



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, JUNE 8, 2022
4:00 PM**

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Juan Gonzalez
Sonya Mays

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Malinda Jensen (DEGC/DBRA)
Catherine Frazier (DEGC)
Paul Kako (DEGC)
Rebecca Navin (DEGC)
Ngozi Nwaesei (Lewis & Munday)
Dan Gough (EGLE)
Richard Hosey (Hosey Development)
Elizabeth Masserang (PM Environmental)
Clarke Lewis (The Platform)
Andrew Sherman (The Platform)
Jared Belka (Warner Norcross)
Robbie Nguyen (Northpoint Development)
David Tobar (Eastern Market Corporation)
Theo Pride (Detroit People's Platform)
Renard Monczunski (Detroit People's Platform)
Eden
Phone Number ending in 7510



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, JUNE 8, 2022**

CALL TO ORDER

Chairperson Raymond Scott called the meeting to order at 4:03 PM.

Ms. Kanalos took a roll call of the DBRA Board Members present and a quorum was established.

GENERAL

Approval of Minutes:

Mr. Scott called for a motion approving the minutes of May 25, 2022 as presented. The Board took the following action:

Ms. Elias made a motion approving the minutes of the May 25, 2022 Board meeting, as presented.

Mr. George seconded the motion.

DBRA Resolution Code 22-06-02-308 was unanimously approved.

PROJECTS

Greater Eastern Market: Authorization to Enter into Pittman Church Property Exchange Agreement

Ms. Frazier presented the Greater Eastern Market: Authorization to Enter into Pittman Church Property Exchange Agreement 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 Framework Plan has three main goals: 1) create jobs for Detroiters by expanding the food sector; 2) improve the quality of life for residents; 3) keep the authenticity and function of Eastern Market. The Framework Plan lays out an urban sensitive design and thoughtful manner for food industry businesses to locate or expand in the area immediately adjacent to the Eastern Market core, known as the Greater Eastern Market.

In furtherance of the Framework Plan, in 2020, Detroit City Council and the Detroit Land Bank Authority ("DLBA") each authorized the execution of a Land Transfer Agreement (the "City LTA" and the "DLBA LTA", respectively) between the City of Detroit Brownfield Redevelopment Authority ("DBRA") and each of the City of Detroit (the "City") and the DLBA, which authorized the City and DLBA to convey land held by the City and the DLBA located within in the Greater Eastern Market area to the DBRA.

Recently, DBRA staff received a letter of interest from Pittman Memorial Church of God and Christ ("Pittman") proposing a land exchange in an effort to further the development of the Greater Eastern Market area. This proposal involved Pittman conveying to the DBRA a site that is approximately 8,624 square feet and is generally located at 2249 Wilkins St. (the "Property"). In exchange, i) the DBRA would convey 5 parcels currently owned by the City or the DLBA and identified on Exhibit A (collectively, the "Public Property") to Pittman, and ii) the Eastern Market Development Corporation ("EMDC") would provide Pittman with funding for certain mutually agreed to capital improvements in an amount not to exceed \$150,000.00.

As of today, EMDC has contracted for various capital improvements for the Pittman facility and various projects have been completed.

DBRA staff believes that acquiring the Property would be ideal for a future development consistent with the goals of the Framework Plan and that the conveyance of the Public Property to Pittman is fair and reasonable. The conveyance of the Public Property to DBRA in furtherance of the aforementioned transaction will be governed by the terms of the City LTA and DLBA LTA, as applicable.

To memorialize the transaction, DBRA staff requested the DBRA Board of Directors authorize the execution of a property exchange agreement with Pittman (the "Property Exchange Agreement") which will govern the terms of Pittman's conveyance of the Property to DBRA and DBRA's conveyance of the Public Property to Pittman, subject to receipt of any approvals required under the City LTA and the DLBA LTA.

Ms. DeSantis disclosed that she serves on the Board of Directors for the Eastern Market Development Corporation and asked if it would be advised that she abstain from the vote on this item. Mr. Kako advised that Ms. DeSantis does not hold a financial stake in the transaction and does not look to receive any financial gain from the transaction so she can vote on the item and thanked her for her disclosure to the DBRA Board.

Ms. DeSantis asked if the Eastern Market Development Corporation has provided any funding for the project. Mr. Kako stated that the Eastern Market Development Corporation has already provided funding for the work performed on Pittman and does not look to provide any funding for the Property and does not look to receive any funds through the Property Exchange Agreement.

Mr. George asked who the developer is for the Property. Ms. Frazier stated that there is not a developer for the Property at this time, the land transfer is to prepare the Property for a future development. Ms. DeSantis added that the Eastern Market Development Corporation is looking to attract food incubator spaces to the area to encourage the growth and expansion of food processing operations in the area.

Mr. Scott called for a motion approving the Greater Eastern Market: Authorization to Enter into Pittman Church Property Exchange Agreement, as presented. The Board took the following action:

Mr. George made a motion approving the Greater Eastern Market: Authorization to Enter into Pittman Church Property Exchange Agreement, as presented. Ms. DeSantis seconded the motion. DBRA Resolution Codes 22-06-290-03 was approved.

Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road Brownfield Plan: Reimbursement Agreement

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

On May 11, 2022, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council public hearing for the Plan is scheduled to be held on June 16, 2022 and City Council is scheduled to approve the Plan on June 21, 2022.

Project Introduction

NP Detroit Commerce Center, LLC 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 hard costs for the project are estimated to be \$66 million and 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
Total Reimbursement to Developer	\$32,697,754.00
8. Authority Administrative Costs	\$4,064,311.00
9. State Brownfield Redevelopment Fund	\$1,232,594.00
10. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$37,994,659.00

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. 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.

The Agreement and a resolution approving the Agreement and its subsequent execution were attached for the Board's review and approval.

Mr. Scott asked if there were any significant changes made to the Agreement. Mr. Vosburg stated that there were no significant changes made to the Agreement and that it is substantially the same Agreement that was entered into for the Former Cadillac Stamping Brownfield Plan.

Ms. DeSantis stated that this Plan is different from the Former Cadillac Stamping project with the same Developer because the DBRA Board has received public comment around the Developer voluntarily entering into a Community Benefits Agreement for the project as well as the preservation of the Administration Building. Mr. Vosburg clarified that he meant that the Agreement is substantially similar to the Reimbursement Agreement entered into for the Former Cadillac Stamping Brownfield Plan with the same developer and did not mean that the projects were the same.

Mr. Scott called for a motion approving the Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road Brownfield Plan: Reimbursement Agreement, as presented. The Board took the following action:

Mr. George made a motion approving the Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road Brownfield Plan: Reimbursement Agreement, as presented. Ms. McClain seconded the motion.
DBRA Resolution Codes 22-06-308-04 was approved.

Former Fisher Body Plant Redevelopment Project at 6501 Hastings Street Brownfield Plan

Mr. Vosburg presented the Former Fisher Body Plant Redevelopment Project at 6501 Hastings Street Brownfield Plan to the DBRA Board.

Project Introduction

Fisher 21 Lofts, LLC is the project developer ("Developer"). The project includes the redevelopment the Property into approximately 600,000 total square feet of commercial and residential space as well as adjoining parking. The residential space will provide approximately 433 units on floors 2-6, totaling 275,300 square feet with the remaining space split between amenities for residents and commercial space on the first floor to be utilized by multiple tenants. The Project will include site improvements associated with parking, green space, and storm water management. It is currently anticipated that construction will begin around April 1, 2023 with the Project completed by March of 2025.

The total investment is estimated to be \$137 million. The Developer is requesting \$24,881,300.00 in TIF reimbursement.

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

Property Subject to the Plan

The eligible property (the "Property") consists of three (3) parcels (approximately 8 acres), bounded by Piquette Avenue to the north, St. Antoine Street to the west, Harper Avenue to the South (or North depending on the parcel), and Hastings Street to the east (or west depending on the parcel).

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) were previously utilized for an industrial, commercial or residential purpose; (b) are located within the City of Detroit, a qualified local governmental unit; and (c) were determined to be a "Facility" as defined by Act 381. or adjacent and contiguous to a parcel that has been determined to be a Facility as defined by Act 381.

Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include department specific activities, demolition, lead and asbestos abatement, site preparation, infrastructure improvements, interest, and the 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	\$103,300.00
2. Department Specific Activities	\$2,130,000.00
3. Demolition	\$2,570,000.00
4. Lead and Asbestos Abatement	\$5,110,000.00
5. Site Preparation	\$900,000.00
6. Infrastructure Improvements	\$5,150,000.00
7. Brownfield Plan & Work Plan	\$30,000.00
8. Contingency (15%)	\$2,379,000.00
9. Interest	\$6,509,000.00
Total Reimbursement to Developer	\$24,881,300.00
10. Authority Administrative Costs	\$4,652,240.00
11. State Brownfield Redevelopment Fund	\$1,085,360.00
12. Local Brownfield Revolving Fund	\$760,085.00
TOTAL Estimated Costs	\$31,378,985.00

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 an Obsolete Property Rehabilitation Act (PA 146) and Neighborhood Enterprise Zone (PA 147) Tax Abatements.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the May 25, 2022 CAC meeting. Attached is the DBRA-CAC’s letter of recommendation for the DBRA Board’s consideration.

Public Comments

The DBRA public hearing for the Plan will be held on Monday, June 6, 2022 at 5:00 pm via Zoom. The results of the DBRA public hearing are attached. Additional public comments submitted via email are attached to the public hearing minutes.

Attached for the Board’s review and approval was a resolution approving the Former Fisher Body Plant Redevelopment Project at 6501 Hastings Street Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Ms. DeSantis asked for more information on the results of the public hearing that was held for the Plan. Mr. Vosburg showed the public hearing minutes on the screen for the DBRA Board's review and gave a brief summary of the public comments that were received.

Ms. Elias asked for clarification on if there are affordable residential units included in the project. Mr. Vosburg stated that 20% of the residential units will be available at 80% of the Area Median Income (AMI) and that Mr. Pride's comment at the Brownfield Plan public hearing about the shortage of affordable residential options was in reference to the City of Detroit.

Ms. DeSantis stated that 80% of the AMI is not attainable for most Detroit residents and that the Developer stated that there is also a shortage of housing options for middle income residents. Ms. DeSantis added that she will not be voting to approve the Plan because she feels that there is funding available that would enable the Developer to provide residential units at deeper levels of affordability and it's not because she doesn't think it's a wonderful project and she commends the Developer for taking on such a large project.

Mr. Scott called for a motion to approve the Former Fisher Body Plant Redevelopment Project at 6501 Hastings Street Brownfield Plan and its submittal to Detroit City Council, as presented. The Board took the following action:

Ms. Washington made a motion to approve the Former Fisher Body Plant Redevelopment Project at 6501 Hastings Street Brownfield Plan and its submittal to Detroit City Council, as presented. Ms. Elias seconded the motion.
Ms. DeSantis voted no.
DBRA Resolution Codes 22-06-309-02 was approved.

411 Piquette Brownfield Plan

Ms. Capler presented the 411 Piquette Brownfield Plan to the DBRA Board.

Project Introduction

411 Piquette, LLC is the project developer ("Developer"). The project includes the redevelopment the existing four-story, historic structure into approximately 162 apartment units, all priced at workforce housing rates ranging from 70% to 120% of the Area Median Income (AMI). The proposed 162 workforce housing units are comprised of 72 studios, 87 one-bedroom, and 3 two-bedroom, priced at 120% AMI or less, including 6% at 70% AMI and 47% at 80% AMI. The first floor will include a fitness room, postal lockers, package room, pet wash, and private workspaces for residents. The project will also reconfigure 175 surface parking spaces on the adjoined paved area. It is currently anticipated that construction will begin in the fall of 2022 with the project completed by December 2023.

The total investment is estimated to be \$37.3 million. The Developer is requesting \$2,071,298.00 in TIF reimbursement.

There will be approximately 75 temporary construction jobs and approximately 2 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel, bounded by the property line to the north, Beaubien Boulevard to the east, Piquette Avenue to the south, and Brush Street to the west in the Milwaukee Junction neighborhood.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) it was previously utilized for an industrial or commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) determined to be a "facility" as defined by Act 381 and (d) the Property is a "historic resource" as defined in section 90a of the Michigan strategic fund act, 1984 PA 270, MCL 125.2090a.

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 demolition, infrastructure improvements, site preparation, interest, and the 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. Pre-Approved Activities	\$98,735.00
2. Department Specific Activities	\$469,500.00
3. Demolition	\$800,000.00
4. Asbestos Abatement	\$151,000.00
5. Site Preparation	\$72,000.00
6. Infrastructure Improvements	\$54,000.00
7. Brownfield Plan & Work Plan	\$60,000.00
8. Contingency (15%)	\$231,975.00
9. Interest	\$134,088.00
Total Reimbursement to Developer	\$2,071,298.00
10. Authority Administrative Costs	\$634,857.00
11. State Brownfield Redevelopment Fund	\$277,213.00
12. Local Brownfield Revolving Fund	1,259,514.00
TOTAL Estimated Costs	\$4,242,882.00

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 an Obsolete Property Rehabilitation Act (PA 146) Tax Abatement.

Attached for the Board's review and approval is a resolution authorizing the 411 Piquette 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. Sherman provided more information about the project including the new name for the project, Piquette Flats and more information on the Developer and its background. Mr. Sherman noted that due to recently updated metro Detroit AMI figures, 100% of the residential units will now be at or below 100% of the AMI. Mr. Sherman also shared the construction timeline for the project, and the cooperation of the Developer with the Ford Piquette Avenue Plant regarding the project.

Ms. DeSantis stated she commends the Developer for having residential units available for under 80% of the AMI and asked for more information on the capital stack for the project. Mr. Sherman stated that the capital stack consists of a senior lender, most likely Flagstar Bank, along with PACE financing, a loan

through the Community Revitalization Program, Historic Tax Credits, and owner's equity which includes the land value.

Mr. Scott called for a motion to authorize a public hearing for the 411 Piquette Brownfield 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 411 Piquette Brownfield Plan and its referral to the DBRA-CAC, as presented. Ms. DeSantis seconded the motion. DBRA Resolution Codes 22-06-310-01 was approved.

ADMINISTRATIVE

None.

OTHER

None.

PUBLIC COMMENT

Mr. Scott called for public comment and stated that public comment will be limited to two minutes per speaker.

Mr. Pride stated that he is with the Detroit People's Platform, he does not believe that public funding should be used for projects that are not affordable and are luxury housing, that blight removal is not beneficial to the community when it is replaced with luxury housing that is not attainable for the community, that the addition of luxury housing is driving current residents out of the area because they can no longer afford to live there, and that the case that the projects are not possible without the use of tax incentives is not accurate.

Mr. Monczunski stated that he is with the Detroit People's Platform, and that public subsidies should not be used for projects with luxury housing and that those projects should use private financing instead.

ADJOURNMENT

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

On a motion by Ms. McClain, seconded by Ms. Elias, the meeting was unanimously adjourned at 4:40 PM.



CODE DBRA 22-06-02-307

APPROVAL OF MINUTES OF MAY 25, 2022

RESOLVED, that the minutes of the regular meeting of May 25, 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.

June 8, 2022



CODE DBRA 22-06-290-03

LAND ASSEMBLY PROJECT: AUTHORIZATION TO ENTER INTO PITTMAN CHURCH PROPERTY EXCHANGE AGREEMENT, GREATER EASTERN MARKET

WHEREAS, 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; and

WHEREAS, in furtherance of the Framework Plan, in 2020, Detroit City Council and the Detroit Land Bank Authority (“DLBA”) each authorized the execution of a Land Transfer Agreement (the “City LTA” and the “DLBA LTA”, respectively) between the City of Detroit Brownfield Redevelopment Authority (“DBRA”) and each of the City of Detroit (the “City”) and the DLBA, which authorized the City and DLBA to convey land held by the City and the DLBA located within in the Greater Eastern Market area to the DBRA; and

WHEREAS, DBRA staff received a letter of interest from Pittman Memorial Church of God and Christ (“Pittman”) proposing a land exchange as follows: i) Pittman would convey to the DBRA a site that is approximately 8,624 square feet and is generally located at 2249 Wilkins St. (the “Property”), ii) the DBRA would convey 5 parcels currently owned by the City or the DLBA and identified on Exhibit A (collectively, the “Public Property”) to Pittman, iii) the Eastern Market Development Corporation (“EMDC”) would provide Pittman with funding for certain mutually agreed to capital improvements in an amount not to exceed \$150,000.00; and

WHEREAS, EMDC has contracted for various capital improvements for the Pittman facility and DBRA staff now seeks approval for the exchange of the Property and Public Property; and

WHEREAS, DBRA staff requests the DBRA Board of Directors authorize the execution of a property exchange agreement with Pittman (the “Property Exchange Agreement”) which will govern the terms of Pittman’s conveyance of the Property to DBRA and DBRA’s conveyance of the Public Property to Pittman, subject to receipt of any approvals required under the City LTA and the DLBA LTA; and

WHEREAS, the transactions contemplated herein are consistent with the DBRA’s purposes of promoting the revitalization and reuse of certain properties and is otherwise consistent with its powers and purposes.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby approves the transactions contemplated by this resolution, subject to receipt of any approvals required under the City LTA and the DLBA LTA.

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 Property Exchange Agreement consistent with the terms stated herein, 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.

June 8, 2022

**Attachment A
Public Property**

Parcel	Address	Street	Notes	SF
9003897	3031	Chene	As is	2,156
9003898	3027	Chene	As is	2,156
9003899	3019	Chene	As is	2,156
9001479	2282	Watson	As is	2,156
9001480	2274	Watson	As is	2,156
				10,780



CODE DBRA 22-06-308-04

**FORMER AMC HEADQUARTERS REDEVELOPMENT PROJECT AT 14250 PLYMOUTH ROAD
BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT**

WHEREAS, on May 11, 2022, 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 Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road (the "Project"); and

WHEREAS, on June 21, 2022, the Detroit City Council is expected to vote to approve the Plan; and

WHEREAS, a condition to reimbursing the developer for eligible activities under the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and NP Detroit Commerce Center, LLC as developer of the Project; and

WHEREAS, the Agreement has been drafted, approved as to form by DBRA legal counsel; and

WHEREAS, the Board of Directors desires to approve the Agreement and authorize its execution and delivery on behalf of the DBRA; and

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

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

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

June 8, 2022



CODE DBRA 22-06-309-02

**FORMER FISHER BODY PLANT REDEVELOPMENT PROJECT AT 6501 HASTINGS STREET
BROWNFIELD REDEVELOPMENT PLAN – TRANSMITTAL OF BROWNFIELD PLAN TO THE
COMMUNITY ADVISORY COMMITTEE**

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 **Former Fisher Body Plant Redevelopment Project at 6501 Hastings Street 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 **Former Fisher Body Plant Redevelopment Project at 6501 Hastings Street Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.

2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.

3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.

4. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all

documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

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

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

June 8, 2022



CODE DBRA 22-06-310-01

411 PIQUETTE 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 **411 Piquette Brownfield Redevelopment Plan** (the “Proposed Plan”) and authorizes and directs the Chairperson to cause the Proposed Plan to be transmitted to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the Proposed Plan.

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

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

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

June 8, 2022