



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
REGULAR BOARD OF DIRECTORS MEETING  
WEDNESDAY, JULY 13, 2022  
4:00 PM**

**BOARD MEMBERS PRESENT:**

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

**BOARD MEMBERS ABSENT:**

Juan Gonzalez  
Sonya Mays  
Stephanie Washington

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Malinda Jensen (DEGC/DBRA)  
Monika McKay-Polly (DEGC)  
Paul Kako (DEGC)  
Rebecca Navin (DEGC)  
Jean Belanger (DEGC)  
Sam Sherman (Basco Development)  
Clifford Brown (Woodborn Partners)



**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY REGULAR MEETING  
WEDNESDAY, JULY 13, 2022**

**CALL TO ORDER**

Chairperson Raymond Scott called the meeting to order at 4:05 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 22, 2022 as presented. The Board took the following action:

Ms. DeSantis made a motion approving the minutes of the June 22, 2022 Board meeting, as presented. Mr. George seconded the motion.  
DBRA Resolution Code 22-07-02-310 was unanimously approved.

**PROJECTS**

**Land Assembly Project: Authorization to Enter into an Amendment to Development Agreement with Northpoint Development LLC and Related Land Transfer Agreement for Former American Motors Corporation Site and Surrounding Parcels**

Ms. Navin presented the Land Assembly Project: Authorization to Enter into an Amendment to Development Agreement with Northpoint Development LLC and Related Land Transfer Agreement for Former American Motors Corporation Site and Surrounding Parcels to the DBRA Board.

As the Board is aware, the City of Detroit Brownfield Redevelopment Authority (“DBRA”) and Northpoint Development, LLC (“Developer”) are parties to a development agreement (the “Agreement”) relating to the former American Motors Corporation site located at 14250 Plymouth Rd., Detroit, MI and certain surrounding publicly and privately owned parcels (the “Project Property”) pursuant to which Developer will redevelop the Project Property into a combined facility of at least 500,000 square feet intended for industrial uses related to advanced manufacturing, assembly, or transportation, distribution and logistics (the “Project”). In connection with the Agreement, the DBRA has also entered into a land transfer agreement with the City of Detroit (“City”) pursuant to which the City will transfer to the DBRA parcels within the Project Property owned by the City (the “LTA”).

As part of preparations for closing and finalization of incentive approvals, the DBRA and Developer identified certain amendments required to the Agreement as follows (the “Proposed Amendments”):

- The parcel located at 12233 Strathmoor is owned by the City and should be included as a parcel to be transferred from the City to DBRA under the LTA and DBRA to the Developer under the Agreement. It was previously believed that this parcel was privately owned.
- At the request of certain members of City Council, Developer has agreed to commemorate the AMC Administration Building through a commemorative monument, decorative elements, historical documentation process, or other appropriate commemorative product, to be determined based on

a community engagement process that would include at least 2 community meetings. The commemorative product will be located at the Project Property and must be completed within 12 months following the issuance of a certificate of occupancy for the Project, at a cost not to exceed \$100,000.

A resolution approving amendment to the Agreement (and the LTA, as applicable) to incorporate the Proposed Amendments was attached for the Board's consideration.

Ms. DeSantis asked if the parcel located at 12233 Strathmoor is currently owned by the City or by the Detroit Land Bank Authority (DLBA). Ms. Navin stated that when a property goes through tax foreclosure the City first takes possession of the property and then transfers it to the DLBA and the parcel located at 12233 Strathmoor has gone through tax foreclosure but that it had not yet been transferred to the DLBA by the City.

Mr. Scott called for a motion to approve the Land Assembly Project: Authorization to Enter into an Amendment to Development Agreement with Northpoint Development LLC and Related Land Transfer Agreement for Former American Motors Corporation Site and Surrounding Parcels, as presented. The Board took the following action:

Mr. George made a motion to approve the Land Assembly Project: Authorization to Enter into an Amendment to Development Agreement with Northpoint Development LLC and Related Land Transfer Agreement for Former American Motors Corporation Site and Surrounding Parcels, as presented. Ms. Elias seconded the motion.  
DBRA Resolutions Code 22-07-262-47 was approved.

#### **220 W. Congress Brownfield Plan: Extension Request**

Mr. Vosburg presented the 220 W. Congress Brownfield Plan: Extension Request to the DBRA Board.

The 220 West Congress Brownfield Redevelopment Plan (the "Plan") was approved by the DBRA Board of Directors on September 13, 2017 and by Detroit City Council (the "Council") on October 10, 2017. The Reimbursement Agreement was executed on November 8, 2017. On December 1, 2021, the DBRA Board granted an extension to complete all eligible activities by September 30, 2022.

220 W Congress Detroit, LLC is the developer (the "Developer") for Plan which is located at 220 West Congress Street. Due to an extended renovation and construction period which is connected to the lease up of the building, which has been impacted by the COVID 19 pandemic, the Developer is requesting an additional extension of twelve (12) months to complete all eligible activities by September 30, 2023.

DBRA staff recommended the approval of the extension.

A resolution granting the extension of the 220 West Congress Brownfield Redevelopment Plan duration requirements was attached for the Board's review and approval.

Mr. George asked how close the project is to completion and how many floors are in the building. Mr. Vosburg stated Mr. Sherman appears to be having technical difficulties with the Zoom connection but his recollection from conversations with Mr. Sherman is that the building is approximately 9 stories with one office floor of the building left to be built out as well as the ground floor restaurant space with an alleyway being converted to an outdoor dining area with both spaces recently securing new tenants post-COVID.

Mr. Scott called for a motion to approve the 220 W. Congress Brownfield Plan: Extension Request, as presented. The Board took the following action:

Mr. George made a motion to approve the 220 W. Congress Brownfield Plan: Extension Request, as presented. Ms. Wilkins seconded the motion.  
DBRA Resolutions Code 22-07-247-06 was approved.

### **Bagley & 16th Brownfield Plan: Assignment and Assumption of Reimbursement Agreement**

Mr. Vosburg presented the Bagley & 16th Brownfield Plan: Assignment and Assumption of Reimbursement Agreement 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 Bagley & 16<sup>th</sup> 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 Woodborn Partners, LLC (the "Developer"), was entered into on September 24, 2021.

Since then, the Developer has requested that the DBRA sign-off on the attached Assignment and Assumption of Reimbursement Agreement ("Assignment"). As a result, the Developer would like to assign the TIF capture from the Plan to Bagley + 16<sup>th</sup> LLC.

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 Bagley & 16th Brownfield Plan: Assignment and Assumption of Reimbursement Agreement, as presented. The Board took the following action:

Ms. DeSantis made a motion to approve the Bagley & 16th Brownfield Plan: Assignment and Assumption of Reimbursement Agreement, as presented. Ms. Wilkins seconded the motion. DBRA Resolutions Code 22-07-302-05 was approved.

### **Bagley & 16th Brownfield Plan: Security Agreement and Collateral Assignment of Tax increment Revenues**

Mr. Vosburg presented the Bagley & 16th Brownfield 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 Bagley & 16<sup>th</sup> Redevelopment Project (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. Detroit City Council approved the Plan on July 20, 2021. The Reimbursement Agreement (the "Agreement") between the DBRA and Woodborn Partners, LLC (the "Developer"), was entered into on September 24, 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 Capital Impact Partners who have requested a second position lien on the TIF capture as a condition to secure a loan made to the Developer by Capital Impact Partners. The DBRA will retain a first position lien on the TIF capture for repayment of its loan to the project.

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 asked for the loan amount from the Local Brownfield Revolving Fund (LBRF) for the project. Mr. Vosburg stated that the loan was approximately \$650,000 with a \$100,000 grant from the LBRF as well.

Mr. Scott called for a motion to approve the Bagley & 16th Brownfield Plan: Security Agreement and Collateral Assignment of Tax increment Revenues, as presented. The Board took the following action:

Ms. McClain made a motion to approve the Bagley & 16th Brownfield Plan: Security Agreement and Collateral Assignment of Tax increment Revenues, as presented. Ms. DeSantis seconded the motion. DBRA Resolutions Code 22-07-302-06 was approved.

### **ADMINISTRATIVE**

None.

**OTHER**

None.

**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. McClain, the meeting was unanimously adjourned at 4:19 PM.



**CODE DBRA 22-07-02-309**

**APPROVAL OF MINUTES OF JUNE 22, 2022**

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

July 13, 2022



**CODE DBRA 22-07-262-47**

**LAND ASSEMBLY PROJECT: AUTHORIZATION TO ENTER INTO AN AMENDMENT TO DEVELOPMENT AGREEMENT WITH NORTHPOINT DEVELOPMENT LLC AND RELATED LAND TRANSFER AGREEMENT FOR FORMER AMERICAN MOTORS CORPORATION SITE AND SURROUNDING PARCELS**

**WHEREAS**, the City of Detroit Brownfield Redevelopment Authority (“DBRA”) and Northpoint Development, LLC (“Developer”) are parties to a development agreement (the “Agreement”) relating to the former American Motors Corporation site located at 14250 Plymouth Rd., Detroit, MI and certain surrounding publicly and privately owned parcels (the “Project Property”) pursuant to which Developer will redevelop the Project Property into a combined facility of at least 500,000 square feet intended for industrial uses related to advanced manufacturing, assembly, or transportation, distribution and logistics (the “Project”); and

**WHEREAS**, in connection with the Agreement, the DBRA has also entered into a land transfer agreement with the City of Detroit (“City”) pursuant to which the City will transfer to the DBRA parcels within the Project Property owned by the City (the “LTA”); and

**WHEREAS**, the DBRA and Developer have identified certain amendments required to the Agreement and LTA (as applicable) as follows (the “Proposed Amendments”):

- The parcel located at 12233 Strathmoor is owned by the City and should be included as a parcel to be transferred from the City to DBRA under the LTA and DBRA to the Developer under the Agreement.
- Developer has agreed to commemorate the AMC Administration Building through a commemorative monument, decorative elements, historical documentation process, or other appropriate commemorative product, to be determined based on a community engagement process that would include at least 2 community meetings. The commemorative product will be located at the Project Property and must be completed within 12 months following the issuance of a certificate of occupancy for the Project, at a cost not to exceed \$100,000.

**WHEREAS**, the Board has reviewed the Proposed Amendments and has determined that they are in the best interests of the Project and are otherwise consistent with the DBRA’s powers and purposes.

**NOW, THEREFORE, BE IT RESOLVED**, that the DBRA Board of Directors hereby approves the Proposed Amendments.

**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 an amendment to the Agreement and an amendment to the LTA to incorporate the Proposed Amendments therein (as applicable) on terms and conditions consistent with this resolution, together with such changes 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.

July 13, 2022



**CODE DBRA 22-07-247-06**

**220 W CONGRESS BROWNFIELD REDEVELOPMENT PLAN: EXTENSION OF PLAN DURATION REQUIREMENTS**

WHEREAS, pursuant to 381 PA 1996 (“Act 381”), the 220 West Congress Brownfield Redevelopment Plan (the “Plan”) was approved by the Detroit Brownfield Redevelopment Authority (the “DBRA”) on September 13, 2017 and Detroit City Council (the “Council”) on October 10, 2017; and

WHEREAS, 220 W Congress Detroit, LLC is the developer (the “Developer”) for the Plan located in Detroit at 220 West Congress Street that entails the renovation of a mixed-use commercial building in downtown; and

WHEREAS, on December 1, 2021 the DBRA Board granted an extension to complete all eligible activities by September 30, 2022 due to an extended renovation and construction period which is connected to the lease up of the building, which has been impacted by the COVID 19 pandemic;

WHEREAS, the Developer is requesting an additional extension of twelve (12) months to complete all eligible activities by September 30, 2023; and

WHEREAS, DBRA staff recommends the approval of the Plan duration extension based upon the Developers ability to complete the eligible activities within the timeframe of the extension.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors approves the Plan duration extension as follows: 1) one extension for completion of all eligible activities by September 30, 2022.

BE IT FINALLY RESOLVED, that a DBRA Authorized Agent shall hereafter have the authority to negotiate and execute any Letter(s) of Support to implement the provisions and intent of this resolution on behalf of the DBRA.

July 13, 2022



**CODE DBRA 22-07-302-05**

**BAGLEY & 16TH BROWNFIELD REDEVELOPMENT PLAN: ASSIGNMENT AND ASSUMPTION OF REIMBURSEMENT AGREEMENT**

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 Bagley & 16th Redevelopment (the "Project"); and

WHEREAS, on July 20, 2021, the Detroit City Council is expected to vote to approve the Plan; and

WHEREAS, on September 24, 2021 the Reimbursement Agreement (the "Agreement") was made and entered into by and between Woodborn Partners, LLC and the DBRA; and

WHEREAS, the Assignment needs to be executed by Woodborn Partners, LLC and Bagley + 16th, LLC 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.

July 13, 2022



**CODE DBRA 22-07-302-06**

**BAGLEY & 16TH 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 Bagley & 16th Redevelopment (the "Project"); and

WHEREAS, on July 20, 2021, the Detroit City Council voted to approve the Plan; and

WHEREAS, on September 24, 2021 the Reimbursement Agreement (the "Agreement") was made and entered into by and between Woodborn Partners, LLC and the DBRA; and

WHEREAS, the Assignment and Certificate needs to be executed by Bagley + 16<sup>th</sup>, 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.

July 13, 2022