



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
REGULAR BOARD OF DIRECTORS MEETING  
WEDNESDAY, APRIL 27, 2022  
4:00 PM**

**BOARD MEMBERS PRESENT:**

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

**BOARD MEMBERS ABSENT:**

Sonya Mays  
Stephanie Washington  
Donele Wilkins

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Malinda Jensen (DEGC/DBRA)  
Elizabeth Brinson (DEGC)  
Paul Kako (DEGC)  
Rebecca Navin (DEGC)  
Jean Belanger (DEGC)  
Ngozi Nwaesei (Lewis & Munday)  
Dan Gough (EGLE)  
Adam Patton (PM Environmental)  
Robbie Nguyen (Northpoint)  
Tim Conder (Northpoint)  
Seth Herkowitz (Oxford Perennial)  
Jared Belka (Warner Norcross)  
Phone number ending in 5879



**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY REGULAR MEETING  
WEDNESDAY, APRIL 27, 2022  
HELD VIA ZOOM VIRTUAL MEETING**

**CALL TO ORDER**

Chairperson Raymond Scott called the meeting to order at 4:02 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 February 9, 2022 as presented. The Board took the following action:

Ms. McClain made a motion approving the minutes of the February 9, 2022 Board meeting, as presented. Mr. George seconded the motion.  
DBRA Resolution Code 22-04-02-305 was unanimously approved.

**Treasurer's Report – February 2022**

Ms. Brinson presented the February 2022 Treasurer's Report.

Mr. George asked for clarification on the receipts for the month of February 2022. Ms. Kanalos stated that the only receipt for the month of February 2022 was from interest income.

Mr. Scott called for a motion accepting the February 2022 Treasurer's Report, as presented. The Board took the following action:

Mr. George made a motion accepting the February 2022 Treasurer's Report, as presented. Ms. McClain seconded the motion.  
DBRA Resolution Codes 22-04-03-221 was approved.

**Treasurer's Report – March 2022**

Ms. Brinson presented the March 2022 Treasurer's Report.

Mr. Scott called for a motion accepting the March 2022 Treasurer's Report, as presented. The Board took the following action:

Mr. George made a motion accepting the March 2022 Treasurer's Report, as presented. Ms. DeSantis seconded the motion.  
DBRA Resolution Codes 22-04-03-222 was approved.

**PROJECTS**

**Recommendation to City Council to Terminate Brush Park South Brownfield Plan**

Mr. Vosburg presented the Recommendation to City Council to Terminate Brush Park South Brownfield Plan to the DBRA Board.

Section 14(8)(b) of Act 381 of 1996, as amended, states:

“A brownfield plan or plan amendment may be abolished or terminated according to this subsection subject to all of the following:

(b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:

- (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.
- (ii) Provides the developer an opportunity to be heard at a public meeting.”

Over the years, the DBRA has approved Brownfield Plans which describe projects that have failed to come to fruition (the “Plan(s)”). These Plans, particularly Plans that involve TIF revenue, create an administrative burden for the City and the DBRA with multiple annual accounting and reporting requirements for each Plan. Additionally, a stalled Plan prevents a new proposed development from being able to use and/or take full advantage of Brownfield TIF. Terminating a Plan allows new proposed developments to make full use of Brownfield TIF financing through a new Brownfield Plan that is in line with the new proposed development.

Brush Park South is a Plan approved by Council on February 19, 2019. The project, developed by Brush Park South Phase I MR LLC, proposed the redevelopment of nine (9) parcels in Detroit. The project failed to occur within two (2) years of City Council approval of the Plan. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to terminate the plan as a result.

It is the opinion of DBRA staff that the Brush Park South Plan should be terminated due to the fact that the project described in the Plan has failed to occur, and more than 2 years has passed since City Council approval of the Plan. DBRA staff, upon City Council approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to terminate the Plan.

A resolution recommending the following actions for the Plan as attached for the Board's review and approval:

1. Recommendation to terminate the Plan to City Council.
2. Upon City Council approval, issue a certified letter notification to the Developer of the intent to terminate the Plan in no less than 30 days as well as the opportunity to be heard at a public meeting.
3. Authorization to the DBRA to terminate the Reimbursement Agreement and any other agreements or contracts between Developer and the DBRA executed in conjunction with the Plan upon termination of the Plan by City Council.

The Plan will be formally terminated upon adoption of a Resolution for the Plan by City Council and following the signing of the Resolution by the Mayor.

Ms. DeSantis asked if the Housing and Revitalization Department was the Developer for the project. Mr. Vosburg stated that the Housing and Revitalization Department was not the Developer for the project and that they issued a Request for Proposals for a project located on the Property and that Schostak Development was the Developer for the project.

Ms. DeSantis asked why the Developer chose not to move forward with the project. Mr. Vosburg stated that there were some challenges with the financing for the project along with rising construction costs and the Developer no longer wanted to pursue the project.

Mr. George asked for more information on what the plans for the former project was going to be. Mr. Vosburg stated that it was going to a mixed-use development with some commercial space along with rental housing.

Ms. McClain asked if terminating this Plan would preclude the Developer from coming to the DBRA Board for approval of a brownfield plan for another project. Mr. Vosburg stated that terminating this Plan would not preclude the Developer from coming to the DBRA Board for approval of a brownfield plan for another project.

Mr. Scott asked how the DBRA keeps track of developers who have projects that have not come to fruition in the past and have brownfield plans that have been terminated and may be seeking new brownfield plans. Mr. Vosburg stated that the DBRA does not have a formal policy about approving new plans for developers that have had plans terminated in the past and that there are a variety of circumstances surrounding the termination of brownfield plans. Ms. Kanalos added that the DBRA has not had a developer request approval of a brownfield plan having had another plan terminated in the past.

Ms. McClain asked if there is a time limit for terminating plans. Mr. Vosburg stated that State law allows for the termination of brownfield plans if the project has not occurred within two years of approval of the plan and that the time limit can be extended prior to approval of the plan in the Reimbursement Agreement if the developer requests more time to complete the project.

Ms. DeSantis stated that it is important not only to flag developers who do not fulfill their commitments for projects but to also know which developers complete their projects within the time frames provided for in the brownfield plan.

Ms. DeSantis asked if the Developer reached out to the DBRA to let us know that the project was not going to move forward. Mr. Vosburg stated that the DBRA reached out to the Developer regarding the project after having learned that the Property was being sold to other entities.

Mr. Scott requested that the DBRA Staff advise on how to track developers who have not fulfilled their commitments to complete projects and/or have had brownfield plans terminated due to the same.

Mr. Scott called for a motion to approve the Recommendation to City Council to Terminate Brush Park South Brownfield Plan, as presented. The Board took the following action:

Ms. McClain made a motion to approve the Recommendation to City Council to Terminate Brush Park South Brownfield Plan, as presented. Ms. DeSantis seconded the motion.  
DBRA Resolution Code 22-04-263-03 was approved.

**Corktown Mixed-Use Brownfield Redevelopment Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues**

Ms. Capler presented the Corktown Mixed-Use Brownfield Redevelopment Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues to the DBRA Board.

On June 23, 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 Corktown Mixed-Use Redevelopment Project (the "Plan") to Detroit City Council ("City Council") with a recommendation for

approval. The City Council approved the Plan on July 20, 2021. The Reimbursement Agreement (the "Agreement") between the DBRA and Oxford Perennial Corktown PropCo, LLC ("Developer"), was entered into on July 30, 2021.

Since then, the Developer has requested that the DBRA sign-off on the attached Security Agreement and Collateral Assignment of Tax Increment Revenues ("Assignment"). As a result, the Developer would like to assign the TIF capture from the Plan to CIBC Bank USA as a condition to secure a loan made to the Developer by CIBC Bank USA.

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 Corktown Mixed-Use Brownfield Redevelopment Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues, as presented. The Board took the following action:

Ms. DeSantis made a motion to approve the Corktown Mixed-Use Brownfield Redevelopment Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues, as presented. Ms. McClain seconded the motion.  
DBRA Resolution Code 22-04-303-04 was approved.

### **Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road Brownfield Redevelopment Plan**

Mr. Vosburg presented the Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road Brownfield Redevelopment Plan to the DBRA Board.

The enclosed Brownfield Plan ("Plan") (Exhibit A), for the Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road project, is being submitted for review and consideration.

#### **Project Introduction**

Northpoint Development is the project developer ("Developer"). The project includes the demolition, abatement, and preparation of the Property for the construction of one of the two following proposed building options, depending on prospective tenants. The first option includes two (2) buildings consisting of one (1) approximately 513,000 square foot building and one (1) approximately 215,000 square foot building that would house warehousing and light assembly industrial tenants (the "Option A"). The second option includes one (1) approximately 761,000 square foot building that would house warehousing and light assembly industrial tenants (the "Option B").

The total investment is estimated to be \$72.1 million. The Developer is requesting \$32,697,754.00 in TIF reimbursement. The Developer is requesting reimbursement of the \$32,697,754 while projected TIF reimbursement in the Plan is \$21,798,503.

There will be approximately 100 temporary construction jobs and approximately 350 permanent jobs are expected to be created by the project.

#### **Property Subject to the Plan**

The eligible property (the "Property") consists of approximately 50 acres, bounded by Fullerton Avenue to the north, Hubbell Avenue, Strathmoor Street and Mark Twain Street to the east, and Plymouth Road to the south.

#### **Basis of Eligibility**

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized for an industrial, commercial, or residential purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property parcels have been determined to be a "Facility," "Blighted," or adjacent and contiguous to a parcel that has been determined to be a Facility or 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 department specific activities, demolition, lead and asbestos abatement, site preparation, infrastructure improvements, 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. Baseline Environmental Assessment Activities	\$300,000.00
2. Department Specific Activities	\$11,675,873.00
3. Demolition & Lead and Asbestos Abatement	\$14,470,000.00
4. Site Preparation	\$1,000,000.00
5. Infrastructure Improvements	\$1,000,000.00
6. Brownfield Plan & Work Plan	\$30,000.00
7. Contingency (15%)	\$4,221,881.00
<b>Total Reimbursement to Developer</b>	<b>\$32,697,754.00</b>
8. Authority Administrative Costs	\$4,064,311.00
9. State Brownfield Redevelopment Fund	\$1,232,594.00
10. Local Brownfield Revolving Fund	\$0.00
<b>TOTAL Estimated Costs</b>	<b>\$37,994,659.00</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. The developer is requesting \$32,697,754 while the projected TIF reimbursement in the Plan is \$21,798,503.

### Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of an Industrial Facilities Exemption (PA 198) Tax Abatement.

Attached for the Board’s review and approval was a resolution authorizing the Former AMC Headquarters at 14250 Plymouth Road 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.

Ms. DeSantis asked for clarification on which site plan, either with one building or with two, is the preferred site plan for the project. Mr. Nguyen stated that currently the preferred site plan includes one new building.

Ms. DeSantis asked if something has changed for the project for the preferred site plan to include one building instead of two buildings. Mr. Conder stated that the original site plan with two buildings is the standard site plan that the Developer was planning on for the Property and the Developer is currently in contact with a potential tenant that prefers the site plan with one new building.

Ms. DeSantis stated that she commends the Developer on gathering so many support letters from residents and organizations in the area around the Property and asked what the feedback from the community has been for the project and any other improvements they would like to see made by the Developer. Mr. Conder stated that the community did not provide any feedback on what they would like to see on the Property but requested the Developer to make some improvements to the parks across from the Property and the Developer has agreed to make those park improvements. Ms. DeSantis asked if the commitment to making the park improvements was in writing. Mr. Conder stated that the commitment to make the park improvements is not in writing but that the Developer is committed to making the improvements.

Mr. Scott called for a motion to authorize a public hearing for the Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road Brownfield Redevelopment Plan and refer it to the CAC, as presented. The Board took the following action:

Mr. George made a motion to authorize a public hearing for the Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road Brownfield Redevelopment Plan and refer it to the CAC, as presented. Mr. Gonzalez seconded the motion.  
DBRA Resolution Code 22-04-308-01 was approved.

**Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road Brownfield Redevelopment Plan: EGLE Grant Application**

Mr. Vosburg presented the Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road Brownfield Redevelopment Plan: EGLE Grant Application to the DBRA Board.

On December 12, 2018 the DBRA board approved applying for and accepting a \$250,000 Michigan Department of Environmental Quality (the "MDEQ") grant to pay to fund the immediate need for UST removal at the AMC Site. The MDEQ awarded a grant to the DBRA and the known accessible tanks at the site were removed in the summer of 2020.

The DBRA is being asked to sponsor Northpoint Development's ("Developer") grant application to the Michigan Department of Environment, Great Lakes and Energy ("EGLE"), formerly known as the MDEQ, for up to \$1,000,000 in funds ("Funding") from the State of Michigan to offer an environmental cleanup grant through their existing Brownfield Grant and Loan Program. The development site was historically occupied by industrial uses which included refrigerator manufacturing, helicopter manufacturing during World War II, and its most well-known use of automotive manufacturing and engineering.

The former manufacturing uses have created potential vapor volatilization pathways that will require a vapor mitigation system for the new building. After the closure of the site as a manufacturing plant and engineering facility, significant piles of debris and contaminated soils were dumped on the site. The Funding will be used to design a vapor mitigation system, transport and dispose of the contaminated soil piles, rent a frac tank to capture contaminated wastewater, field oversight, and administrative costs. Given the significant remediation work and costs remaining at the project site, EGLE staff have indicated that they would look favorably at the DBRA applying for a second grant.

No local match is required as part of this grant application. If the DBRA and Developer are awarded the grant, any grant funded Brownfield TIF Eligible Activities will be reduced from the Brownfield Plan for the project.

A representative for the Developer will be present at the board meeting to give a brief presentation and answer questions Board members may have regarding the project.

A resolution supporting the submission of the Former AMC Headquarters EGLE Grant application was attached for the Board's review and approval.

Mr. Scott called for a motion to approve the Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road Brownfield Redevelopment Plan: EGLE Grant Application, as presented. The Board took the following action:

Mr. George made a motion to approve the Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road Brownfield Redevelopment Plan: EGLE Grant Application, as presented.  
Mr. Gonzalez seconded the motion.  
DBRA Resolution Code 22-04-308-02 was approved.

**ADMINISTRATIVE**

None.

**OTHER**

Ms. DeSantis stated that she would like to see the Open Meetings Act changed to allow for remote participation again in public meetings by Board Members.

**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 4:32 PM.



**CODE DBRA 22-04-02-304**

**APPROVAL OF MINUTES OF FEBRUARY 9, 2022**

RESOLVED, that the minutes of the regular meeting of February 9, 2022 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Detroit Brownfield Redevelopment Authority.

April 27, 2022



**DBRA 22-04-03-221**

**ACCEPTANCE OF TREASURER'S REPORT FOR FEBRUARY 2022**

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period February 1 through February 28, 2022, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

April 27, 2022



**DBRA 22-04-03-222**

**ACCEPTANCE OF TREASURER'S REPORT FOR MARCH 2022**

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period March 1 through March 31, 2022, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

April 27, 2022



**CODE DBRA 22-04-263-03**

**BRUSH PARK SOUTH BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO TERMINATE PLAN**

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) was created pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”); and

WHEREAS, the City Council of the City of Detroit (“City Council”) is the governing body (as that term is defined by Act 381) of the DBRA; and

WHEREAS, on January 23, 2019, the DBRA Board of Directors approved the Brush Park South Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on February 19, 2019, City Council approved the Plan; and

WHEREAS, Section 14(8)(b) of Act 381 of 1996, as amended, permits a governing body to terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following: (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted, and (ii) Provides the developer an opportunity to be heard at a public meeting; and

WHEREAS, the “developer” for the Plan is Brush Park South Phase I MR LLC (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan failed to occur within 2 years of City Council’s approval of the Plan; and

WHEREAS, the DBRA Board of Directors desires to recommend termination of the Plan to City Council.

NOW THEREFORE, BE IT RESOLVED, subject to the completion of the notice requirement described in Section 14(8)(b)(i) of Act 381 and the provision to the Developer of an opportunity to be heard at a public meeting pursuant to Section 14(8)(b)(ii) of Act 381, the DBRA Board of Directors hereby recommends termination of the Plan to City Council; and

BE IT FURTHER RESOLVED, subject to the termination of the Plan by City Council, that the DBRA Board of Directors hereby authorizes the termination of any other agreements or contracts between the Developer and the DBRA that were executed in conjunction with the Plan; and

BE IT FINALLY RESOLVED that any two Officers, or any two of the Authorized Agents of the DBRA, shall hereafter have the authority to negotiate and execute any and all documents, contracts, or other papers necessary to implement the provisions and intent of this resolution on behalf of the DBRA.

April 27, 2022



**CODE DBRA 22-04-303-04**

**CORKTOWN MIXED-USE BROWNFIELD REDEVELOPMENT PLAN: SECURITY AGREEMENT AND COLLATERAL ASSIGNMENT OF TAX INCREMENT REVENUES**

WHEREAS, on June 23, 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 Corktown Mixed-Use Redevelopment (the "Project"); and

WHEREAS, on July 20, 2021, the Detroit City Council approved the Plan; and

WHEREAS, on July 30, 2021 the Reimbursement Agreement (the "Agreement") was made and entered into by and between Oxford Perennial Corktown PropCo, LLC and the DBRA; and

WHEREAS, the Assignment and Certificate needs to be executed by Oxford Perennial Corktown PropCo, LLC and CIBC Bank USA 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.

April 27, 2022



**CODE DBRA 22-04-308-01**

**FORMER AMC HEADQUARTERS REDEVELOPMENT PROJECT AT 14250 PLYMOUTH ROAD  
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 **Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road Brownfield Redevelopment Plan** (the “Proposed Plan”) and authorizes and directs the Chairperson to cause the Proposed Plan to be transmitted to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the Proposed Plan.

2. The President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, shall conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

3. The Chairperson is authorized and directed to cause there to be published notice that the Proposed Plan has been submitted to the Community Advisory Committee and of the public hearing to be held pursuant to this resolution.

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

April 27, 2022



**CODE DBRA 22-04-308-02**

**FORMER AMC HEADQUARTERS BROWNFIELD REDEVELOPMENT PLAN: EGLE GRANT APPLICATION**

**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**, the Michigan Department of Environment, Great Lakes and Energy (the “EGLE”) has opened an application period for new applications for the Brownfield Grant and Loan Program (the “Grant”); and

**WHEREAS**, Northpoint Development (the “Developer”) has approached the DBRA to sponsor an application for an EGLE Brownfield Grant and Loan Program grant application for the Former AMC Headquarters redevelopment, which will entail the design of a vapor mitigation system, transportation and disposal of contaminated soil, rental of a frac tank to capture contaminated wastewater, field oversight, and administrative costs, in order to prepare for the construction of a new mixed-use development (the “Project”); and

**WHEREAS**, the DBRA believes that the Project and Developer is well suited to be a successful Grant recipient; 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 submission 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:**

1. That Board of Directors of the City of Detroit Brownfield Redevelopment Authority do hereby support and approve an up to one million (\$1,000,000.00) EGLE Grant and Loan Program grant for the Project being developed by Northpoint Development and/or its successors.
2. That any Authorized Agent of the DBRA is authorized and directed to submit appropriate documents to EGLE to support and secure funds for the Project on behalf of the DBRA.
3. That upon award, the DBRA is authorized to accept and utilize the Grant to reimburse the Developer for eligible costs.
4. That all 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.
5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

April 27, 2022