



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, JANUARY 22, 2025
4:00 PM**

BOARD MEMBERS PRESENT:

John George
Sonya Mays (4:18)
Pamela McClain
Maggie DeSantis
Eric Dueweke
Raymond Scott
Jose Lemus

BOARD MEMBERS ABSENT:

Juan Gonzalez
Amanda Elias

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Sierra Spencer (DEGC/DBRA)
Sidni Smith (DEGC/DBRA)
Rebecca Navin (DEGC/DBRA)
Glen Long, Jr. (DEGC/DBRA)
Derrick Headd (DEGC/DBRA)
JoMeca Thomas (DEGC)
Nicole Scott (DEGC)
Nasri Sobh (DEGC)
Richard Barr (Honigman)
Kevin Brandon 20201 Livernois
Dennis's AI Notetaker
Ellen Donnelly + Marc Maxey (16131 E. Warren)
Anne Jamieson (Jamieson Consulting)
Jason Jones (Tekton Development)
Corey Levin
Sara Jo Shipley (20201 Livernois)
Kevin Schroder (20201 Livernois)
Ron McDonald (Avanath)



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, JANUARY 22, 2025**

CALL TO ORDER

Chairperson Scott called the meeting to order at 4:10 pm.

Ms. Kanalos took a roll call of the DBRA Board Members present and a quorum was established.

GENERAL

Mr. Scott called for a motion approving the agenda of the January 22, 2025 DBRA meeting, as presented.

The Board took the following action:

Mr. Dueweke made a motion approving the agenda of the January 22, 2025 DBRA meeting, as presented. Mr. George seconded the motion.

Approval of Minutes:

Mr. Scott called for a motion approving the minutes of November 13, 2024, as presented.

The Board took the following action:

Ms. DeSantis made a motion approving the minutes of the November 13, 2024 Board meeting, as presented. Mr. George seconded the motion.
DBRA Resolution Code 25-01-02-343 was unanimously approved.

Treasurer's Reports – November and December 2024

Mr. Long presented the November and December 2024 Treasurer's Reports.

Ms. DeSantis asked if the Mack and Connor Tax Increment Financing (TIF) item on the November 2024 Treasurer's Report was related to Chrysler. Mr. Long responded that that was correct, that the TIF was captured, and the debt was being paid off with the City of Detroit and the State of Michigan.

Seeing no further questions, Mr. Scott called for a motion to accept the November and December 2024 Treasurer's Reports, as presented. The Board took the following action:

Ms. McClain moved to accept the November and December 2024 Treasurer's Reports as presented. Ms. DeSantis seconded the motion.

DBRA Resolution Codes 25-01-03-253 and 25-01-03-254 were unanimously approved.

Delegation of Authority Reports Q2 FY 2024-25

Mr. Vosburg presented the Expenditures Reports Under Delegation of Authority for Q2 FY 2024-25.

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 reports of expenditures approved for the period of October through December of 2024.

PUBLIC COMMENT

None.

PROJECTS

Stone Soap Brownfield Plan: Recommendation to Detroit City Council to Terminate Plan

Mr. Vosburg presented the Stone Soap Brownfield Plan: Recommendation to Detroit City Council to Terminate Plan to the DBRA Board.

Section 14(8)(b) of Act 381 of 1996, as amended, states:

“A brownfield plan or plan amendment may be abolished or terminated according to this subsection subject to all of the following:

(b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:

- (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.
- (ii) Provides the developer an opportunity to be heard at a public meeting.”

Over the years, the DBRA has approved Brownfield Plans which describe projects that have failed to come to fruition (the “Plan(s)”). These Plans, particularly Plans that involve TIF revenue, create an administrative burden for the City and the DBRA with multiple annual accounting and reporting requirements for each Plan. Additionally, a stalled Plan prevents a new proposed development from being able to use and/or take full advantage of Brownfield TIF. Terminating a Plan allows new proposed developments to make full use of Brownfield TIF financing through a new Brownfield Plan that is in line with the new proposed development.

Stone Soap is a Plan approved by Council on November 19, 2019. The project, developed by Banyan Investments, LLC, proposed the redevelopment of three (3) parcels in Detroit. The project failed to occur within two (2) years of City Council approval of the Plan. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to terminate the plan as a result.

It is the opinion of DBRA staff that the Stone Soap Plan should be terminated due to the fact that the project described in the Plan has failed to occur, and more than 2 years has passed since City Council approval of the Plan. DBRA staff, upon City Council approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to terminate the Plan.



A resolution recommending the following actions for the Plan was attached for the Boards review and approval:

1. Recommendation to terminate the Plan to City Council.
2. Upon City Council approval, issue a certified letter notification to the Developer of the intent to terminate the Plan in no less than 30 days as well as the opportunity to be heard at a public meeting.
3. Authorization to the DBRA to terminate the Reimbursement Agreement and any other agreements or contracts between Developer and the DBRA executed in conjunction with the Plan upon termination of the Plan by City Council.

The Plan will be formally terminated upon adoption of a Resolution for the Plan by City Council and following the signing of the Resolution by the Mayor.

Mr. George asked who owned the land on which the building was located. Ms. Navin responded that the City owned the land.

Ms. DeSantis asked for the site's location. Ms. Navin stated that it was located north of Atwater Street.

Ms. DeSantis asked if the termination was a consequence of the developers' failure to materialize the project. Ms. Navin stated that this was correct.

Recommendation to City Council to Terminate East Jefferson at Belle Isle Site Within the East Riverfront District Brownfield Plan

Mr. Vosburg presented the Recommendation to City Council to Terminate East Jefferson at Belle Isle Site Within the East Riverfront District Brownfield Plan to the DBRA Board.

Section 14(8)(b) of Act 381 of 1996, as amended, states:

“A brownfield plan or plan amendment may be abolished or terminated according to this subsection subject to all of the following:

(b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:

- (iii) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.
- (iv) Provides the developer an opportunity to be heard at a public meeting.”

Over the years, the DBRA has approved Brownfield Plans which describe projects that have failed to come to fruition (the “Plan(s)”). These Plans, particularly Plans that involve TIF revenue, create an administrative burden for the City and the DBRA with multiple annual accounting and reporting requirements for each Plan. Additionally, a stalled Plan prevents a new proposed development from being able to use and/or take



full advantage of Brownfield TIF. Terminating a Plan allows new proposed developments to make full use of Brownfield TIF financing through a new Brownfield Plan that is in line with the new proposed development.

East Jefferson at Belle Isle Site within the East Riverfront District is a Plan approved by Council on November 17, 2006. The project, developed by Bettis/Bettters Development, LLC, proposed the redevelopment of four (4) parcels in Detroit. The project failed to occur within two (2) years of City Council approval of the Plan. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to terminate the plan as a result.

It is the opinion of DBRA staff that the East Jefferson at Belle Isle Site within the East Riverfront District Plan should be terminated due to the fact that the project described in the Plan has failed to occur, and more than 2 years has passed since City Council approval of the Plan. DBRA staff, upon City Council approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to terminate the Plan.

A resolution recommending the following actions for the Plan is attached for your review and approval:

1. Recommendation to terminate the Plan to City Council.
2. Upon City Council approval, issue a certified letter notification to the Developer of the intent to terminate the Plan in no less than 30 days as well as the opportunity to be heard at a public meeting.
3. Authorization to the DBRA to terminate the Reimbursement Agreement and any other agreements or contracts between Developer and the DBRA executed in conjunction with the Plan upon termination of the Plan by City Council.

The Plan will be formally terminated upon adoption of a Resolution for the Plan by City Council and following the signing of the Resolution by the Mayor.

The Board took the following action:

Ms. McClain made a motion to tie-bar the resolutions for the:
Stone Soap Brownfield Plan and the East Jefferson at Belle Isle Site Within the East Riverfront District Brownfield Plan: Recommendations to City Council to terminate. Mr. George seconded the motion. The motion was approved.

Mr. Scott called for a motion to approve the resolutions for the Stone Soap Brownfield Plan and the East Jefferson at Belle Isle Site Within the East Riverfront District Brownfield Plan: Recommendations to City Council to terminate, as presented. The Board took the following action:

Ms. McClain made a motion to approve the tie-barred resolutions for the Stone Soap Brownfield Plan and the East Jefferson at Belle Isle Site Within the East Riverfront District Brownfield Plan: Recommendations to City Council to terminate, as presented. Mr. George seconded the motion.

DBRA Resolution Codes 25-01-218-06 and 25-01-130-16 were approved.



16131 East Warren Avenue Brownfield Redevelopment Plan: Collateral Assignment of Tax Increment Revenues

Mr. Vosburg presented the 16131 East Warren Avenue Brownfield Redevelopment Plan: Collateral Assignment of Tax Increment Revenues to the DBRA Board.

On July 23, 2024, Detroit City Council approved the 16131 East Warren Avenue Brownfield Plan. A Reimbursement Agreement (the “Agreement”) was entered into between the DBRA and Ultraia, LLC on September 5, 2024.

Since then, the Developer has requested that the DBRA sign-off on the attached Collateral Assignment of Tax Increment Revenues (“Assignment”). As a result, the Developer would like to collaterally assign the TIF capture from the Plan to Invest Detroit Foundation (“Lender”) as a condition to secure a loan made to the Developer by Lender.

A copy of the Assignment and a resolution approving the Assignment and its subsequent execution was attached for the Boards review and approval.

Mr. Scott called for a motion to approve the 16131 East Warren Avenue Brownfield Redevelopment Plan: Collateral Assignment of Tax Increment Revenues, as presented. The Board took the following action:

Ms. DeSantis made a motion to approve the 16131 East Warren Avenue Brownfield Redevelopment Plan: Collateral Assignment of Tax Increment Revenues, as presented. Ms. McClain seconded the motion.

DBRA Resolution Code 25-01-328-04 was approved.

North End Landing Brownfield Redevelopment Plan: Reimbursement Agreement

Mr. Vosburg presented the North End Landing Brownfield Redevelopment Plan: Reimbursement Agreement to the DBRA Board.

On April 26, 2023, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for North End Landing (the “Plan”) to Detroit City Council (“City Council”) with a recommendation for approval. The City Council public hearing for the Plan was held on June 22, 2023 and City Council is scheduled to approve the Plan on July 25, 2023. 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 Avanath North End Parcel Owner I, LLC. The Agreement has been prepared between the DBRA and Avanath North End Parcel Owner I, LLC and is presented to the DBRA for review and approval.

Project Introduction

Avanath North End Parcel Owner I, LLC is the project developer (“Developer”). The project is a residential development across eleven (11) buildings expected to create a total of approximately one hundred seventy-seven (177) new rental apartments and flats as well as eight (8) for-sale townhomes. Two larger buildings will be traditional 3-4 story apartment buildings dedicated to senior living. The remaining buildings will be attached, stacked flats (2-story) containing 6-14 units. It is currently anticipated that construction will begin in early 2024 and that eligible activities will be completed within thirty-six (36) months thereafter. Each building is anticipated to be constructed over a 9–12-month period with construction beginning on 4 buildings in 2024, 3 buildings in 2025, and 4 buildings in 2026.



The total investment is estimated to be \$43.4 million. The Developer is requesting \$7,646,475.00 in TIF reimbursement.

There will be approximately 200 temporary construction jobs and approximately 4 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the “Property”) consists of twenty-five (25) parcels, which are bounded by Caniff Street to the north, I-75 to the east, E. Grand Boulevard to the south and Woodward Avenue to the west in North End neighborhood.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) the Property is “Facilities” as defined by Act 381; or (d) adjacent and contiguous to a parcel that is a “Facility” as defined by Act 381.

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 baseline environmental assessment activities, department specific activities, due care activities, site preparation, infrastructure improvements, 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. Environmental Assessment Activities	\$107,455.00
2. Due Care Activities	\$2,485,381.00
3. Demolition	\$367,552.00
4. Asbestos Assessment and Abatement	\$20,000.00
5. Site Preparation	\$181,497.00
6. Infrastructure Improvements	\$1,933,049.00
7. Stormwater Management	\$229,150.00
8. Brownfield Plan & Work Plan	\$60,000.00
9. Contingency (15%)	\$782,494.00
10. Interest	\$1,479,897.00
Total Reimbursement to Developer	\$7,646,475.00
11. Authority Administrative Costs	\$1,580,759.00
12. State Brownfield Redevelopment Fund	\$871,350.00
13. Local Brownfield Revolving Fund	\$3,718,155.00



TOTAL Estimated Costs	\$13,816,739.00
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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 includes local and/or state approval of a Neighborhood Enterprise Zone (PA 147) and a Commercial Rehabilitation Act (PA 210) Tax Abatements.

The Agreement and a resolution approving the Agreement and its subsequent execution are attached for the Boards review and approval.

Mr. Vosburg stated that while the reimbursement agreement largely follows DBRA's boilerplate document, adjustments were made due to the multi-phased nature of the project as well as extending the deadlines for the project due to delays the project has experienced with the BZA process. The agreement allows the DBRA to remove individual parcels from the Brownfield Plan if they fail to meet development deadlines while keeping the rest of the Brownfield Plan intact.

Ms. DeSantis asked if this was an additional extension or an amended reimbursement agreement. Mr. Vosburg stated that this reimbursement agreement, which includes an extension, was the first and only reimbursement agreement and extension that has come before the Board for this project..

Mr. Scott called for a motion to approve the North End Landing Brownfield Redevelopment Plan: Reimbursement Agreement, as presented. The Board took the following action:

Ms. DeSantis made a motion to approve the North End Landing Brownfield Redevelopment Plan: Reimbursement Agreement, as presented. Ms. McClain seconded the motion.

DBRA Resolution Code 25-01-317-03 was approved.

20201 Livernois Brownfield Redevelopment Plan

Ms. Capler presented the 20201 Livernois Brownfield Plan to the DBRA Board.

The enclosed Brownfield Plan ("Plan") (Exhibit A), for the 20201 Livernois project is being submitted for review and consideration.

Project Introduction

20201 Development LLC is the project developer ("Developer"). The Project includes the demolition of the existing commercial structure and the construction of a mixed-use building consisting of residential, retail, and restaurant spaces. The ground floor will be occupied by commercial units and the second and third floors will consist of approximately 50 residential apartments which will include studio, one-bedroom, and two-bedroom units. For the duration of the Plan, no less than twenty percent (20%) of the units (i.e. approximately six (6) of the studio units, three (3) of the one-bedroom units, and two (2) of the two-bedroom units) will be reserved for lease by occupants earning no more than 80% of the area median family income ("AMI"). Included in the site redevelopment is partially covered secured parking for approximately 45 vehicles.



	60% AMI	70% AMI	80% AMI	Market Rate	Total
Studio			6	6	12
One (1) Bedroom	3			31	34
Two (2) Bedroom		2		2	4
Total # of Units	3	2	6	39	50

It is currently anticipated that construction will begin in the summer of 2025, and the Project will be completed within approximately 24 months thereafter.

The total investment is estimated to be \$14 million. The Developer is requesting \$2,547,786.00 in TIF reimbursement.

There are approximately 46 temporary construction jobs, and one permanent job are expected to be created by the Developer. Additional permanent jobs are expected to be created by the future commercial tenant(s).

Property Subject to the Plan

The eligible property (the “Property”) consists of one (1) parcel, located at 20201 Livernois Avenue, bounded by the property line to the north and south, Livernois Avenue to the east, and an alleyway to the west in the Green Acres neighborhood.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) is located within the City of Detroit, a qualified local governmental unit; and (b) the Property will be developed as Housing Property.

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 Project Rent Loss for attainable housing. The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan. 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

MSHDA Housing Development Activities	
1. Financing Gap (Project Rent Loss) *	\$2,547,786.00
Total Reimbursement to Developer	\$2,547,786.00
2. Authority Administrative Costs	\$469,125.00
3. State Brownfield Redevelopment Fund	\$110,588.00
4. Local Brownfield Revolving Fund	\$0.00



TOTAL Estimated Costs	\$3,127,499.00
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** Note: Although the Project has eligible activities of approximately \$5,780,700.00 in Housing TIF Eligible Activities the Plan only contemplates reimbursement to the Developer in the amount of \$2,547,786.00 over the life of the Plan.*

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 includes local and/or state approval of a Commercial Rehabilitation Act (PA 210) and a Neighborhood Enterprise Zone (PA 147) tax abatement.

Attached for the Boards review and approval was a resolution authorizing the 20201 Livernois Brownfield Plan for submittal to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the proposed Plan. In addition, it authorizes the President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, to conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

Ms. Capler introduced the development team to the Board and invited questions.

Mr. Brandon introduced himself as the minority partner and architect for the development and stated that he and his team were excited about the project. Mr. Brandon continued that the plan was to demolish the existing building and build a fifty (50) unit apartment building with seven thousand square feet of restaurant and retail space. Mr. Brandon noted that there will be affordable units and two (2) units that are compliant with the Americans with Disabilities Act (ADA). Mr. Brandon concluded that the project is sustainable, noting the high efficient appliances in the units and the planned recycling of materials as the existing building is demolished.

Mr. George asked what the closest major crossroads for the Property. Mr. Brandon responded that the Property is located on Livernois Avenue between Norfolk and Chippewa streets.

Mr. George asked if there were any community organizations in the area. Mr. Schroder stated that there are several community organizations in the area and have been working with Garden Homes Community Organization and Green Acres.

Mr. George asked Mr. Schroder if he believed there would be an opportunity to meaningfully work with several community organizations on the project. Mr. Schroder agreed and stated that the community engagement for this project began in 2023, and he is still currently engaging with the community. Mr. Schroder added that he planned to engage the community throughout the construction period and, in addition to community organizations, also engage with private residents of the area. Mr. Schroder stated that during the bidding phase local qualified and licensed contractors would have an opportunity to place their bids.

Ms. DeSantis asked if the development was near the intersection of Livernois and Six Mile Road. Mr. Schroder stated that the development was just south of Eight Mile Road. Ms. DeSantis asked if the development was outside of the Live6 Alliance boundaries. Mr. Brandon noted that the development was



outside of the Live6 Alliance boundaries. Ms. DeSantis encouraged the development team to reach out to the Live6 Alliance because they are an active organization in the area. Mr. Schroder said he would be happy to contact the Live6 Alliance.

Ms. DeSantis asked if the development team was referencing the Green Acres Neighborhood Association. Mr. Brandon confirmed.

Ms. DeSantis asked the development team to provide more information on the capital stack for the project.

Mr. Brandon began with a loan from Liberty Bank, a Community Development Financial Institution (CDFI), which would provide close to three million two hundred dollars (\$3,200,000.00) for the project.

Mr. Schroder stated that Liberty Bank and LISC Detroit are the project's primary lenders, while Invest Detroit is a subordinate lender.

Ms. DeSantis noted that LISC Detroit appeared twice on the capital stack and asked if the second listing for LISC Detroit at two hundred thousand dollars (\$200,000.00) was another loan. Mr. Brandon agreed and stated that the larger loan at three million five hundred thousand dollars was provided at about eight and a half percent (8.5%) while the second loan of two hundred thousand dollars (\$200,000.00) was provided at about four percent (4%) interest rate.

Ms. DeSantis noted that Invest Detroit and MEDC are providing grants for the project. Mr. Brandon agreed, adding that Invest Detroit is also providing a loan in addition to the grant.

Ms. DeSantis asked if the owner's equity listed in the capital stack was the value of the building. Mr. Schroder stated the personal equity was the building plus injection. Ms. DeSantis asked what portion of the amount listed in the capital stack for personal equity was the building itself. Mr. Schroder stated that the building was purchased for nine hundred and seventy-five thousand dollars (\$975,000.00) and has received broker opinions valuing the building at one million three hundred thousand dollars (\$1,300,000.00) but is waiting for an appraisal.

Ms. DeSantis asked if the development team was comfortable with the retail leases. Mr. Brandon said they were comfortable and that they were negotiating a lease with a restaurateur.

Ms. McClain stated that the development was north of the Avenue of Fashion and asked if it would qualify for any historical designations. Mr. Schroder stated that it was not eligible for any historic designations. Ms. McClain asked if the development team was familiar with the Avenue of Fashion. Mr. Brandon stated that the team was familiar.

Ms. McClain stated that the area in which the development was located was home to many robust businesses and artistic communities and hoped that the development team would take the opportunity to engage with the small minority-owned businesses in the area. Mr. Schroder stated that he hoped that the development would extend the Avenue of Fashion and that he would continue to engage business owners in the area. Mr. Schroder added that they hoped to do more projects in the area in the future.

Mr. George asked if the development team would be doing any work in the alley behind the building. Mr. Brandon agreed, stating they would be making improvements to facilitate parking. Mr. George suggested that the development team reach out to local artists to provide murals to beautify the alley and create some value. Mr. Schroder stated that he appreciated the suggestion.



Mr. Lemus noted that the memorandum stated the reimbursable amount is two million five hundred thousand dollars (\$2,500,000.00), but the gap in terms of rent loss is five million seven hundred thousand dollars (\$5,700,000.00) and asked why the developers did not request the full five million seven hundred thousand dollars (\$5,700,000.00). Ms. Capler explained that the calculation of the projected rent loss was included in the Brownfield plan and does come out to the five million seven hundred thousand dollars (\$5,700,000.00) figure. Ms. Capler continued that when the Tax Increment Financing (TIF) projections were generated, it was based on the projected taxable value of the property and how much can be captured over the life of the plan, which in this case is thirty (30) years. Ms. Capler concluded that over the thirty (30) years, two million five hundred thousand dollars could be reached, which is why that is the requested amount.

Ms. DeSantis asked what was driving a lower incremental increase in the taxable value. Ms. Capler explained that two tax abatements on the property greatly reduce the amount of TIF that will be generated in the first ten (10) years. Ms. Capler added that the development team had worked closely with DEGC's Investment Services Department in order to calculate the future taxable value.

Ms. DeSantis asked what abatements were active for this project. Ms. Capler stated that there was a Public Act 210 (PA 210) abatement for the commercial portion of the project and a Neighborhood Enterprise Zone (NEZ) abatement for the residential portion of the project.

Ms. DeSantis asked if it was true that the tax abatement and the incremental reimbursement would be received. Ms. Capler stated that was correct.

Mr. Lemus asked for some clarification about the utility allowance, noting that there is no requirement for this calculation to be included, but wanted to understand why it was included and how the Board should be interpreting it. Mr. Vosburg explained that working with the Housing TIF policy with the City's Housing and Revitalization Department, there was an expressed desire for the utility allowance to be included in projects that deal with affordability. Mr. Vosburg stated that the goal is to factor in the unit's operating cost rather than just the cost of the rent itself.

Mr. Lemus asked the development team if there had ever been any thought into preserving the building. Mr. Brandon explained that at the time of purchase, the idea was to save the building and build two (2) floors on top, but it was found to be structurally compromised, and with a large amount of retail space, lenders were apprehensive about finding a retailer to fill the space. Mr. Brandon continued that parking would also pose a significant issue; therefore, because of these issues, it was more logical to demolish the building and rebuild.

Ms. DeSantis stated that as more projects utilize Housing TIF, it would be helpful to get an idea of the tax abatements that drive the calculation of the tax increment over time, as she would like the Board to become more familiar with the Housing TIF program.

Mr. Scott called for a motion to authorize a public hearing for the 20201 Livernois Brownfield Plan and refer it to the DBRA-CAC, as presented. The Board took the following action:

Mr. George made a motion to authorize a public hearing for the 20201 Livernois Brownfield Plan and refer it to the DBRA-CAC, as presented. Ms. DeSantis seconded the motion.

DBRA Resolution Code 25-01-331-01 was approved.



OTHER

Ms. DeSantis advised the Board that she was working with DBRA staff and the Community Development Advocates of Detroit (CDAD) to create a series of seminars for Chief Development Officers (CDOs) on using Housing TIF. Ms. DeSantis continued that this would not only be for typical subsidized rent projects but also for rehabilitation and homeownership projects. Ms. DeSantis stated that the first seminar would be held on February 13, 2025, and the hope was to hold between two or three (2-3) more seminars. Ms. DeSantis asked Mr. Vosburg to keep the Board aware of the dates as they are scheduled.

Mr. George asked where the meetings would be held. Ms. DeSantis stated the meeting would be held via Zoom.

Ms. DeSantis added that some CDFI's were also invited to attend the meeting.

Ms. Capler stated that Ms. Spencer would be sharing some of the administrative work related to the DBRA Board and that the Board may see some correspondence from her in the future.

ADJOURNMENT

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

On a motion by Mr. George, seconded by the meeting was adjourned at 4:54 PM.



CODE DBRA 25-01-02-344

APPROVAL OF MINUTES OF NOVEMBER 13, 2024

RESOLVED, that the minutes of the regular meeting of November 13, 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 Detroit Brownfield Redevelopment Authority.

January 22, 2025



DBRA 25-01-03-254

ACCEPTANCE OF TREASURER'S REPORT FOR NOVEMBER 2024

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period November 1 through November 30, 2024, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

January 22, 2025



DBRA 25-01-03-255

ACCEPTANCE OF TREASURER'S REPORT FOR DECEMBER 2024

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period December 1 through December 31, 2024, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

January 22, 2025



CODE DBRA 25-01-218-06

STONE SOAP BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO TERMINATE PLAN

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) was created pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”); and

WHEREAS, the City Council of the City of Detroit (“City Council”) is the governing body (as that term is defined by Act 381) of the DBRA; and

WHEREAS, on October 9, 2019, the DBRA Board of Directors approved the Stone Soap Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

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

WHEREAS, Section 14(8)(b) of Act 381 of 1996, as amended, permits a governing body to terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following: (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted, and (ii) Provides the developer an opportunity to be heard at a public meeting; and

WHEREAS, the “developer” for the Plan is Banyan Investments, LLC (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan failed to occur within 2 years of City Council’s approval of the Plan; and

WHEREAS, the DBRA Board of Directors desires to recommend termination of the Plan to City Council.

NOW THEREFORE, BE IT RESOLVED, subject to the completion of the notice requirement described in Section 14(8)(b)(i) of Act 381 and the provision to the Developer of an opportunity to be heard at a public meeting pursuant to Section 14(8)(b)(ii) of Act 381, the DBRA Board of Directors hereby recommends termination of the Plan to City Council; and

BE IT FURTHER RESOLVED, subject to the termination of the Plan by City Council, that the DBRA Board of Directors hereby authorizes the termination of any other agreements or contracts between the Developer and the DBRA that were executed in conjunction with the Plan; and

BE IT FINALLY RESOLVED that any two Officers, or any two of the Authorized Agents of the DBRA, shall hereafter have the authority to negotiate and execute any and all documents, contracts, or other papers necessary to implement the provisions and intent of this resolution on behalf of the DBRA.

January 22, 2025



CODE DBRA 25-01-130-16

EAST JEFFERSON AT BELLE ISLE SITE WITHIN THE EAST RIVERFRONT DISTRICT BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO TERMINATE PLAN

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) was created pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”); and

WHEREAS, the City Council of the City of Detroit (“City Council”) is the governing body (as that term is defined by Act 381) of the DBRA; and

WHEREAS, on October 18, 2006, the DBRA Board of Directors approved the East Jefferson at Belle Isle Site within the East Riverfront District Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on November 17, 2006, City Council approved the Plan; and

WHEREAS, Section 14(8)(b) of Act 381 of 1996, as amended, permits a governing body to terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following: (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted, and (ii) Provides the developer an opportunity to be heard at a public meeting; and

WHEREAS, the “developer” for the Plan is Bettis/Bettters Development, LLC (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan failed to occur within 2 years of City Council’s approval of the Plan; and

WHEREAS, the DBRA Board of Directors desires to recommend termination of the Plan to City Council.

NOW THEREFORE, BE IT RESOLVED, subject to the completion of the notice requirement described in Section 14(8)(b)(i) of Act 381 and the provision to the Developer of an opportunity to be heard at a public meeting pursuant to Section 14(8)(b)(ii) of Act 381, the DBRA Board of Directors hereby recommends termination of the Plan to City Council; and

BE IT FURTHER RESOLVED, subject to the termination of the Plan by City Council, that the DBRA Board of Directors hereby authorizes the termination of any other agreements or contracts between the Developer and the DBRA that were executed in conjunction with the Plan; and

BE IT FINALLY RESOLVED that any two Officers, or any two of the Authorized Agents of the DBRA, shall hereafter have the authority to negotiate and execute any and all documents, contracts, or other papers necessary to implement the provisions and intent of this resolution on behalf of the DBRA.

January 22, 2025



CODE DBRA 25-01-328-04

16131 EAST WARREN AVENUE BROWNFIELD REDEVELOPMENT: COLLATERAL ASSIGNMENT OF TAX INCREMENT REVENUES

WHEREAS, on June 12, 2024, 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 16131 East Warren Avenue (the "Project"); and

WHEREAS, on July 23, 2024, the Detroit City Council approved the Plan; and

WHEREAS, a Reimbursement Agreement (the "Agreement") was entered into between the DBRA and Ultraia, LLC ("Developer") on September 5, 2024; and

WHEREAS, a Collateral Assignment of Tax Increment Revenues ("Assignment") has been drafted between Ultraia, LLC and Invest Detroit Foundation ("Lender");

WHEREAS, the Assignment needs to be executed by Developer and Lender 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. 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.

January 22, 2025



CODE DBRA 25-01-317-03

NORTH END LANDING BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT

WHEREAS, on April 26, 2023, 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 North End Landing (the “Project”); and

WHEREAS, on July 25, 2023, the Detroit City Council is scheduled 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 Avanath North End Parcel Owner I, 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.

January 22, 2025



CODE DBRA 25-01-331-01

20201 LIVERNOIS BROWNFIELD REDEVELOPMENT PLAN – TRANSMITTAL OF BROWNFIELD PLAN TO THE COMMUNITY ADVISORY COMMITTEE

WHEREAS, pursuant to 381 PA 1996 (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) has been established by resolution of the City Council of the City of Detroit (the “City”) for the purpose of promoting the revitalization of environmentally distressed areas in the City; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, under the resolution establishing the DBRA and the bylaws of the DBRA requires the DBRA, prior to the approval of a brownfield plan, submit the proposed brownfield plan to the Community Advisory Committee for consideration and comment and solicit comments by publication of notice that the proposed brownfield plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies.

NOW, THEREFORE, BE IT RESOLVED:


1. The City of Detroit Brownfield Redevelopment Authority acknowledges receipt of the proposed Brownfield Plan for the **20201 Livernois Brownfield Redevelopment Plan** (the “Proposed Plan”) and authorizes and directs the Chairperson to cause the Proposed Plan to be transmitted to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the Proposed Plan.

2. The President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, shall conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

3. The Chairperson is authorized and directed to cause there to be published notice that the Proposed Plan has been submitted to the Community Advisory Committee and of the public hearing to be held pursuant to this resolution.

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 resolution except that such acts were taken prior to execution of these resolution, are hereby in all respects confirmed, approved and ratified.

January 22, 2025



DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
DBRA BOARD MEETING & CAC MEETING
Wednesday, January 22, 2025

1



**20201 Livernois Avenue
Brownfield Plan**

**PUBLIC ACT
381**



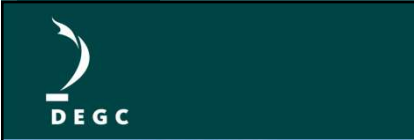
2



3



4



2021 Livernois Brownfield Plan | Rendering



View from the South

5

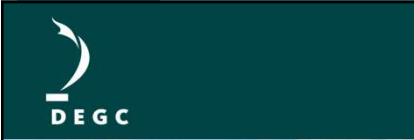


2021 Livernois Brownfield Plan | Rendering



View from the North

6



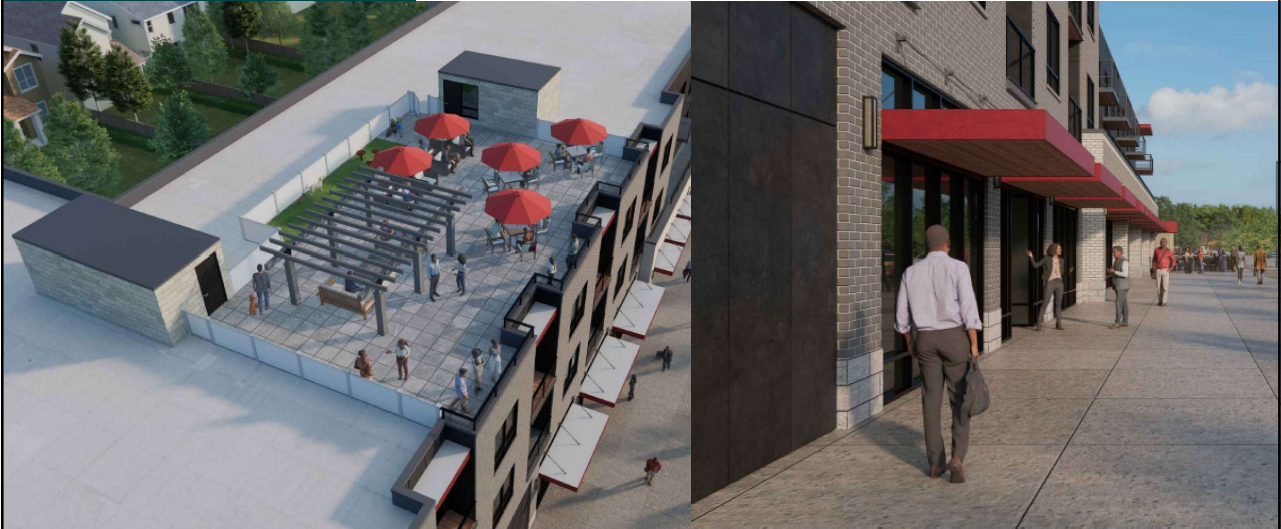
2021 Livernois Brownfield Plan | Rendering



7



2021 Livernois Brownfield Plan | Rendering



Roof Amenity View

Sidewalk View

8



20201 Livernois Brownfield Plan | Capital Stack

Liberty Bank	\$3,199,408
LISC Detroit	\$3,500,000
Invest Detroit	\$1,599,837
LISC Detroit	\$200,000
Owners Equity + Land	\$1,782,761
Invest Detroit SNF (Grant)	\$2,500,000
MEDC RAP 3.0 (Grant)	\$1,500,000
Total	\$14,282,006