



**ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS REGULAR MEETING
TUESDAY, AUGUST 27, 2024 – 9:00 A.M.**

BOARD MEMBERS PRESENT:

Kwaku Osei
Damon Hodge (9:21)
Thomas Stallworth
Chris Jackson
Linda Forte
Marsha Bruhn

BOARD MEMBERS ABSENT:

Clifford Brown
Kimberly Clayson
Antoine Bryant (Ex-Officio)
John Naglick (Ex-Officio)

**SPECIAL DIRECTORS
PRESENT:**

None.

**SPECIAL DIRECTORS
ABSENT:**

None.

OTHERS PRESENT:

Cora Capler (DEGC/EDC)
Sierra Spencer (DEGC/EDC)
Glen Long, Jr. (DEGC/EDC)
Rebecca Navin (DEGC/EDC)
Nasri Sobh (DEGC/EDC)
Kelly Shovan (DEGC/EDC)
Sean Gray (DEGC/EDC)
Medvis Jackson (DEGC/DEGC)
Madison Schillig (DEGC/EDC)
JoMeca Thomas (DEGC/EDC)



**MINUTES OF THE ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS REGULAR MEETING
DETROIT ECONOMIC GROWTH CORPORATION
500 GRISWOLD, SUITE 2200, DETROIT, MI 48226
TUESDAY, AUGUST 27, 2024 – 9:00 A.M.**

GENERAL

Call to Order

Noting that a quorum was present, Board Chair Forte called the regular meeting of the Economic Development Corporation Board of Directors to order at 9:10 a.m.

Approval of Minutes

Ms. Forte asked if there were any additions, deletions, or corrections to the minutes of the June 25, 2024, regular Board meeting. Hearing none, Ms. Forte called for a motion.

Mr. Stallworth made a motion to approve the minutes of the June 25, 2024, regular Board meeting, as written. Mr. Osei seconded the motion. All were in favor with none opposed. Mr. Hodge was not present for the vote.

EDC Resolution Code 24-08-02-384 was unanimously approved.

Receipt of Treasurer's Report

Ms. Shovan reviewed the Treasurer's Report of Receipts and Disbursements for the month of June 2024. Ms. Forte called for a motion.

Mr. Jackson asked if more information could be provided about the investments outlined in the report, including where the assets are held and how they are managed. Mr. Long stated that, with Board approval, the investments are held in JP Morgan money market funds, which invest in United States government-backed securities. Mr. Long added that the amount comprises different project funds to allow for easy transfer between the EDC bank accounts.

Mr. Osei made a motion to approve the Treasurer's Report of Receipts and Disbursements for the month of June 2024, as presented. Mr. Jackson seconded the motion. Mr. Hodge was not present for the vote.

EDC Resolution Code 24-08-03-300 was unanimously approved.

PROJECTS



Motor City Match Round 25 Award: District 4 Mini Market, LLC Address Change

Ms. Schillig stated that on January 23, 2024, the Board of Directors of The Economic Development Corporation of the City of Detroit (the “EDC”) approved the Motor City Match Round 25 awardees. As part of the Round 25 awards, District 4 Mini Market, LLC was selected as a Cash awardee.

When receiving a project update from business owner Alontae Pittman of District 4 Mini Market, LLC, EDC staff was notified that the business address had changed since their initial Motor City Match Cash award due to the building owner going to BSEED to get updated, individual addresses for the units in the building. The Motor City Match team respectfully requests an address change from 11001 Whittier Avenue, Detroit, MI 48224 to 11009 Whittier, Detroit, MI 48224.

A resolution approving the address change for District 4 Mini Market, LLC was attached for the Board’s consideration.

Ms. Forte called for a Motion to approve the Motor City Match Round 25 Award: District 4 Mini Market, LLC Address Change.

Mr. Osei made a motion to approve the Motor City Match Round 25 Award: District 4 Mini Market, LLC Address Change, as presented. Ms. Bruhn seconded the motion. All were in favor with none opposed. Mr. Hodge was not present for the vote.

EDC Resolution Code 24-08-91-152 was unanimously approved.

Motor City Match Recommendation to Extend Award Deadline and Change Project Address

Ms. Schillig stated that on July 28, 2022, the EDC Board authorized the execution of a contract with the City of Detroit to accept funding from the American Rescue Plan Act (“ARPA”) State and Local Fiscal Recovery Fund (“SLFRF”) for the third phase of the Program.

Since that approval, the EDC has awarded Cash and Restore grants to 240 businesses in the City of Detroit using ARPA funding. Pursuant to the terms of the grant agreement executed between the EDC and the awardees, awardees are required to access their grant within one (1) year from the date of board approval to use their “Cash” or “Restore” award.

Round 23 Awards, approved on July 25, 2023, expired on July 26, 2024. While many awardees were able to complete their respective project within the one (1) year term, six (6) awardees (the



“Awardees”) were unable to secure all the financing required for the project and have experienced other setbacks related to construction costs overruns and extended timelines.

EDC staff recommends that the one (1) year term for “Cash” or “Restore” award period be extended until June 30, 2025, for the following Awardees:

1. Dera Lee Productions

Grant Amount: \$35,000

Track: Cash

Owner: Dera Lee

Address: 1312 Mt. Elliot

Neighborhood: Islandview

District: 5

Project Description: Dera Lee Productions LLC, owned by Dera Lee Haddrill, is an event production and design agency located at 1312 Mt. Elliott in Detroit's Islandview neighborhood. Since receiving the grant, Dera Lee Productions has navigated several challenges. Initially, the project faced delays due to the need for external funding. After extensive deliberations, the decision was made to finance the project with personal funds, and it is now fully funded. Another hurdle was the building's inclusion on the city's demolition list, which raised concerns about the project's viability. However, the owners addressed this issue by clearing outstanding blight tickets and commencing renovations, leading to the building's removal from the demolition list. Additionally, the business encountered registration issues, as it was originally registered in New York, which delayed the release of funds. The business is now legally registered to operate in Michigan. Currently, Dera Lee Productions has a draft grant agreement prepared and is ready for full disbursement pending board approval.

2. Detroit People's Food Coop

Grant Amount: \$100,000

Track: Cash

Owner: Lanay Gilbert, Board President

Address: 8324 Woodward

Neighborhood: North End

District: 5



Project Description: Detroit People's Food Co-op (DPFC) is a consumer-owned cooperative operating as a full-service grocery store, situated at 8324 Woodward Avenue. One of the significant delays in executing the grant agreement stemmed from unfamiliarity with the business structure. Early in the documentation process, it was unclear whether the awardee's business structure disqualified them from receiving the MCM award. After consulting with legal, it was determined that DPFC, being a C-Corp incorporated at the federal level, pays income tax and files an 1120-C, was eligible to proceed with the grant disbursement. Subsequently, a change in personnel within DPFC, including the need to establish a new signee and point of contact, further contributed to the delay. Currently, the Detroit People's Food Co-op has a grant agreement prepared and is poised to move forward with the disbursement process, pending board approval.

3. Kidz Kingdom – Free Play & Party Center, L.L.C.

Grant Amount: \$85,000

Track: Cash

Owner: Danielle North

Address: 20035 Plymouth

Neighborhood: Franklin Park

District: 7

Project Description: Kidz Kingdom - Free Play & Party Center, L.L.C., owned by Danielle North, operates at 18602 Fenkell Street in Detroit. It is the city's first and only indoor playground. The company is expanding with a second location at 20035 Plymouth Road. Danielle North acquired the 12,000 sq. ft. building at the Plymouth Road site in 2021. Since then, she has been working to secure financing to complete the build-out and renovations for the entire building, which will house four separate entities, including Kidz Kingdom. Due to the extensive nature of the project, securing full funding took longer than anticipated. Recently, Mrs. North successfully obtained over \$800,000 in financing from the SBA. However, during discussions with the grant awardee, it was revealed that Mrs. North already had sufficient funding to complete the Kidz Kingdom portion of the project. A final budget specifically for the Kidz Kingdom space has now been completed with the awardee, and it is anticipated that a grant agreement will be finalized within the next 30 to 60 days.

4. Dexter Quality Cleaners, LLC

Grant Amount: \$25,000

Track: Restore



Owner: Malik Wilson

Address: 13201 Dexter Ave.

Neighborhood: Russell Woods

District: 7

Project Description: Dexter Quality Cleaners, situated in the Dexter SNF area received not only the Restore award but also a Spark grant from Life Remodeled to redo the store's façade, doors, windows, tuck pointing, lighting and painting. Due to the nature of Spark grants, we have been waiting for the Spark portion of the project to wrap up, prior to being able to begin the Restore work. We are working closely with Life Remodeled to ensure a timeline is established and that we have access to all necessary documentation.

5. Feline Curves LLC

Grant Amount: \$25,000

Track: Restore

Owner: Ashley Patterson

Address: 20411 Van Dyke Ave

Neighborhood: Sherwood

District: 3

Project Description: Feline Curves was initially awarded for new signage for the business to have the aesthetic look needed to operate in a very competitive market. After some initial financing concerns, we've established a budget and are working towards completion of a grant agreement which is anticipated to be completed in the next 60-990 days.

6. Hustlers Wife L.L.C. dba Be Her

Grant Amount: \$25,000

Track: Restore

Owner: Jamie Williams

Address: 15715 East Warren Avenue

Neighborhood: Morningside

District: 4



Project Description: Hustlers Wife, awarded for updated signage, new front door, and the addition of back patio experienced a number of setbacks including her space flooding, contractor issues as well as the loss of the funding she had initially anticipated. Jamie has since completed the necessary repairs to avoid future flooding and is awaiting final contractor estimates prior to an executed grant agreement.

A resolution approving the staff's recommendations was attached for the Board's consideration.

Mr. Stallworth asked what guidelines are in place to ensure the complete usage of the ARPA funds before their expiration. Ms. Schillig explained that spending projections are submitted to the City in addition to bi-weekly meetings with a City consultant to ensure the funds are allocated.

Ms. Forte called for a Motion to approve the Motor City Match Recommendation to Extend Round 23 Awards.

Mr. Osei made a motion to approve the Motor City Match Recommendation to Extend Round 23 Awards, as presented. Mr. Stallworth seconded the motion. All were in favor with none opposed.

EDC Resolution Code 24-08-91-151 was unanimously approved.

ADMINISTRATION

OTHER MATTERS

None.

PUBLIC COMMENT

None.

ADJOURNMENT

With there being no other business to come before the Board, Ms. Forte adjourned the meeting at 9:22 a.m.



CODE EDC 24-08-02-384

APPROVAL OF MINUTES OF JUNE 25, 2024, REGULAR MEETING

RESOLVED, that the minutes of the regular meeting of June 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 Economic Development Corporation.

August 27, 2024



CODE EDC 24-08-03-300

RECEIPT OF TREASURER'S REPORT FOR JUNE 2024

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period ending June 30, 2024, as presented at this meeting, is hereby in all respects accepted as action of the Economic Development Corporation.

August 27, 2024



CODE EDC 24-08-91-152

MOTOR CITY MATCH ROUND 25 AWARD: DISTRICT 4 MINI MARKET, LLC ADDRESS CHANGE

WHEREAS, on January 23, 2024, the Board of Directors of The Economic Development Corporation of the City of Detroit (the “EDC”) approved the Motor City Match Round 25 awardees, including a Cash track award to District 4 Mini Market, LLC; and

WHEREAS, in receiving a project update for District 4 Mini Market, LLC, EDC staff was notified of an address change; and

WHEREAS, EDC staff is seeking approval to update the approved project address from 11001 Whittier Avenue, Detroit, MI 48224 to 11009 Whittier, Detroit, MI 48224.

NOW, THEREFORE BE IT RESOLVED that the EDC Board of Directors approves the change to District 4 Mini Market LLC’s business address in the Motor City Match Round 25 Awards from 11001 Whittier Avenue, Detroit, MI 48224 to 11009 Whittier, Detroit, MI 48224.

BE IT FURTHER RESOLVED, that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the EDC’s Authorized Agents shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers and to take such actions as are necessary or appropriate to implement the provisions and intent of this resolution.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any Officer or Authorized Agent of the EDC, in the name and on behalf of the EDC, 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 the execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

August 27, 2024



CODE EDC 24-08-91-151

MOTOR CITY MATCH: RECOMMENDATION TO EXTEND AWARD DEADLINE AND CHANGE PROJECT ADDRESS

WHEREAS, the following businesses have been previously awarded a Motor City Match “Cash” or “Restore” award during Round 23: Dera Lee Productions, Detroit Peoples Food Coop, Kidz Kingdom – Free Play and Party Center L.L.C., Dexter Quality Cleaners, Feline Curves LLC, Hustlers Wife L.L.C. dba Be Her (collectively, the “Awardees”); and

WHEREAS, Motor City Match Cash and Restore Awardees have one year from the date of EDC Board approval to use their award; and

WHEREAS, due to delays in securing financing, completing the project, and other unforeseen obstacles, the Awardees were unable to complete the project and use all of the Cash grant funds within the one-year term; and

WHEREAS, EDC staff recommends that the Awardees’ Cash or Restore grant term be extended to June 30, 2025; and

WHEREAS, the EDC Board of Directors has determined that Staff’s recommendations are appropriate and within the best interests of the Program.

BE IT RESOLVED, that the EDC Board of Directors hereby approves the extension of the Awardees’ Cash or Restore grant term to June 30, 2025.

BE IT FURTHER RESOLVED, that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the EDC’s Authorized Agents shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers and to take such actions as are necessary or appropriate to implement the provisions and intent of this resolution.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any Officer or Authorized Agent of the EDC, in the name and on behalf of the EDC, 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 the execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

August 27, 2024