken down into phases for completion.

Ms. DeSantis asked if the release of the 40 properties is in response to feedback from the community. Ms. Marshall stated that the release is in response to the feedback received from the community and that they will be released back to the DLBA.

Ms. DeSantis asked if there are more requirements in connection with the investments made on the property. Ms. Humphrey stated that there are more clarifications on the investment requirements set forth in the Development Agreement with the City of Detroit.

Ms. DeSantis asked how long a brownfield plan can be active without the requirements being met. Mr. Vosburg stated that the standard length of time provided for a developer to meet its obligations under a brownfield plan is two years and that the developer for the Herman Kiefer project negotiated a phased approach to its obligations under the plan including a three-year timeframe for the first submission of Eligible Costs and a ten-year timeframe for the second submission of Eligible Costs.

Ms. DeSantis asked what the City's and DBRA Staff's opinion is on the likelihood that the project will be completed as it was presented to the DBRA Board. Mr. Vosburg stated that DBRA Staff has not been involved in the status updates on the project and that has been conducted between the developer and the Housing and Revitalization Department of the City. Ms. Humphrey stated that from the beginning the City has seen this project as a long-term commitment and that the developer has already invested a significant amount of money in the project.

Ms. McClain asked if the developer had consulted with the community regarding the project. Ms. Humphrey stated that the project was subject to the Community Benefits Ordinance and completed that process and that the developer has been in contact with members of the Neighborhood Advisory Counsel regarding the project and its status.

#### **ADMINISTRATIVE**

##### **Targeted Redevelopment Area Presentation**

Ms. Kanalos gave a presentation to the DBRA Board on Targeted Redevelopment Areas as set forth in Public Act 381.

Ms. DeSantis asked for clarification on the timing requirements for plans that include a Targeted Redevelopment Area. Ms. Kanalos stated that under Act 381 the TIF capture for all parcels included in a Targeted Redevelopment Area has to occur within five years of approval of the plan.

Ms. DeSantis stated that there should be more tools available for developers to be able to execute large and impactful projects in the neighborhoods of the City.

Mr. Vosburg stated that he has been in talks with certain organizations who have expressed interest in Targeted Redevelopment Areas for the purposes of corridor improvements and that State agencies have been involved in those conversations and the conclusion was that a Corridor Improvement Authority would be the more appropriate avenue for those projects.

#### **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, the meeting was unanimously adjourned at 5:02 PM.



**CODE DBRA 21-10-02-298**

**APPROVAL OF MINUTES OF SEPTEMBER 22, 2021**

RESOLVED, that the minutes of the regular meeting of September 22, 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.

October 13, 2021



**DBRA 21-10-03-216**

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

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period September 1 through September 30, 2021, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

October 13, 2021



**CODE DBRA 21-10-304-02**

**BRUSH8 TOWNHOMES 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 **Brush8 Townhomes 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 **Brush8 Townhomes 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.

October 13, 2021



**CODE DBRA 21-10-305-01**

**JEFFERSON-HOLCOMB 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 **Jefferson-Holcomb 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.

October 13, 2021



CODE DBRA 21-10-277-06

**AMENDED AND RESTATED OSI ART APARTMENTS @ WEST END 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 Amended and Restated Brownfield Plan for the **Osi Art Apartments @ West End 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.

October 13, 2021