



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, AUGUST 10, 2022
4:00 PM**

BOARD MEMBERS PRESENT:

John George
Donele Wilkins
Pamela McClain
Maggie DeSantis
Juan Gonzalez
Sonya Mays
Stephanie Washington
Raymond Scott

BOARD MEMBERS ABSENT:

Amanda Elias

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Cleveland Dailey (DEGC)
Paul Kako (DEGC)
Ngozi Nwaesei (Lewis & Munday)
Janay Mallett (Southwest Housing Solutions)
Jacob Horner (PK Housing)
Mason Benbow (PK Companies)
Elizabeth Masserang (PM Environmental)
Andrew Sherman (The Platform)
Peter Procida (PDH Development)
Tom Wackerman (ASTI Environmental)



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, AUGUST 10, 2022**

CALL TO ORDER

Vice-Chairperson John George 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. George called for a motion approving the minutes of July 13, 2022 as presented. The Board took the following action:

Ms. DeSantis made a motion approving the minutes of the July 13, 2022 Board meeting, as presented. Ms. Wilkins seconded the motion.
DBRA Resolution Code 22-08-02-311 was unanimously approved.

Mr. Scott joined the meeting at 4:04 pm.

Delegation of Authority Report Q4 FY 2021-22

Mr. Vosburg presented the Expenditures Report Under Delegation of Authority for Q4 FY 2021-22.

In an effort to streamline the process for authorization of expenditures, the DBRA Board of Directors approved DBRA Resolution #18-10-01-204 on October 10, 2018. The resolution authorizes Officers and Authorized Agents ("Designated Parties") to review and approve contracts in an amount up to Fifty Thousand and 00/100 (\$50,000.00) Dollars and to approved change orders to contracts up to 25% of the original contract amount not to exceed Fifty Thousand and 00/100 (\$50,000.00) Dollars.

Attached for DBRA Board information only was the Delegation of Authority report of expenditures approved for the period of April through June of 2022.

PROJECTS

711 W. Alexandrine Brownfield Plan: Assignment of Tax Increment Revenues

Ms. Kanalos presented the 711 W. Alexandrine Brownfield Plan: Assignment of Tax Increment Revenues to the DBRA Board.

On July 9, 2014, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the 711 W. Alexandrine Redevelopment Project (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council approved the Plan on September 9, 2014. The Reimbursement Agreement (the "Agreement") between the DBRA and 711 Alexandrine, LLC ("Developer"), was entered into on September 24, 2014.

The project, consisting of the redevelopment of a 36-unit apartment building in Midtown, was completed in late 2016. The Developer has requested that the DBRA approve the attached Assignment of the

Reimbursement Agreement (the “Assignment”) assigning the tax increment financing capture from the Plan to Innovo Detroit Rainer/Selden Apartments, LLC as a condition for the sale of the property included in the Plan.

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

Ms. DeSantis asked for clarification on the Assignment transaction. Ms. Kanalos stated that the Property is being sold and the Tax Increment Revenues under the Plan are being assigned to the purchaser.

Mr. George called for a motion to approve the 711 W. Alexandrine Brownfield Plan: Assignment of Tax Increment Revenues, as presented. The Board took the following action:

Mr. Scott made a motion to approve the 711 W. Alexandrine Brownfield Plan: Assignment of Tax Increment Revenues, as presented. Mr. Gonzalez seconded the motion.
DBRA Resolutions Code 22-08-332-04 was approved

Ms. Mays joined the meeting at 4:10 pm.

Ms. Washington joined the meeting at 4:12 pm.

411 Piquette Brownfield Plan: Reimbursement Agreement

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

On June 22, 2022, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for 411 Piquette (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 September 15, 2022 and City Council is scheduled to approve the Plan on September 20, 2022.

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 60% to 100% of the Area Median Income (AMI). The proposed 162 housing units are comprised of 72 studios, 87 one-bedroom, and 3 two-bedroom units, including 9% at 60-70% AMI, 52% at 80% AMI and 39% at 100% 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.

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

Mr. George called for a motion to approve the 411 Piquette Brownfield Plan: Reimbursement Agreement, as presented. The Board took the following action:

Ms. DeSantis made a motion to approve the 411 Piquette Brownfield Plan: Reimbursement Agreement, as presented. Mr. Scott seconded the motion.
DBRA Resolutions Code 22-07-310-03 was approved.

Campbell-Wesson Apartments: EGLE Grant Application

Mr. Vosburg presented the Campbell-Wesson Apartments: EGLE Grant Application to the DBRA Board.

The DBRA has been asked if they would be willing to sponsor a grant application for Southwest Housing Solutions to the Michigan Department of Environment, Great Lakes and Energy ("EGLE"), 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 project site consists of 3 parcels which have been vacant land for over 30 years and constitute the entire block that fronts the north side of Michigan Avenue between Campbell Street and Wesson Avenue. Former uses on the block potentially causing environmental issues included gas stations, vulcanizing operations, a dry cleaner, photo shop, and a greenhouse. As a result of these prior uses the soil at the site has elevated levels of contaminants, some at possibly hazardous levels.

The block directly to the east is the home of Southwest Housing Solutions' 5716 Wellness hub which redeveloped a historic building into an integrated healthcare center with medical, dental, mental health, WIC, and other supportive services offices.

The planned development at the 5800 block of Michigan Ave. will be 2 new mixed used buildings totaling approximately \$25 million in two phases which will feature 6,300 square feet of ground floor commercial space and 100 upper floor supportive residential apartments for those experiencing homelessness. The eastern most parcel at the corner of Campbell Street will be the first phase of the development and is expected to break ground in the Fall of 2022. This \$12.3 million project will result in 3,000 square feet of commercial space and 40 apartments on the upper floors. The supportive apartments will use the Certified Community Behavioral Health Clinic (CCBHC) model. Southwest Counseling Solutions will be located in the ground floor commercial space and delivering the supportive services from that location, as well as in common area spaces on the apartment floors. The apartments will be primarily financed with Low Income Housing Tax Credits (LIHTC) and Project Based Vouchers and be priced for those at 30% AMI with the following unit breakdown: 5 one-bedroom units, 29 two-bedroom units, and 6 three-bedroom apartments. The western most parcels at the corner of Wesson Avenue is expected to consist of 3,000 square feet of ground floor commercial space with 60 senior apartments on the upper floors and be constructed in the next few years when financing is complete.

Grant funding would be used to fund: additional environmental testing, soil removal and disposal, importation of clean fill, and professional oversight and reporting. The goal is to clean the parcels to an unrestricted residential standard to achieve a No Further Action status if funding allows, focusing on the first phase of the development.

Given the deeply affordable supportive housing, relatively significant remediation costs for the site, and proximity of the site 2 miles to the west of Ford's Michigan Central Station redevelopment, EGLE staff have indicated that they would look very favorably at an application for the full \$1 million for this project.

No local match is required as part of this grant application. If the DBRA and Developer are awarded the grant, the DBRA will be reimbursed by the grant for any administrative costs incurred.

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 Campbell & Wesson EGLE Grant application was attached for the Board's review and approval.

Ms. DeSantis asked if the Low-Income Housing Tax Credit (LIHTC) allocation has been approved for the project. Ms. Mallet stated that the project started its submission for funding in August of 2021 with the Michigan State Housing Development Authority and the Housing and Revitalization Department of the City

of Detroit and it was submitted as a 4% LIHTC project and that will result in the Developer having \$1.2 million in equity, the City is providing \$1.25 million in funding for the project, and MSHDA may be providing funding in addition to the LIHTC funding. Ms. Mallet added that they will hopefully receive MSHDA Board approval in September 2022 and look to close on the financing for the project in October 2022 and begin remediation on the Property immediately after.

Ms. DeSantis commended the Developer on offering housing options as low as 30% of the Area Median Income (AMI). Ms. Mallet stated that it is the mission of the Southwest Housing Solutions to provide affordable housing options and that they have been working in the neighborhood to provide affordable rental and homeowner options and look to continue their work in the neighborhood for the foreseeable future.

Mr. Scott asked if there was a cost breakdown for the activities to be conducted using the Funding from EGLE. Mr. Vosburg stated that a cost breakdown for the activities to be conducted using the Funding from EGLE was not included in the Board documents but that he would be happy to share that cost breakdown with the DBRA Board.

Ms. DeSantis asked if there were any underground storage tanks remaining on the Property. Mr. Vosburg stated that it is not believed that there are any underground storage tanks still present on the Property. Ms. Mallet added that through the environmental investigations have not discovered any underground storage tanks present on the Property, there is significant remediation that needs to be completed and the bulk of the contamination is present in the center of the Property where the tanks used to be so the goal is to remediate the entire Property even though the first phase of the project will be constructed on the eastern portion of the Property.

Mr. George called for a motion to approve the Campbell-Wesson Apartments: EGLE Grant Application, as presented. The Board took the following action:

Ms. DeSantis made a motion to approve the Campbell-Wesson Apartments: EGLE Grant Application, as presented. Ms. McClain seconded the motion.
DBRA Resolutions Code 22-08-311-01 was approved.

Midtown West Brownfield Plan: Project Changes

Ms. Capler presented the Midtown West Brownfield Plan: Project Changes to the DBRA Board.

On September 25, 2019, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors recommended approval to Detroit City Council of the Brownfield Plan for the Midtown West Redevelopment Project (the "Plan") which was subsequently approved by Detroit City Council on November 19, 2019.

Since that time, due to market conditions, the project described in the Plan has changed. Originally, the Plan described the project as the construction of a five-story mixed-use development to consist of approximately 7,000 square feet of first floor commercial-use with an estimated 175 residential units on the floors above and an estimated 149 enclosed parking spaces on the ground level.

The changes to redevelopment of the Property include splitting part of the Midtown West project into two phases as described below (the "New Project"). The parcel split has been approved and recorded by the City of Detroit.

- The new second phase will be the development of the southern half of the Property at 3701 Fourth, known as Parcel 1 South. This will include approximately 71 residential units and ground floor retail and is anticipated to start construction in 2022 and begin leasing in 2024.
- The new fourth phase will be the development of the remainder of the Property at 931 Selden, known as Parcel 1 North. This will include approximately 78 residential units and ground floor retail and is anticipated to start construction after the leasing of phases two and three have started, anticipated to be around 2026.

- Parking will be provided at grade under the residential component.
- Please note that the amount of affordable housing in the Amended Plan is based on the approved Community Benefits Agreement and is reserved for households earning 40%-80% AMI.

Below is a comparison of the original project description in the Plan to the new project plans.

	Original Plan	Amended Plan		Total
		Parcel 1 South	Parcel 1 North	
<u>Design Considerations</u>				
Number of Apartment Units	175	71	78	149
Studio	8	4	4	8
One-Bedroom	125	50	55	105
Two-Bedroom	38	13	15	28
Three-Bedroom	4	4	4	8
Affordable Units (40%-50% AMI)	35	9	8	17
Percent of Total Units	20%	13%	10%	11%
Parking Spaces	149	53	59	112
Retail (SF)	7,000	1,000	1,000	2,000
Total Investment	\$55,000,000	\$24,000,000	\$28,000,000	\$52,000,000
Estimated Future Taxable Value	\$8,000,000	\$4,500,000	\$5,500,000	\$10,000,000
Construction Jobs	75	50	50	100
Permanent Jobs	3	2	1	3

It is estimated that the New Project will result in approximately 100 temporary construction jobs being created, and 3 additional permanent jobs are also expected to be created by prospective tenants. Total investment of the new design is expected to be approximately \$52 million, down from the \$55 million previously expected.

Despite the changes to the project description, the Developer is still requesting the same \$4,251,029.00 in TIF reimbursement and will be completing the same Eligible Activities as described in the Plan, with a couple of changes. One change to the eligible activities is that the parking structure costs included in the Plan will be replaced by the incremental cost of constructing at grade parking below the building. Additional eligible costs will include, among other costs eligible under Act 381, installation of a vapor system in the commercial and ground contact spaces.

The Plan allows DBRA to approve changes to the project description, without necessitating an amendment to the Plan, so long as such variations are not material and arise as a result of changes in market and/or financing conditions affecting the project. All material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381, as amended. DBRA Staff has reviewed the new proposed development and has determined that the changes to the project are a result of the market conditions and, notwithstanding the material changes to the project, the new project still meets the DBRA Guidelines and is consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381, as amended. As a

result, DBRA Staff recommends that the DBRA Board of Directors approve the changes to the project description.

A resolution acknowledging the DBRA Board of Directors' approval of the changes to project description described in the Plan (the "New Project") and the DBRA's execution of one or more letters of support for the Plan and the New Project were attached for the Board's review and approval.

Mr. Gonzalez asked if the rendering shown in the presentation is going to be the new design for the project. Ms. Capler confirmed that the renderings shown in the presentation are the new design for the project.

Ms. Mays asked for clarification on the proposed phases of the project and the timing of construction for all of the phases. Ms. Procida stated that there are four phases of the project but that only two phases of the project are included in the Plan and that the intent is start construction on Phase 1 this fall, Phases 2 and 4 will follow Phase 1, and Phase 3 (located on Parcel 4) will begin construction following the City's completion of the construction of Fourth Street.

Ms. Mays asked for clarification on whether Parcel 1 North or Parcel 1 South will be constructed first. Ms. Capler clarified that Parcel 1 South will be completed first and Parcel 1 North which fronts Selden Street will be completed second.

Ms. Mays asked why the percentage of affordable residential units included in the project falls below the Inclusionary Zoning Ordinance limits for a project that is receiving a tax abatement. Mr. Procida stated that the Community Benefits Ordinance (CBO) process was completed for the project and that at the request of the Neighborhood Advisory Council (NAC), the Developer agreed to reduce the total number of affordable residential units in order to provide the units at a deeper level of affordability and such agreement was included in the Community Benefits Agreement which was approved by the NAC and by Detroit City Council. Mr. Vosburg added that the project is City-led through the Housing and Revitalization Department (HRD) through a Development Agreement with the Developer and it is the DBRA's understanding that the changes to the project have been approved by both HRD and the Detroit City Council.

Ms. DeSantis asked if the Developer is aware if they are in compliance with the Inclusionary Housing Ordinance. Mr. Procida stated that he will reconfirm, but that the project is in compliance with the Community Benefits Agreement which supersedes the requirements under the Inclusionary Housing Ordinance.

Ms. DeSantis stated that she would like it to be included in the minutes that she is concerned about the compliance with the Inclusionary Housing Ordinance and if the Community Benefits Agreement supersedes the requirements under the Inclusionary Housing Ordinance.

Ms. DeSantis asked why the Developer isn't seeking additional subsidy in order to be able to provide more affordable residential units. Mr. Procida stated that the Developer is evaluating the costs for the project and is requesting a level of subsidy that is required by the project. Ms. DeSantis encouraged the Developer to consult with HRD to see if additional subsidy can be obtained in order to provide more affordable residential units. Mr. Procida stated that he will reach out to HRD to inquire about other subsidies in order to provide more affordable residential units.

Ms. DeSantis asked if other projects have had Community Benefits Agreements that supersede the requirements under other City ordinances. Ms. Capler stated that the DBRA has had other projects, such as the Corktown Mixed-Use Brownfield Plan, where the NAC requested fewer affordable residential units at deeper affordability rates than what is required by the Inclusionary Housing Ordinance.

Mr. George called for a motion to approve the Midtown West Brownfield Plan: Project Changes, as presented. The Board took the following action:

Ms. Washington made a motion to approve the Midtown West Brownfield Plan: Project Changes, as presented. Ms. McClain seconded the motion.

Ms. DeSantis abstained.
DBRA Resolutions Code 22-08-276-03 was approved.

Midtown West Brownfield Plan: Reimbursement Agreement

Ms. Capler presented the Midtown West Brownfield Plan: Reimbursement Agreement to the DBRA Board.

On September 25, 2019, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors recommended approval to Detroit City Council of the Brownfield Plan for the Midtown West Redevelopment Project (the “Plan”) which was subsequently approved by Detroit City Council on November 19, 2019. A requirement for Tax Increment Financing reimbursement pursuant to the Plan is that a Reimbursement Agreement (the “Agreement”) be entered into between the DBRA and PDH Development Group LLC (the “Developer”). The Agreement has been prepared between the DBRA and the Developer and is presented to the DBRA for review and approval.

The Agreement has been modified from the standard template to account for a phased project, as well as allow the Developer to assign the TIF from Phase 1 to the single purpose entity set up for that development.

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

Mr. George called for a motion to approve the Midtown West Brownfield Plan: Reimbursement Agreement, as presented. The Board took the following action:

Mr. Scott made a motion to approve the Midtown West Brownfield Plan: Reimbursement Agreement, as presented. Ms. McClain seconded the motion.
Ms. DeSantis abstained.
DBRA Resolutions Code 22-08-276-04 was approved.

GENERAL

Treasurer’s Report – June 2022

Ms. Kanalos presented the June 2022 Treasurer’s Report.

Mr. Scott asked for clarification on the disbursement to Lafayette Park Land Owners. Ms. Kanalos stated that the disbursement to Lafayette Park Land Owners was related to the TIF disbursement under the corresponding brownfield Plan.

Mr. George called for a motion accepting the June 2022 Treasurer’s Report, as presented. The Board took the following action:

Ms. Wilkins made a motion accepting the June 2022 Treasurer’s Report, as presented. Mr. Scott seconded the motion.
DBRA Resolution Code 22-08-03-225 was approved.

Treasurer’s Report – July 2022

Ms. Kanalos presented the July 2022 Treasurer’s Report.

Mr. George called for a motion accepting the July 2022 Treasurer’s Report, as presented. The Board took the following action:

Mr. Scott made a motion accepting the July 2022 Treasurer’s Report, as presented. Ms. Wilkins seconded the motion.
DBRA Resolution Codes 22-08-03-226 was approved.

ADMINISTRATIVE

Ms. Capler gave the DBRA Board a tutorial on how to navigate the new BoardEffect platform which is being used to create the agenda and board packages and distribute them to Board and Committee members.

OTHER

Ms. DeSantis stated that she heard about the Incentives Presentations that are being conducted in each City Council district by the DEGC at the request of Detroit City Council and asked if the DBRA Board was notified of the two meetings that have already occurred. Ms. Capler stated that since the meetings were requested by City Council, notices for the Incentives Presentations were also sent by the City Council members as well as City staff, not the DBRA. The Councilmembers and the City's distribution lists are different than the ones used to notice DBRA meetings. Ms. DeSantis stated that she wished the DBRA Board had been informed in advance about the Incentives Presentations that have already occurred and requested that the DBRA Board be notified of the upcoming Incentives Presentations. Ms. Capler stated that going forward DBRA staff will notify the DBRA Board of the upcoming Incentives Presentations and that they will be occurring over the next several months in each City Council district.

PUBLIC COMMENT

None.

ADJOURNMENT

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

On a motion by Ms. McClain, seconded by Ms. DeSantis, the meeting was unanimously adjourned at 4:43 PM.



CODE DBRA 22-08-02-310

APPROVAL OF MINUTES OF JULY 13, 2022

RESOLVED, that the minutes of the regular meeting of July 13, 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.

August 10, 2022



DBRA 22-08-03-225

ACCEPTANCE OF TREASURER'S REPORT FOR JUNE 2022

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period June 1 through June 30, 2022, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

August 10, 2022



DBRA 22-08-03-226

ACCEPTANCE OF TREASURER'S REPORT FOR JULY 2022

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

August 10, 2022



CODE DBRA 22-08-332-04

711 W. ALEXANDRINE BROWNFIELD REDEVELOPMENT PLAN: ASSIGNMENT OF TAX INCREMENT REVENUES

WHEREAS, on July 9, 2014, 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 711 W. Alexandrine Redevelopment (the "Project"); and

WHEREAS, on September 9, 2014, the Detroit City Council approved the Plan; and

WHEREAS, on September 24, 2013 the Reimbursement Agreement (the "Agreement") was made and entered into by and between 711 Alexandrine, LLC and the DBRA; and

WHEREAS, the Assignment needs to be executed by 711 Alexandrine, LLC and Innovo Detroit Rainer/Selden Apartments, LLC with acknowledgement and approval by DBRA; and

WHEREAS, the DBRA Board of Directors desire to approve the substantial form of the Assignment 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. 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.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be 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 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.

August 10, 2022



CODE DBRA 22-08-310-03

411 PIQUETTE BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT

WHEREAS, on June 22, 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 411 Piquette (the "Project"); and

WHEREAS, on September 20, 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 411 Piquette, 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.

August 10, 2022



CODE DBRA 22-08-311-01

CAMPBELL WESSON APARTMENTS AT 5800 MICHIGAN AVENUE: 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, Southwest Housing Solutions (the “Developer”) has approached the DBRA to sponsor an application for an EGLE Brownfield Grant and Loan Program grant application for the Campbell Wesson apartments developments on the 5800 block of Michigan Avenue, which will entail the additional environmental testing, soil removal and disposal, importation of clean fill, and professional oversight and reporting in order to prepare for the construction of a new mixed-use development with supportive affordable housing (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 Southwest Housing Solutions 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.

August 10, 2022



CODE DBRA 22-08-276-03

MIDTOWN WEST BROWNFIELD REDEVELOPMENT PLAN: REAFFIRMING SUPPORT

WHEREAS, on September 25, 2019, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Brownfield Plan for the Midtown West Redevelopment Project (the “Plan”) being undertaken by PDH Development Group LLC (the “Developer”); and

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

WHEREAS, due to market conditions, the project described in the Plan has changed from a mixed-use project featuring residential market rate condominiums to a new mixed-use project featuring a hotel (the “New Project,” as more particularly described in the attached Exhibit A); and

WHEREAS, the Eligible Activities and total amount of tax increment financing described in the Plan has not changed with the New Project; and

WHEREAS, the Plan allows DBRA to approve changes to the project description, without necessitating an amendment to the Plan, so long as such variations are not material and arise as a result of changes in market and/or financing conditions affecting the project; and

WHEREAS, all material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381, as amended.

WHEREAS, the DBRA Staff has reviewed the New Project and has determined that the changes to the original project described in the Plan are a result of the market condition and, notwithstanding the material changes to the original project, the New Project still meets the DBRA Guidelines and is consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381, as amended; and

WHEREAS, the DBRA Staff is recommending that the Board of Directors approve the changes to the project description in the Plan (i.e. New Project); and

WHEREAS, the Board of Directors desires to reaffirm its support for the Plan and approve the New Project undertaken by the Developer.

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors reaffirms its support for the Plan and approves the changes to the original project description described in the Plan to reflect the New Project undertaken by the Developer; and

BE IT FURTHER RESOLVED:

1. Any Officer or designated Authorized Agent of the DBRA is authorized to execute and deliver one or more letters of support for the Plan and the New Project.

2. 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.
3. 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.

August 10, 2022



CODE DBRA 22-08-276-04

MIDTOWN WEST BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT

WHEREAS, on September 25, 2019, 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 Midtown West Redevelopment (the "Project"); and

WHEREAS, on November 19, 2019, the Detroit City Council approved 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 PDH Development Group 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.

August 10, 2022