



**ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS REGULAR MEETING
TUESDAY, JANUARY 14, 2025 – 9:00 A.M.**

BOARD MEMBERS PRESENT:

Clifford Brown
Kimberly Clayson
Kwaku Osei
Thomas Stallworth
Marsha Bruhn

BOARD MEMBERS ABSENT:

Linda Forte
Damon Hodge
Chris Jackson
John Naglick (Ex-Officio)

**SPECIAL DIRECTORS
PRESENT:**

None

OTHERS PRESENT:

Jennifer Kanalos (DEGC/EDC)
Cora Capler (DEGC/EDC)
Glen Long, Jr. (DEGC/EDC)
Rebecca Navin (DEGC/EDC)
Nasri Sobh (DEGC/EDC)
Kelly Shovan (DEGC/EDC)
Kevin Johnson (DEGC/EDC)
Medvis Jackson (DEGC/DEGC)
Madison Schillig (DEGC/EDC)
Lanard Ingram (DEGC/EDC)
Ponce Clay, Esq.



**MINUTES OF THE ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS REGULAR MEETING
DETROIT ECONOMIC GROWTH CORPORATION
500 GRISWOLD, SUITE 2200, DETROIT, MI 48226
TUESDAY, JANUARY 14, 2025 – 9:00 A.M.**

GENERAL

Call to Order

Noting that a quorum was present, Acting Chairperson Osei called the regular meeting of the Economic Development Corporation Board of Directors to order at 9:13 a.m.

Approval of Minutes

Mr. Osei asked if there were any additions, deletions, or corrections to the minutes of the November 12, 2024, regular Board meeting. Hearing none, Mr. Osei called for a motion.

Mr. Stallworth made a motion to approve the minutes of the November 12, 2024, regular Board meeting, as written. Ms. Bruhn seconded the motion. All were in favor with none opposed.

EDC Resolution Code 25-01-02-388 was unanimously approved.

Receipt of Treasurer's Reports

Ms. Shovan reviewed the Treasurer's Report of Receipts and Disbursements for the months of October and November 2024.

Mr. Osei called for questions.

Hearing none, Mr. Osei called for a motion.

Mr. Stallworth made a motion to approve the Treasurer's Report of Receipts and Disbursements for the months of October and November 2024, as presented. Mr. Brown seconded the motion.

EDC Resolution Codes 25-01-03-304 and 25-01-03-305 were unanimously approved.



PROJECTS

Motor City Match: Recommendation to Extend Round 25 Awards

Ms. Schillig explained 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 25 Awards, approved on January 23, 2024, are scheduled to expire on January 24, 2025. While many awardees were able to complete their respective project within the one (1) year term, nine (9) awardees (the “Awardees”) were unable to secure all of 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. Business Name: Dollar Daze Plus Two Inc.

Grant Amount: \$25,000

Track: Restore

Owner: Khalil Suleiman

Address: 13881 Gratiot Ave, 48205

Neighborhood: Franklin

District: 3

Project Description: Dollar Daze has been a long-standing business in the city of Detroit and recently purchased the property their Gratiot store occupies. Dollar Daze sells general merchandise including dry food, cleaning products, paper supplies, and baby supplies. They also continuously give donations to schools and homeless shelters in the community. This project will include a new awning, new doors and windows as well as repaving the parking lot. This G7 SPARK awardee is currently working through the SPARK portion of the project and will then be ready for Restore work to begin.



2. Business Name: MMB Enterprise, Inc.

Grant Amount: \$18,300

Track: Restore

Owner: Tyra Jones

Address: 19721 W. 7 Mile Rd, 48219

Neighborhood: Evergreen-Outer Drive

District: 1

Project Description: MMB Enterprises is the home of Crab House, a sit-down and carry-out seafood restaurant. This project will include new doors, windows and new parking spaces. Due to some initial due diligence delays they have reconciled them and once the weather breaks are ready to begin work.

3. Business Name: Andrews and Hardy Incorporated dba Andrews & Hardy Funeral Home

Grant Amount: \$25,000

Track: Restore

Owner: Marcus Hardy

Address: 13841 Gratiot Ave, 48205

Neighborhood: Franklin

District: 3

Project Description: Andrews & Hardy Funeral Home has been a source of solace and support for those who must handle funeral and burial services for loved ones in the Metro Detroit area. They are dedicated to putting together the best possible farewell and memorial service for loved ones and can arrange traditional funerals and cremation services for all faiths. This project includes upgrades to exterior lighting, updating old windows and parking lot improvements. This G7 SPARK awardee is currently working through the SPARK portion of the project and will then be ready for Restore work to begin.

4. Business Name: 116 Company, LLC dba Hygrade Deli

Grant Amount: \$25,000



Track: Restore

Owner: Chuck Nolen

Address: 3640 Michigan Ave, 48216

Neighborhood: Chadsey Condon

District: 6

Project Description: Hygrade Deli is a full-service deli that has provided quality food for over 65 years. This project will include new signage, replacement of the parking lot as well painting the exterior of the building. The owner has been doing their equity portion of the project, due to some unexpected delays it has taken longer than anticipated. Once the equity portion is completed, Motor City Match will begin the final improvements.

5. Business Name: Yum Village LLC - New Center

Grant Amount: \$25,000

Track: Restore

Owner: Godwin Ihentuge

Address: 6500 Woodward Ave, 48202

Neighborhood: Milwaukee Junction

District: 5

Project Description: Yum Village is a restaurant that provides freshly made Afro-Caribbean food and drinks. They provide affordable chef-prepared meals as well as catering for any multiple events. This project includes creating an outdoor Biergarten including moving the location of the gate opening, 2 shipping containers to service food and beverages, outdoor furniture and a possible expansion of their takeout window. After experiencing a broken window which caused some due diligence delays, this project has begun, and we anticipate being able to complete it in the spring.

6. Business Name: Josephine's Learning Center, LLC

Grant Amount: \$45,000

Track: Cash



Owner: Monica Thompson

Address: 17481 Joseph Campau

Neighborhood: Cadillac Heights

District: 3

Project Description: Josephine's Learning Center operates as a developmental program, fostering children's learning through play with a primary focus on promoting positive self-esteem. Business owner, Monica Thompson, has experienced difficulty securing the additional funding necessary to cover the total start-up cost for this project. As a result, she has been unable to access her grant funds which has temporarily halted the project. The MCM team supports this business, a black-owned, woman-owned daycare business in district 3 and is working with them to assist in securing the additional funding needed to complete the project.

7. Business Name: Little Minds Enrichment Center LLC

Grant Amount: \$50,000

Track: Cash

Owner: Junita Moton

Address: 12518 Hayes

Neighborhood: Mapleridge

District: 4

Project Description: Little Minds Enrichment Center delivers quality childcare services tailored to families with low to moderate income, serving children aged 12 months to 5 years. The project has experienced delays due to the business owner's architect lag in updating the construction documents per the city's updates. As a result, construction has been delayed which has delayed business owner, Junita Moton, in spending the equity portion of her budget that will provide her with access to her grant funds. The MCM team supports this business, a black-owned, woman-owned daycare business and intends to work diligently with them to ensure project success and grant funds disbursed.

8. Business Name: Little Liberia, LLC

Grant Amount: \$80,000



Track: Cash

Owner: Ameneh Marhaba

Address: 16530 E Warren

Neighborhood: East English Village

District: 4

Project Description: Little Liberia is an Afrofusion restaurant introducing Liberia's rich multicultural cuisines to the people of Metro Detroit serving freshly made Liberian dishes and beverages, a cuisine whose heritage is a mixture of African, Caribbean, and Antebellum-South African American influences. Business owner, Ameneh Marhaba, experienced an unexpected increase in total project cost in her initial space awarded that she was unable to secure additional funding for. As such, she decided to move spaces that required an entirely new set of design drawings and construction documents needing approval from the city. This has delayed her project timeline in addition to delaying her process with securing financing to cover the total start-up cost of the project. The MCM team supports this business, a black-owned, woman-owned business and intends to work diligently with them to ensure project success and grant funds disbursed.

9. Business Name: Rent Free Coffee Co., LLC

Grant Amount: \$50,000

Track: Cash

Owner: Lamont Leek

Address: 10103 Kercheval, Detroit, MI 48214

Neighborhood: East English Village

District: 5

Project Description: Rent Free Coffee Co., LLC is a specialty coffee shop and social club located in Detroit's East Village. The shop will offer a range of high-quality coffee and tea beverages, along with light food options such as pastries, sandwiches, and salads. In addition, Rent Free will serve as a hub for social and community events.

Owner, Lamont Leek, has encountered some challenges, including delays in loan approvals and ongoing tenant-landlord negotiations regarding the buildout responsibilities for the space. While these negotiations are still underway, the MCM team remains committed to supporting this



minority-owned business. We will continue working diligently to ensure the project's success and timely disbursement of grant funds.

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

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

Mr. Brown made a motion to approve the Motor City Match: Recommendation to Extend Round 25 Awards. Mr. Stallworth seconded the motion. All were in favor with none opposed.

EDC Resolution Code 25-01-91-158 was unanimously approved.

Motor City Match: Round 21 Awards: Detroit Future Ops LLC Address Change

Ms. Schillig stated that on January 24, 2023, the Board of Directors of The Economic Development Corporation of the City of Detroit (the "EDC") approved the Motor City Match Round 21 awardees. As part of the Round 21 awards, Detroit Future Ops LLC was selected as a Cash awardee.

In preparing the grant agreement for Detroit Future Ops LLC, EDC staff discovered a scrivener's error regarding Detroit Future Ops LLC's business address. The address was listed as 326 18th Street, Detroit, Michigan 48216. The EDC staff would like to correct this address to read: 1326 18th Street, Detroit, Michigan 48216

A resolution approving the address change for Detroit Future Ops LLC was attached for the Board's consideration.

Mr. Osei called for questions. Hearing none, he called for a motion.

Mr. Stallworth made a motion to approve the Motor City Match Round 21 Awards: Detroit Future Ops LLC Address Change, as presented. Mr. Brown seconded the motion. All were in favor with none opposed.

EDC Resolution Code 25-01-91-159 was unanimously approved.

Motor City Match: Round 23 Awards: Wellness on the Rise LLC Address Change

Mr. Schillig explained that on August 8, 2023, the Board of Directors of The Economic Development Corporation of the City of Detroit (the "EDC") approved the Motor City Match Round 23 awardees. As part of the Round 23 awards, Wellness on the Rise LLC was selected as a Cash awardee.



When receiving a project update from business owner, Joseph Holman of Wellness on the Rise LLC, EDC staff was notified that the business address had changed since their initial Motor City Match Cash award due to the awardee experiencing challenges delaying the opening of the business, leading the awardee and landlord to agree to terminate the originally signed lease. The Motor City Match team respectfully requests an address change from 3031 West Grand Boulevard Suite 445, Detroit, MI 48202 to 4501 Woodward Avenue, Suite 101B, Detroit, MI 48201.

A resolution approving the address change for Wellness on the Rise LLC was attached for the Board's consideration.

Mr. Osei called for questions. Hearing none, he called for a motion.

Mr. Stallworth made a motion to approve the Motor City Match Round 23 Awards: Wellness on the Rise LLC Address Change, as presented. Mr. Brown seconded the motion. All were in favor with none opposed.

EDC Resolution Code 25-01-91-160 was unanimously approved.

Motor City Match: Round 25 Awards: Little Liberia, 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, Little Liberia, LLC was selected as a Cash awardee.

When receiving a project update from business owner Ameneh Marhaba of Little Liberia, LLC, EDC staff was notified that the business address had changed since their initial Motor City Match Cash award due to the awardee experiencing a substantial increase in project budget and subsequent funding gap associated with their initial space. The Motor City Match team respectfully requests an address change from 6513 Woodward Ave, Detroit, MI 48202 to 16530 E Warren, Detroit, MI 48224.

A resolution approving the address change for Little Liberia, LLC was attached for the Board's consideration.

Mr. Osei called for questions. Hearing none, he called for a motion.



Mr. Stallworth made a motion to approve the Motor City Match Round 25 Awards: Little Liberia, LLC Address Change, as presented. Mr. Brown seconded the motion. All were in favor with none opposed.

EDC Resolution Code 25-01-91-161 was unanimously approved.

ADMINISTRATION

OTHER MATTERS

Mr. Stallworth asked how the expiration of the American Rescue Plan Act (ARPA) funds would impact the Motor City Match (MCM) program. Ms. Schillig stated that while the funds do expire in June 2025, the City had approved a one-year contract for two million five hundred thousand dollars (\$2,500,000.00) coming from the City's general fund.

Mr. Stallworth asked if the two million five hundred thousand dollar (\$2,500,000.00) allocation was in alignment with what has been spent historically. Ms. Navin stated that while the MCM program was receiving ARPA funding, the number of awards given had doubled, and the "Restore" track of the program was reinstated. Ms. Navin continued that the two million five hundred thousand dollars (\$2,500,000.00) being allocated from the City's general fund was slightly higher than what the program was receiving prior to the introduction of ARPA funding.

Mr. Stallworth stated that the Board had yet to discuss the financial oversights of the Riverfront Conservancy Board. Mr. Stallworth asked for a presentation that compared the EDC Board and the Riverfront Conservancy Board to ensure that the EDC Board was operating in such a way that avoids risk and vulnerability.

Mr. Long stated that the controls in place at the DEGC ensure that the same situation would not happen, noting that no funds could be moved out of the EDC without the signatures of two (2) authorized agents on an official document. Mr. Long continued that at least four (4) signatures were required for disbursement on forms requesting funds. Mr. Long assured the Board that internal controls prevent any tragedy similar to what happened elsewhere from happening to the EDC Board or DEGC as a whole.

Mr. Stallworth stated that he would like a more detailed presentation about the controls that are in place at the next EDC Board meeting, comparing them to what was experienced at the Riverfront Conservancy.

Mr. Long agreed, stating he would provide Mr. Stallworth's request.

PUBLIC COMMENT



None.

ADJOURNMENT

With there being no other business to come before the Board, Mr. Osei adjourned the meeting at 9:28 a.m.



CODE EDC 25-01-02-388

APPROVAL OF MINUTES OF NOVEMBER 12, 2024, REGULAR MEETING

RESOLVED, that the minutes of the regular meeting of November 12, 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.

January 14, 2025



CODE EDC 25-01-03-304

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 accepted as action of the Economic Development Corporation.

January 14, 2025



CODE EDC 25-01-03-305

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 accepted as action of the Economic Development Corporation.

January 14, 2025



CODE EDC 25-01-91-158

MOTOR CITY MATCH: RECOMMENDATION TO EXTEND AWARD DEADLINE

WHEREAS, the following businesses have been previously awarded a Motor City Match “Cash” or “Restore” award during Round 25: Dollar Daze Plus Two Inc., MMB Enterprises, Inc., Andrews and Hardy Incorporated dba Andrews & Hardy Funeral Home, 116 Company, LLC dba Hygrade Deli, Yum Village LLC, Josephine’s Learning Center, LLC, Little Minds Enrichment Center LLC, Little Liberia, LLC, Rent Free Coffee Co., LLC (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.

January 14, 2025



CODE EDC 25-01-91-159

MOTOR CITY MATCH ROUND 21 AWARD: DETROIT FUTURE OPS LLC ADDRESS CHANGE

WHEREAS, on January 24, 2023, the Board of Directors of The Economic Development Corporation of the City of Detroit (the “EDC”) approved the Motor City Match Round 21 awardees, including a Cash track award to Detroit Future Ops LLC; and

WHEREAS, in preparing the grant agreement for Detroit Future Ops LLC, EDC staff discovered a scrivener’s error regarding Detroit Future Ops LLC’s business address; and

WHEREAS, EDC staff is seeking approval to update the approved project address from 326 18th Street, Detroit, Michigan 48216 to 1326 18th Street, Detroit, Michigan 48216

NOW, THEREFORE BE IT RESOLVED that the EDC Board of Directors approves the change to Detroit Future Ops LLC’s business address in the Motor City Match Round 21 Awards from 326 18th Street, Detroit, Michigan 48216 to 1326 18th Street, Detroit, Michigan 48216

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.

January 14, 2025



CODE EDC 25-01-91-160

MOTOR CITY MATCH ROUND 23 AWARD: WELLNESS ON THE RISE LLC ADDRESS CHANGE

WHEREAS, on August 8, 2023, the Board of Directors of The Economic Development Corporation of the City of Detroit (the “EDC”) approved the Motor City Match Round 23 awardees, including a Cash track award to Wellness on the Rise LLC and

WHEREAS, in receiving a project update for Wellness on the Rise LLC EDC staff was notified of an address change; and

WHEREAS, EDC staff is seeking approval to update the approved project address from 3031 West Grand Boulevard Suite 445, Detroit, MI 48202 to 4501 Woodward Avenue, Suite 101B, Detroit, MI 48201

NOW, THEREFORE BE IT RESOLVED that the EDC Board of Directors approves the change to Wellness on the Rise LLC’s business address in the Motor City Match Round 23 Awards from 3031 West Grand Boulevard Suite 445, Detroit, MI 48202 to 4501 Woodward Avenue, Suite 101B, Detroit, MI 48201.

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.

January 14, 2025



CODE EDC 25-01-91-161

MOTOR CITY MATCH ROUND 25 AWARD: LITTLE LIBERIA, 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 Little Liberia, LLC; and

WHEREAS, in receiving a project update for Little Liberia, LLC, EDC staff was notified of an address change; and

WHEREAS, EDC staff is seeking approval to update the approved project address from 6513 Woodward Ave, Detroit, MI 48202 to 16530 E Warren, Detroit, MI 48224.

NOW, THEREFORE BE IT RESOLVED that the EDC Board of Directors approves the change to Little Liberia, LLC’s business address in the Motor City Match Round 25 Awards from 6513 Woodward Ave, Detroit, MI 48202 to 16530 E Warren, 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.

January 14, 2025