



**DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS REGULAR MEETING
WEDNESDAY, JANUARY 22, 2025 – 3:00 P.M.**

BOARD MEMBERS PRESENT:

Hassan Beydoun
Austin Black
Ehrlich Crain
Richard Hosey (3:10 – 3:43)
James Jenkins
John Naglick
Steve Ogden

BOARD MEMBERS ABSENT:

Charles Beckham (Present via Zoom)
Marvin Beatty (Present via Zoom)
David Blaszkiewicz
Melvin Hollowell

OTHERS PRESENT:

Cora Capler (DEGC/DDA)
Derrick Headd (DEGC/DDA)
Lanard Ingram (DEGC/DDA)
Kaci Jackson (DEGC/DDA)
Kevin Johnson (DEGC/DDA)
Jennifer Kanalos (DEGC/DDA)
Glen Long (DEGC/DDA)
Rebecca Navin (DEGC/DDA)
Sidni Smith (DEGC/DDA)
Nasri Sobh (DEGC/DDA)
Sierra Spencer (DEGC/DDA)
Scott Benson (City of Detroit Councilperson)
Antonio Brown (Detroit Public Library)
Anna Fifelski
Jared Fleisher (Bedrock)
Kevin Mull (Urban Tech Xchnage)
Luke Polcyn (City of Detroit)
Perry -Detroit Documenters
JC Reindl
Maryam
Samsung SM -S9160



**MINUTES OF THE DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS REGULAR MEETING
DETROIT ECONOMIC GROWTH CORPORATION
500 GRISWOLD, SUITE 2200, DETROIT, MI 48226
WEDNESDAY, JANUARY 22, 2025 – 3:00 P.M.**

GENERAL

Call to Order

Chairperson Beydoun called the regular meeting of the Downtown Development Authority Board of Directors to order at 3:00 p.m. Roll call was conducted, and a quorum was established.

GENERAL

Approval of Minutes

Mr. Beydoun asked if there were any additions, deletions, or corrections to the minutes of the September 25, 2024, Regular Board meeting.

Hearing none, the Board took the following action:

Mr. Ogden made a motion approving the September 25, 2024, minutes as written.
Mr. Blaszkiewicz seconded the motion. All were in favor with none opposed. Mr. Hosey was not present for the vote.

DDA Resolution Code 25-01-02-669 was unanimously approved.

Receipt of Treasurer's Reports

Mr. Long reviewed the Treasurer's Report of Receipts and Disbursements for August 2024 through November 2024.

Mr. Beydoun called for questions.

Mr. Naglick asked if the payoff noted in the September Treasurer Report was the last of the Book Cadillac payoffs. Mr. Long stated that was correct.



Mr. Ogden asked what layer of financing the DDA was positioned in in relation to the Book Cadillac payoff. Mr. Long responded that the DDA was near the bottom of the capital side.

Mr. Ogden asked which Treasurer's Report included the State Rental Assistance Program (RAP) funds. Mr. Long explained that they were reflected in the November 2024 Treasurer's Report.

Ms. Navin advised that the funds were not RAP but Michigan Community Revitalization Program (MCRP) funds.

Mr. Beydoun called for further questions. Hearing none, Mr. Beydoun called for a motion.

Mr. Jenkins made a motion to approve the Treasurer's Report of Receipts and Disbursements for the months of August 2024 through November 2024, as presented. Mr. Crain seconded the motion. All were in favor with none opposed. Mr. Hosey was not present for the vote.

DDA Resolution Codes 25-01-03-561, 25-01-03-562, 25-01-03-563 and 25-01-03-564 were unanimously approved.

PROJECTS

Campus Martius Redevelopment Project – Request for Support of Capital Improvements of Detroit Public Library Skillman Branch

Ms. Navin explained that the Detroit Public Library ("DPL") Skillman branch ("Skillman") has served as a city library since 1895. Located at 121 Gratiot, Skillman sits in the shadows of major downtown redevelopment projects, including One Campus Martius and the Hudson's block redevelopment. Closed at the onset of the Covid-19 pandemic, the branch has remained closed to the public due to capital needs and the ongoing construction at the adjacent Hudson's site.

As the completion of construction at Hudson's approaches, DPL submitted the funding request attached as **Exhibit A** (the "Funding Request") to the City of Detroit Downtown Development Authority ("DDA") to request funding for certain capital improvements in anticipation of a late 2025 / early 2026 reopening of Skillman. In consideration of DDA's support, DPL has offered to display a plaque or other sponsorship recognition in the outside garden area at Skillman.

Funding capital improvements at Skillman is consistent with the purpose of the Campus Martius Redevelopment Project described in DDA's Tax Increment Financing and Development Plan for the Downtown Development Area No. 1 (the "DDA Plan"), which project was created to support development activities in and around Campus Martius, Hudson's, Kennedy and Cadillac Square. Further, as the number of residents in the downtown area continues to increase, ensuring public library access to old and new residents alike is important to maintaining an inclusive downtown.

Accordingly, Staff recommends approval of funding of up to \$3,000,000 to fund the activities outlined in the Funding Request, with funds being made available on a construction draw basis



to DPL or to the Detroit Building Authority (“DBA”), in the event that DPL elects to engage DBA to oversee the construction activities.

Specifically, staff is requesting (i) approval of the Funding Request; (ii) authority to enter into a funding agreement with DPL (and/or DBA if elected by DPL) in an amount not to exceed \$3,000,000 to fund the capital improvements described in the Funding Request, plus any administrative fee, if any, required by DBA; and (iii) a reallocation of amount of up to \$3,000,000 from other DDA Plan Table 3 line items to the Campus Martius Redevelopment Project line item, as authorized by Section 408.1 of the DDA Plan, in order to fund the Funding Request.

A resolution was attached for the Board’s consideration.

Mr. Beydoun called for questions.

Mr. Naglick asked if the grant was reimbursable. Ms. Navin responded that it was not reimbursable and would be awarded on a draw basis.

Mr. Crain asked how capital improvements to the City’s libraries are typically made. Mr. Brown, the Chief Financial Officer for the Detroit Public Library, stated that improvements are typically made through joint ventures between the City and the Library.

Mr. Crain asked for the breakdown of beautification costs and necessary repairs or maintenance. Mr. Brown explained that one main necessary repair was the broken windows of the building. Mr. Brown added that the beautification efforts would target the front approach of the building along with the landscaping of the Library. Mr. Brown continued that some of the other goals would be exterior lighting, roofing support, and HVAC support.

Mr. Crain asked if Mr. Brown anticipated needing additional funding from other sources to reopen the branch and when he believed the reopening would occur. Mr. Brown responded that he did not anticipate a need for additional capital funding. Mr. Brown stated that if all went to plan, and with the help of the Building Authority, the branch should open later in 2025 or early 2026.

Mr. Crain expressed his hope that if the DDA voted to provide the project’s funding, the funds would be used in a manner that would benefit the public. Mr. Brown agreed.

Mr. Jenkins asked Mr. Brown about his position with the Detroit Public Library. Mr. Brown stated that he is the Chief Financial Officer for the Detroit Public Library. Mr. Jenkins asked if there were serious issues in the interior of the building considering the boiler replacement. Mr. Brown stated that he did not see this as a serious issue because the boiler was still functional but was thirty (30) years old and should be replaced.

Mr. Jenkins asked about the technology that the library would provide for the public. Mr. Brown stated that before the branch closed, thirty-three (33) terminals were open to the public. Mr. Brown continued that with new furniture, the hope is to have forty (40) terminals in the cybercafé for library patrons.



Mr. Jenkins asked if Mr. Brown would ensure that the news about the branch's reopening reached the public. Mr. Brown assured Mr. Jenkins that the word of the reopening would get out and stated that the Detroit Public Library planned to partner with the DEGC for a ribbon cutting for the branch.

Mr. Ogden was surprised that it would only cost three million dollars (\$3,000,000.00) to fix the various issues with the branch, considering the extended time of closure. Mr. Ogden asked if a contractor had inspected the property. Mr. Brown stated that a contractor had provided a write-up and stated that three million dollars (\$3,000,000.00) would be sufficient to reopen the branch.

Mr. Ogden asked what the operational costs of the Skillman branch were. Mr. Brown stated that before the branch's closure, the annual operational costs were between seven hundred and fifty thousand dollars (\$750,00.00) and eight hundred thousand dollars (\$800,000.00). Mr. Brown stated that with inflation, the branch would cost around eight hundred and twenty-five thousand dollars (\$825,000.00) to operate. Mr. Brown added that the branch is in a great state from an operational standpoint.

Mr. Ogden stated that the Skillman branch is an important resource and appreciated Mr. Crains support of the project. Mr. Ogden asked what the visitor log was like prior to the COVID-19 pandemic. Mr. Brown stated that he could provide the information at a later time.

Mr. Brown stated that in the early 2000s, the Skillman Foundation had provided between five and six million dollars (\$5,000,000.00 - \$6,000,000.00) of funding to ensure that the children's library stayed vibrant. Mr. Brown continued that now, with Detroit's resurgence, there will be more visitors and, therefore, more programming available.

Mr. Jenkins stated his full support for the project and noted that this would be a great opportunity for the City of Detroit.

Mr. Benson thanked the Board for taking the time to hear about the project and thanked DEGC staff and the Detroit Public Library. Mr. Benson stated his support for the project as he believes it will substantially impact the downtown community. Mr. Benson further noted that with the support of the DDA, the branch, which is a community asset, will be able to reopen after its closure for a number of years.

Mr. Crain asked how the Detroit Public Library handles capital budgeting. Mr. Brown explained that this area is unique because the Library is an independent municipal corporation, but the Establishment Act links the Library to the City of Detroit. Mr. Brown stated that the Library must submit its capital plan to the City each year. Mr. Brown stated that the Library is working with the City Planner to make the best investments. Mr. Brown added that the goal is to add branches within the next millage as that is where the public desires the investment based on the mandate passed in November 2024.

Mr. Naglick advised the Board that there is significant interlock, and while the Library has its own Board, it is also part of the City. Mr. Naglick explained that there is a dedicated Library millage on property tax bills for all property in the City, which goes into a dedicated account. Mr. Naglick concluded that there is truly a partnership between the Library and the City because of its unique distinction.



Mr. Beydoun agreed, stating that the Library system in Detroit is different from any other system in the State and, therefore, is handled differently under state law. Mr. Beydoun noted that he hoped Mr. Brown could see the significant interest from the Board and would hope the Board would be kept abreast of developments and the grand opening of the branch.

Mr. Brown agreed and advised the Board that a placard was planned for the grounds to recognize the DEGC for their support and efforts.

Mr. Beydoun called for further questions. Hearing none, he called for a motion.

Mr. Ogden made a motion to approve the Campus Martius Redevelopment Project – Request for Support of Capital Improvements of Detroit Public Library Skillman Branch, as presented. Mr. Jenkins seconded the motion. All were in favor, with none opposed.

DDA Resolution Code 25-01-86-138 was unanimously approved.

Proposed Sixth Amendment to Development Agreement Between Rosko Development Company LLC and the DDA

Ms. Navin stated that in September, 2010, the DDA and Rosko Development Company LLC, an affiliate of Bedrock Real Estate Services, (“**Rosko**”) entered into a First Amended and Restated Development Agreement (as amended from time to time, the “**Development Agreement**”) relating to the development of, among other properties, the site of the former Hudson building (the “**Site**”). In December, 2017, Rosko’s affiliate 1208 Woodward LLC (“Developer”) closed on the Site and commenced demolition of the sub-surface parking garage on the Site. In December, 2018, construction of the vertical improvements began.

Developer’s development plan for the Site contemplates a 227 room hotel, 97 for-sale residential units, and approximately 40,300 sf of retail, 482,800 sf of office, and 150,500 sf of events space.

Developer has requested a 12-month extension to the current December 31, 2024 timeline for construction completion under the Development Agreement. As demonstrated by the changed skyline, construction is well underway, with the outer shell of both the tower and block buildings complete and the interior in process. Staff has determined that the extension request is reasonable and appropriate and recommends its approval to the Board.

A resolution was attached for the Board’s consideration.

Ms. Navin introduced Mr. Jared Fleisher with Bedrock and invited him to review the presented deck.

Mr. Fleisher reviewed the deck provided to the Board.

Mr. Beydoun called for questions.



Mr. Jenkins asked for assurances that the construction was being done well. Mr. Fleisher agreed that it has been done very well.

Mr. Beydoun called for further questions. Hearing none, Mr. Beydoun called for a motion.

Mr. Jenkins made a motion to approve the Proposed Sixth Amendment to Development Agreement Between Rosko Development Company LLC and the DDA, as presented. Mr. Hosey seconded the motion. All were in favor, with none opposed. Mr. Ogden abstained from the vote.

DDA Resolution Code 25-01-112-22 was unanimously approved.

Special Areas Planning, Engineering, Operations and Maintenance – Request for Support of Mobility Planning Study

Ms. Navin stated that as the Board is aware, Bedrock is currently undertaking the redevelopment of the former Hudson's department store site into a mixed-use project consisting of a 227-room hotel, 97 for-sale residential units, and approximately 40,300 sf of retail, 482,800 sf of office, and 150,500 sf of events space (collectively, the "Project"), expected to be substantially completed by the end of 2025.

In anticipation of this unprecedented influx of residents, tenants, and visitors to this area of downtown, Bedrock, through its innovation platform, the Urban Tech Xchange (UTX), along with the City of Detroit (the "City"), the Detroit Transportation Corporation ("DTC") and other stakeholders have collaborated on developing innovative mobility solutions to manage the foot traffic to and from the Project, as the parking demand is expected to greatly exceed the on-site and adjacent parking supply. In particular, the group focused on how the Cadillac Square People Mover Station (located at the intersection of Gratiot and Farmer) can serve as a mobility hub for visitors to and through the Project.

As part of this collaboration, UTX seeks to engage UNStudio ("UNS") to further develop an initial framework conceptualized by the collaboration, the scope of which is attached hereto as **Exhibit A**. UNS is an Amsterdam-based architecture and urban design firm with a global presence. In 2023 it was among the firms selected by the Austin Transit Partnership to lead the architecture and urban design a major expansion of the public transportation system in Austin, Texas, including the integration of the light rail system, expanded bus routes, and connectivity with more services across the city. UNS will leverage technology developed by Bedrock's Urban Strategy and Innovation team to develop a user-focused mobility strategy for the area in and around the Project site.

As a public-private collaboration, the City and DTC have requested that the DDA fund 50% of UNS's contract, up to \$50,000 (the "Requested Contribution"), with UTX funding the balance.

DDA staff is requesting the DDA Board's approval of the Requested Contribution and authority to enter into a funding agreement with Bedrock (or its designated affiliate).

A resolution was attached for the Board's consideration.



Ms. Navin introduced Mr. Kevin Mull with Urban Tech Xchange and invited him to review the deck being presented.

Mr. Mull reviewed the deck provided to the Board.

Mr. Beydoun called for questions.

Mr. Naglick stated that he, Mr. Polcyn, Mr. Cramer, and Mr. Krassenstein are on the Detroit Transit Corporation Board (DTC), and many exciting things are happening. Mr. Naglick explained that the People Mover was initially built by a Canadian company that built the same technology in Vancouver. Mr. Naglick stated that the company refurbished all its vehicles in recent years and then decided to shut them down to move to a subway system. Mr. Naglick continued that the company then made a deal to send the refurbished vehicles to Detroit for the People Mover.

Mr. Naglick stated that during football season, the People Mover had done a great job promoting it as an alternative form of transport. Mr. Naglick concluded that the approval of this project would help downtown projects utilize the People Mover.

Mr. Jenkins asked where the People Mover station would be with the proposed transit for the Hudson's site. Mr. Mull explained that the Cadillac Center station is adjacent to the Hudson's site.

Mr. Crain asked if more People Mover stations could be added because of this project. Mr. Mull stated that there are no prescribed outcomes, but did not anticipate additional People Mover stops but rather to increase ridership and work in partnership with them and increase safety for pedestrians in the area.

Mr. Crain asked if any traffic or parking studies would be used in collaboration with this project. Mr. Mull stated that there was no specific traffic study for the project, but they would use inputs to inform the work being done.

Mr. Jenkins stated that the goal is to make the site accessible and convenient to the public.

Mr. Polcyn stated that the DTC would be conducting a downtown mobility study with the Planning Department. Mr. Polcyn continued that the goal is to use the findings of this study to conduct the proposed design study.

Mr. Ogden stated that he hoped the team had exchanged information with Mr. Brown and would like to hear what Mr. Brown thinks of the project.

Mr. Beydoun called for further questions. Hearing none, Mr. Beydoun called for a motion.

Mr. Crain made a motion to approve the Special Areas Planning, Engineering, Operations and Maintenance – Request for Support of Mobility Planning Study, as presented. Mr. Jenkins seconded the motion. All were in favor, with none opposed. Mr. Ogden abstained from the vote.

DDA Resolution Code 25-01-88-10 was unanimously approved.



ADMINISTRATIVE

DDA Audited Financial Statements and Management Report as of June 30, 2024

Ms. Kanalos advised that an electronic copy of the above-referenced material was sent to each Board member under separate cover on October 22, 2024.

The DDA Finance Committee met and reviewed the material and recommended formal acceptance by the DDA Board.

The attached resolution indicates the Board's formal acceptance of the DDA Audited Financial Statements and Management Report as of June 30, 2024, with comparative totals as of June 30, 2023, as prepared by George Johnson and Company, Certified Public Accountants.

Mr. Beydoun called for questions. Hearing none, Mr. Beydoun called for a motion.

Mr. Jenkins made a motion to approve the DDA Audited Financial Statements and Management Report as of June 30, 2024, as presented. Mr. Ogden seconded the motion. All were in favor, with none opposed.

DDA Resolution Code 25-01-01-476 was unanimously approved.

OTHER BUSINESS

None.

PUBLIC COMMENT

Mr. Brown stated that the DPL is delighted to be part of identifying how the People Mover will move its customers and help them move back and forth. It will improve transportation and combat the difficulty of parking downtown. The People Mover will go past the Library, showcase the significant investment in the branch, and hopefully draw the public into the Library.

ADJOURNMENT

With there being no further business to be brought before the Board, Mr. Jenkins made a motion to adjourn, which was seconded by Mr. Crain, Mr. Beydoun adjourned the meeting at 4:04 p.m.



CODE DDA 25-01-02-669

APPROVAL OF MINUTES OF SEPTEMBER 25, 2024

RESOLVED that the minutes of the Regular meeting of September 25, 2024, 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 Downtown Development Authority.

January 22, 2025



CODE DDA 25-01-03-561

RECEIPT OF TREASURER'S REPORT FOR AUGUST 2024

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period ending August 31, 2024, as presented at this meeting, is hereby in all respects received by the Downtown Development Authority.

January 22, 2025



CODE DDA 25-01-03-562

RECEIPT OF TREASURER'S REPORT FOR SEPTEMBER 2024

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period ending September 30, 2024, as presented at this meeting, is hereby in all respects received by the Downtown Development Authority.

January 22, 2025



CODE DDA 25-01-03-563

RECEIPT OF TREASURER'S REPORT FOR OCTOBER 2024

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period ending October 31, 2024, as presented at this meeting, is hereby in all respects received by the Downtown Development Authority.

January 22, 2024



CODE DDA 25-01-03-564

RECEIPT OF TREASURER'S REPORT FOR NOVEMBER 2024

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period ending November 30, 2024, as presented at this meeting, is hereby in all respects received by the Downtown Development Authority.

January 22, 2025



CODE DDA 25-01-86-138

CAMPUS MARTIUS REDEVELOPMENT PROJECT - REQUEST FOR SUPPORT OF CAPITAL IMPROVEMENTS OF DETROIT PUBLIC LIBRARY SKILLMAN BRANCH

WHEREAS, the Detroit Public Library (“DPL”) Skillman branch (“Skillman”) located at 121 Gratiot has remained closed since the onset of the Covid 19 pandemic due to capital needs and the ongoing construction at the adjacent Hudson’s site; and

WHEREAS, as the completion of construction at Hudson’s approaches, DPL submitted the funding request attached as **Exhibit A** (the “Funding Request”) to the City of Detroit Downtown Development Authority (“DDA”) to request funding for certain capital improvements in anticipation of a late 2025/early 2026 reopening of Skillman; and

WHEREAS, in consideration of DDA’s support, DPL has offered to display a plaque or other sponsorship recognition in the outside garden area at Skillman; and

WHEREAS, funding capital improvements at Skillman is consistent with the purpose of the Campus Martius Redevelopment Project described in DDA’s Tax Increment Financing and Development Plan for the Downtown Development Area No. 1 (the “DDA Plan”), which project was created to support development activities in and around Campus Martius, Hudson’s, Kennedy and Cadillac Square and ensuring public library access to old and new residents alike is important to maintaining an inclusive downtown; and

WHEREAS, the DDA Board of Directors has determined that approving the Funding Request is consistent with the goals of the DDA Plan and that it is otherwise in the best interests of the DDA and to approve the DDA’s support of the capital improvements in the Funding Request on the terms and conditions set forth herein.

NOW, THEREFORE, BE IT RESOLVED, that the DDA Board of Directors hereby approves (i) the Funding Request; (ii) negotiation and execution of a funding agreement with DPL (and/or DBA if elected by DPL) in an amount not to exceed \$3,000,000 to fund the capital improvements described in the Funding Request, plus any administrative fee, if any, required by DBA; and (iii) a reallocation of amount of up to \$3,000,000 from other DDA Plan Table 3 line items to the Campus Martius Redevelopment Project line item, as authorized by Section 408.1 of the DDA Plan, in order to fund the Funding Request.

BE IT FURTHER RESOLVED that any two Officers, any two of the Authorized Agents of the DDA, or any one of its Officers and any one of its Authorized Agents, shall hereafter have the authority to negotiate and execute the funding agreement upon terms not inconsistent with the terms described herein and the any and all other documents, contracts, or other papers, or take any and all actions, necessary or appropriate to implement the provisions and intent of this resolution on behalf of the DDA.

BE IT FINALLY RESOLVED that all of the acts and transactions of any Officer or Authorized Agent of the DDA, in the name and on behalf of the DDA, 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.

January 22, 2025



EXHIBIT A

Funding Request



November 19, 2024

Detroit Economic Growth Corporation
c/o Derrick Headd – Vice President of Public Policy & Operations
500 Griswold St. Ste. 2200
Detroit, MI 48226

Re: Detroit Public Library Renovation Proposal for Skillman Branch

Mr. Headd, thank you for the opportunity to present a capital improvement plan for the Skillman Library Branch located at 121 Gratiot, Detroit, MI 48226. It is our understanding that the Detroit Economic Growth Corporation has allocated \$3 Million for capital improvements at Skillman. We present the following proposal with cost estimates for capital improvements at the location.

1. Roof replacement of low slope and internal gutters as well as standing seam metal roof - \$1,400,000
2. Replacement of Exterior Glass windows with laminate glass with tinting - \$567,973
3. Replacement of two boilers and chiller - \$725,000
4. Repair of the front concrete and porch - \$80,000
5. Removal of shrubs and re-landscaping with exterior lighting - \$150,000
6. Replacement of interior floor of the Cyber-Café - \$65,000
7. Interior painting of the National Automotive History Collection Auditorium - \$12,000

We estimate that the total cost of the Skillman Branch capital plan to be \$2,999,973. We understand that this is a reimbursable grant and that we would need to show proof of expenditures. Hopefully, we can continue the conversation.

Kind regards,

Antonio Brown CPA
Chief Financial Officer
Detroit Public Library



CODE EDC 25-01-112-22

**RESOLUTION AUTHORIZING SIXTH AMENDMENT TO DEVELOPMENT AGREEMENT
BETWEEN ROSKO DEVELOPMENT COMPANY LLC AND THE DDA**

WHEREAS, in September, 2010, the DDA and Rosko Development Company LLC, an affiliate of Bedrock Real Estate Services, (“**Rosko**”) entered into a First Amended and Restated Development Agreement (as amended from time to time, the “**Development Agreement**”) relating to the development of, among other properties, the site of the former Hudson building (the “**Site**”); and

WHEREAS, in December, 2017, Rosko’s affiliate 1208 Woodward LLC (“**Developer**”) closed on the Site and commenced demolition of the sub-surface parking garage on the Site and in December, 2018 Developer commenced construction of the vertical improvements on the Site; and

WHEREAS, Developer has requested an extension of the construction completion date set forth in the Development Agreement from December 31, 2024 to December 31, 2025 (the “**Extension Request**”); and

WHEREAS, the DDA Board of Directors has determined that it is in the best interests of the DDA and the project to approve the Extension Request.

NOW, THEREFORE, BE IT RESOLVED, that the DDA Board of Directors hereby approves the Extension Request.

BE IT FURTHER RESOLVED that any two Officers, any two of the Authorized Agents of the DDA, or any one of its Officers and any one of its Authorized Agents, shall hereafter have the authority to negotiate and execute an amendment to the Development Agreement upon terms not inconsistent with the terms described herein and the any and all other documents, contracts, or other papers, or take any and all actions, necessary or appropriate to implement the provisions and intent of this resolution on behalf of the DDA.

BE IT FINALLY RESOLVED that all of the acts and transactions of any Officer or Authorized Agent of the DDA, in the name and on behalf of the DDA, 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.

January 22, 2025



CODE DDA 25-01-88-10

SPECIAL AREAS PLANNING, ENGINEERING, OPERATIONS AND MAINTENANCE
- REQUEST FOR SUPPORT OF MOBILITY PLANNING STUDY

WHEREAS, Bedrock is currently undertaking the redevelopment of the former Hudson's department store site into a mixed-use project consisting of a 227 room hotel, 97 for-sale residential units, and approximately 40,300 sf of retail, 482,800 sf of office, and 150,500 sf of events space (collectively, the "Project"), expected to be substantially completed by the end of 2025; and

WHEREAS, in anticipation of this unprecedented influx of residents, tenants, and visitors to this area of downtown, Bedrock via it's Urban Tech Xchnage, , the City of Detroit (the "City"), and Detroit Transportation Corporation ("DTC") have collaborated on developing innovative mobility solutions to manage the foot traffic to and from the Project, as the parking demand is expected to greatly exceed the on-site parking supply, with a particular focus on maximizing the use of the Cadillac Square People Move Station (located at the intersection of Gratiot and Farmer) as a mobility hub for foot traffic to and through the Project; and

WHEREAS, as part of this collaboration, Bedrock seeks to engage UNStudio ("UNS") to further develop an initial framework conceptualized by the collaboration, leveraging technology developed by Bedrock's Urban Strategy and Innovation team to develop a user-focused mobility strategy for the area in and around the Project site; and

WHEREAS, as a public-private collaboration, the City and DTC have requested that the DDA fund 50% of UNS's contract, up to \$50,000 (the "Requested Contribution"), with Bedrock funding the balance; and

WHEREAS, the DDA Board of Directors has determined that the Requested Contribution is consistent with the goals of the DDA Plan and that it is otherwise in the best interests of the DDA.

NOW, THEREFORE, BE IT RESOLVED, that the DDA Board of Directors hereby (i) approves the Requested Contribution and (ii) authorizes the DDA to enter into a funding agreement with Bedrock (or its designated affiliate).



BE IT FURTHER RESOLVED that any two Officers, any two of the Authorized Agents of the DDA, or any one of its Officers and any one of its Authorized Agents, shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, or take any and all actions, necessary or appropriate to implement the provisions and intent of this resolution on behalf of the DDA.

BE IT FINALLY RESOLVED that all of the acts and transactions of any Officer or Authorized Agent of the DDA, in the name and on behalf of the DDA, 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.

January 22, 2025



EXHIBIT A

Scope of Services

Bedrock's Integrated Multi-Modal Hub prototype curbside approach.

Preliminary Concept of a prototype mobility center curbside approach at Cadillac Center station, including of the People Mover Station access and recognizability - focusing on the overarching mobility and accessibility experience.

UTX's preference:

- DPM's ground interface concept (Gratiot Ave)
- DPM to Hudson thru-cut pedestrian connection (Farmer St)
- Drop-off and delivery areas (Gratiot Ave south of Hudson's and Farmer St)
- Utilizing Bedrock's digital twin for design assessment

Scope.

- Utilizing Bedrock's digital twin asset for preliminary user experience assessment to and from DPM and Hudson's thru-cut in VR for 10 participants
- Identify challenges of recognizability, ease of navigation and safety for pedestrians.
- Prioritize strategies to improve DPM/Hudson's entrances identification, ease of navigation, safety and experience.
- Urban strategy on combining multi-modal curbside components.
- Digital Twin user experience: insights and wayfinding/spatial design. recommendation area around People Mover Station.
- Assessment of emerging mobility technologies and potential for integration.
- Recommendations on programming and curation.
- Activated façade and identity design approach.

Note: Scope excludes design validation in VR of the preliminary proposal.

Deliverables.

- Report on Digital Twin user experience data-insight.
- Narrative on identity/destination development.
- Preliminary Concept curbside approach innovation triangle, including site-plan, ground plane layout, street elevations and sections.
- Recommendations document.

Proposed time-schedule; 14 weeks (dependent on stakeholder coordination).



CODE DDA 25-01-01-476

ADMINISTRATION: DDA AUDITED FINANCIAL STATEMENTS AND MANAGEMENT REPORT AS OF JUNE 30, 2024

RESOLVED, THAT THE Board of Directors of the Downtown Development Authority (the “DDA”) hereby receives and accepts the DDA Audited Financial Statements and Management Report as of June 30, 2024, with comparative totals as of June 30, 2023, as prepared by George Johnson and Company, Certified Public Accountants.

January 22, 2025