



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
REGULAR BOARD OF DIRECTORS MEETING  
WEDNESDAY, JUNE 22, 2022  
4:00 PM**

**BOARD MEMBERS PRESENT:**

John George  
Donele Wilkins  
Sonya Mays  
Amanda Elias  
Raymond Scott

**BOARD MEMBERS ABSENT:**

Juan Gonzalez  
Pamela McClain  
Maggie DeSantis  
Stephanie Washington

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Monika McKay-Polly (DEGC)  
Paul Kako (DEGC)  
Rebecca Navin (DEGC)  
Glen Long, Jr. (DEGC)  
Ngozi Nwaesei (Lewis & Munday)  
Dan Gough (EGLE)  
Elizabeth Masserang (PM Environmental)  
Clarke Lewis (The Platform)  
Andrew Sherman (The Platform)



**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY REGULAR MEETING  
WEDNESDAY, JUNE 22, 2022**

**CALL TO ORDER**

Chairperson Raymond Scott called the meeting to order at 4:10 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 June 8, 2022 as presented. The Board took the following action:

Ms. Mays made a motion approving the minutes of the June 8, 2022 Board meeting, as presented.

Ms. Wilkins seconded the motion.

DBRA Resolution Code 22-06-02-309 was unanimously approved.

**Treasurer's Report – May 2022**

Mr. Long presented the May 2022 Treasurer's Report.

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

Mr. George made a motion accepting the May 2022 Treasurer's Report, as presented. Ms. Mays seconded the motion.

DBRA Resolution Codes 22-06-03-224 was approved.

Ms. Kanalos introduced Ms. McKay-Polly to the DBRA Board as the newest member of the Board Administration Department at the Detroit Economic Growth Corporation.

**PROJECTS**

**Selden Innovation Center Brownfield Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues – Capital Impact Partners**

Mr. Vosburg presented the Selden Innovation Center Brownfield Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues – Capital Impact Partners to the DBRA Board.

On May 12, 2021, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the Selden Innovation Center Redevelopment Project (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council public hearing for the Plan was held on June 3, 2021 and City Council is approved the Plan on June 8, 2021. The Reimbursement Agreement (the "Agreement") between the DBRA and Industry Detroit QOZB, LLC ("Developer"), was entered into on February 11, 2022.

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 Capital Impact Partners as a condition to secure a loan made to the Developer by Capital Impact Partners.

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

### **Selden Innovation Center Brownfield Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues - MSF**

Mr. Vosburg presented the Selden Innovation Center Brownfield Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues - MSF to the DBRA Board.

On May 12, 2021, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the Selden Innovation Center Redevelopment Project (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council public hearing for the Plan was held on June 3, 2021 and City Council is approved the Plan on June 8, 2021. The Reimbursement Agreement (the "Agreement") between the DBRA and Industry Detroit QOZB, LLC ("Developer"), was entered into on February 11, 2022.

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 Michigan Strategic Fund as a condition to secure a loan made to the Developer by Michigan Strategic Fund.

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

Mr. Scott called for a motion to approve the Selden Innovation Center Brownfield Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues – Capital Impact Partners and the Selden Innovation Center Brownfield Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues - MSF, as presented. The Board took the following action:

Ms. Mays made a motion to approve the Selden Innovation Center Brownfield Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues – Capital Impact Partners and the Selden Innovation Center Brownfield Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues - MSF, as presented. Ms. Wilkins seconded the motion. DBRA Resolutions Codes 22-06-299-04 and 22-06-299-05 were 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
<b>Total Reimbursement to Developer</b>	<b>\$2,071,298.00</b>
10. Authority Administrative Costs	\$634,857.00
11. State Brownfield Redevelopment Fund	\$277,213.00
12. Local Brownfield Revolving Fund	1,259,514.00
<b>TOTAL Estimated Costs</b>	<b>\$4,242,882.00</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.

### DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the June 13, 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 20, 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 DBRA Board's review and approval was a resolution approving the 411 Piquette Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Mr. Scott called for a motion to approve the 411 Piquette Brownfield Plan and its submittal to Detroit City Council, as presented. The Board took the following action:

Mr. George made a motion to approve the 411 Piquette Brownfield Plan and its submittal to Detroit City Council, as presented. Ms. Wilkins seconded the motion.  
DBRA Resolution Codes 22-06-310-02 was approved.

### ADMINISTRATIVE

None.

### OTHER

Ms. Wilkins shared that The Green Door Initiative's project was chosen by the U.S. Department of Energy to receive a \$200,000 planning grant and then an additional \$250,000 grant through the Equity Innovation Project and the project, called Motor City to Solar City, will renovate a shuttered school building on the northeast side of the City and turn it into housing for returning citizens and will provide job training in solar panel production.

Mr. George shared that Motor City Blight Busters has received funding from the City for an affordable housing development that will be located just north of the Redford Theater next to a community center.

### PUBLIC COMMENT

None.

### ADJOURNMENT

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

On a motion by Mr. George, seconded by Ms. Wilkins, the meeting was unanimously adjourned at 4:22 PM.



**CODE DBRA 22-06-02-308**

**APPROVAL OF MINUTES OF JUNE 8, 2022**

RESOLVED, that the minutes of the regular meeting of June 8, 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 22, 2022



**DBRA 22-06-03-224**

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

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

June 22, 2022



**CODE DBRA 22-06-299-04**

**SELDEN INNOVATION CENTER BROWNFIELD REDEVELOPMENT PLAN: SECURITY AGREEMENT AND COLLATERAL ASSIGNMENT OF TAX INCREMENT REVENUES – CAPITAL IMPACT PARTNERS**

WHEREAS, on May 12, 2021, the Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Brownfield Plan (the “Plan”) for a project captioned Selden Innovation Center Redevelopment (the “Project”); and

WHEREAS, on June 8, 2021, the Detroit City Council approved the Plan; and

WHEREAS, on February 11, 2021 the Reimbursement Agreement (the “Agreement”) was made and entered into by and between Industry Detroit QOZB, LLC and the DBRA; and

WHEREAS, the Assignment and Certificate needs to be executed by Industry Detroit QOZB, LLC and Capital Impact Partners with acknowledgement and approval by DBRA; and

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

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

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

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

June 22, 2022



**CODE DBRA 22-06-299-05**

**SELDEN INNOVATION CENTER BROWNFIELD REDEVELOPMENT PLAN: SECURITY AGREEMENT AND COLLATERAL ASSIGNMENT OF TAX INCREMENT REVENUES – MICHIGAN STRATEGIC FUND**

WHEREAS, on May 12, 2021, the Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Brownfield Plan (the “Plan”) for a project captioned Selden Innovation Center Redevelopment (the “Project”); and

WHEREAS, on June 8, 2021, the Detroit City Council approved the Plan; and

WHEREAS, on February 11, 2021 the Reimbursement Agreement (the “Agreement”) was made and entered into by and between Industry Detroit QOZB, LLC and the DBRA; and

WHEREAS, the Assignment and Certificate needs to be executed by Industry Detroit QOZB, LLC and Michigan Strategic Fund with acknowledgement and approval by DBRA; and

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

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

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

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

June 22, 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, 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 **411 Piquette 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 **411 Piquette 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 22, 2022