



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
REGULAR BOARD OF DIRECTORS MEETING  
WEDNESDAY, OCTOBER 9, 2019  
4:00 PM**

**BOARD MEMBERS PRESENT:**

Juan Gonzalez  
Matthew Walters  
John George  
Pamela McClain  
Maggie DeSantis  
Stephanie Washington  
Donele Wilkins  
Raymond Scott

**BOARD MEMBERS ABSENT:**

Sonya Mays

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Malinda Jensen (DEGC)  
Kenyetta Bridges (DEGC)  
Paul Kako (DEGC)  
Cleveland Dailey (DEGC)  
Rebecca Navin (DEGC)  
Catherine Frazier (DEGC)  
Jean Belanger (DEGC)  
Ngozi Nwaesei (Lewis & Munday)  
Ryan Foster (FleishmanHillard)  
Rod Hardamon (URGE)  
Benecia Cousin (URGE)  
Izegbe N'Namdi (N'Namdi Holdings)  
Kirstie Hardy (AKT Peerless)  
Malik Goodwin (Riopelle Market GP)  
Grant Greschuk (Riopelle Market GP)  
Ginny Dougherty (PM Environmental)  
Adam Schloff (K8 Partners LLC)  
Scott Ord (Banyan)  
Aamir Farooqi (Banyan)  
Elizabeth Masserang (PM Environmental)



**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY REGULAR MEETING  
WEDNESDAY, OCTOBER 9, 2019  
DETROIT ECONOMIC GROWTH CORPORATION  
500 GRISWOLD SUITE 2200 DETROIT, MI – 4:00 PM**

**CALL TO ORDER**

Chair Matthew Walters called the meeting to order at 4:08 PM.

**GENERAL**

**Approval of Minutes:**

Mr. Walters called for a motion approving the minutes of September 25, 2019 as presented. The Board took the following action:

On a motion by Ms. DeSantis, seconded by Ms. McClain, DBRA Resolution Code 19-10-02-264 was unanimously approved.

**PROJECTS**

**Land Assembly Project: Authorization to Enter into Land Transfer Agreement for Junction McGraw Site and Accept Funds**

Ms. Bridges presented the Land Assembly Project: Authorization to Enter into Land Transfer Agreement for Junction McGraw Site and Accept Funds to the DBRA Board.

As the Board is aware, the City of Detroit (the “City”) administration has requested the assistance of the City of Detroit Brownfield Redevelopment Authority (“DBRA”) in industrial land assembly activities aimed at establishing market-ready industrial sites within City limits in order to attract manufacturing and logistics companies (the “Land Assembly Project”).

In connection with the project recently approved relating to Fiat Chrysler’s (“FCA”) new and expanded facilities in the area of Mack and Conner and Jefferson and Conner (the “FCA Project”), DBRA staff have identified a site located at McGraw Avenue and I-94, west of Warren Avenue in Detroit, MI (as depicted on **Exhibit A** and hereinafter referred to as the “Junction McGraw Site”) as a location which is ideal to support the ancillary growth of additional suppliers that will service the FCA Project through supplier contracts. Currently, ownership of these parcels is vested in the City and the Economic Development Corporation of the City of Detroit (the “EDC”) (collectively, the “City Property” and which are more particularly described on **Exhibit B** attached hereto) and the Detroit Land Bank Authority (“DLBA”) (the “DLBA Property” which are more particularly described on **Exhibit C** attached hereto).

Subject to City Council approval, DBRA staff seeks the Board’s approval to negotiate and execute a land transfer agreement between the DBRA and the City (the “Land Transfer Agreement”) allowing the DBRA to accept title to the City Property, and all parcels now or hereinafter owned by the City, or the EDC, within the Junction McGraw Site for a purchase price equal to the City assessor’s land value for each City Property, payable upon the sale of the City Property to a third-party developer and/or end user. It is contemplated that the Board would be asked to approve the execution of a land transfer agreement

between the DBRA and DLBA at a later date upon the identification and selection of a third-party developer and/or end user to develop the Junction McGraw Site.

Further, DBRA staff also seeks the Board's approval to accept up to \$370,000 in funding from the EDC that was held by the EDC in connection with a former project plan affecting the Junction McGraw Site, to be used for the Land Assembly Project, or such other permissible use as approved in writing by the Director of the Planning and Development Department.

A resolution approving the following was attached for the Board's consideration: i) negotiation and execution of a Land Transfer Agreement between the DBRA and the City for the City Property, ii) acceptance of up to \$370,000 in additional funds for the Land Assembly Project or such other permissible use as approved in writing by the Director of the Planning and Development Department.

Ms. Navin stated that the funding available is an amount up to \$370,000 but the exact amount of the funding is still to be determined.

Mr. George asked if any of the parcels included in the Junction McGraw Site are currently owned by the Moroun family. Ms. Bridges stated that there are not any parcels included in the Junction McGraw Site are currently owned by the Moroun family and that the privately-owned parcels in the Junction McGraw Site are owned by Friedman.

Ms. DeSantis asked if this land assembly effort is related to suppliers for FCA. Ms. Bridges confirmed that this land assembly effort is related to suppliers for FCA.

Ms. DeSantis asked what will happen to existing structures on the site. Ms. Bridges stated that the land is currently vacant with no structures.

Mr. Scott asked for examples for what the funding from the EDC may be used for. Ms. Navin stated that the funding may be used for surveys, environmental work, and other due diligence.

Mr. Walters asked who the anticipated owner will be for the land. Ms. Bridges stated that the DBRA will hold the land and will enter into an agreement with the future land owner.

Ms. DeSantis asked if this site is part of a larger planning strategy due to the large amount of vacant residential land. Ms. Bridges stated that due to the proximity of the properties to industrial uses, many former residents left their residences. Ms. Bridges added that a community meeting was held three weeks ago to inform the current residents who reside north of McGraw of the potential plans for the site.

Ms. Wilkins asked what the anticipated future use of the site is. Ms. Bridges stated that currently the anticipated future use of the site is for a supplier for FCA whose operations are sequencing related.

Ms. Wilkins asked who would be able to ensure that the proposed future use will happen on the site. Ms. Bridges stated that the DBRA will hold the land and that certain uses aren't permitted on the property due to regulations. Mr. Walters added that there are certain companies and industries that are being pursued by the City of Detroit to locate their operations in the City of Detroit.

Ms. DeSantis asked if there is significant environmental remediation needed on the site. Ms. Bridges stated that the next item on the agenda is related to the environmental due diligence for the site.

Mr. Walters called for a motion approving the Land Assembly Project: Authorization to Enter into Land Transfer Agreement for Junction McGraw Site and Accept Funds, as presented. The Board took the following action:

On a motion by Mr. Scott, seconded by Mr. Gonzalez, DBRA Resolution Code 19-10-262-29 was unanimously approved.

#### **Land Assembly Project: Engagement of Environmental Firm**

Mr. Dailey presented the Land Assembly Project: Engagement of Environmental Firm to the DBRA Board.

As the Board is aware, the City of Detroit administration has requested the assistance of the City of Detroit Brownfield Redevelopment Authority ("DBRA") in industrial land assembly activities aimed at establishing market-ready industrial sites within City limits in order to attract manufacturing and logistics companies (the "Land Assembly Project").

A current Land Assembly Project includes an assemblage at 5555 McGraw and 5301 Junction including adjacent parcels totaling 27 acres (the "Junction McGraw Site"). The site is being prepared for a future industrial development that requires requisite site readiness activities for environmental and geotechnical assessments. The assessments will provide crucial information to market the site for industrial development.

A bid package was issued by the DBRA staff inviting experienced and qualified contractors to submit bid proposals to perform certain environmental due diligence activities at the Junction McGraw Site. After reviewing the bids and determining a final scope of work for the Junction McGraw Site, DBRA staff selected Soil and Materials Engineers, Inc. d/b/a SME (the "Contractor") as the lowest, most responsive bidder.

The Contractor will be performing the following services at the Junction McGraw Site: Phase I report, Phase II – soil investigation and report, stockpile soil testing and report, environmental soil testing (REC's) and report, geotechnical soil testing and report, geotechnical soil testing (test pitting) and report. The Contractor has proposed a not-to-exceed contract amount of One Hundred Fourteen Thousand Sixty-Five and 80/100 (\$114,065.80) Dollars for the performance of the services referenced herein.

DBRA staff is requesting the DBRA Board of Directors to authorize the execution of an agreement with the Contractor to provide the requested services as expressed herein for the not to exceed amount of One Hundred Fourteen Thousand Sixty-Five and 80/100 (\$114,065.80) Dollars.

DBRA staff is also recommending that a contingency representing fifteen (15%) percent of the contract value, or Seventeen Thousand One Hundred Nine and 87/100 (\$17,109.87) Dollars be established to be disbursed upon the authorization of any two Officers, or any one of the Officers and any of the Authorized Agents of the DBRA, or any two Authorized Agents of the DBRA.

A resolution approving and authorizing the DBRA to enter into a contract with the Contractor for the above described services and the establishment of a contingency fund was attached for the DBRA Board's consideration.

Mr. George asked what the two larger parcels to the left portion of the site used to be. Ms. Bridges stated that the two parcels were the former Kronk Gym and Atkinson Park.

Ms. DeSantis asked if the Contractor is Detroit-based and what the ownership of the Contractor is. Mr. Dailey stated that SME is Detroit-based and is woman-owned.

Ms. DeSantis stated that at the Detroit Building Authority they are provided more information regarding the firms that respond to the RFPs and that more information should be provided to the DBRA regarding the firms that respond to the RFPs to ensure that minority-owned, Detroit-based, and Women-owned firms are selected as much as possible.

Ms. DeSantis asked what criteria is used to select a firm for a contract through an RFP. Mr. Dailey stated that the lowest bidder that is also the most responsive is generally the firm that is selected.

Ms. DeSantis asked if there is written criteria or a policy used to select firms in the RFP process. Ms. Kanalos stated that the DBRA does not have a written policy on how to select a firm through the RFP

process. Ms. DeSantis requested that a written policy be created for the DBRA for how to select a firm through the RFP process.

Ms. DeSantis asked who at the DBRA selects the firm out of the RFP process and stated that at the Detroit Building Authority the decision is made through a committee. Mr. Walters asked who made the decision on which firm to select for the DBRA. Mr. Dailey stated that the decision was made based on the amount of the bids and responsiveness and experience of the firms.

Mr. Scott added that the Building Safety Engineering and Environmental Department of the City of Detroit is sometimes involved in the RFP process for contracts that involve work on City-owned land because the Department's role is to protect the interest of the City of Detroit.

Ms. Wilkins suggested that if the DBRA is selecting a firm, then a member of the Board should be involved in the decision-making process when selecting a firm through an RFP.

Ms. DeSantis stated that she would like to see a written policy for the DBRA procurement process and then delegate the decision-making to the DBRA staff, or a DBRA member should be involved in the decision-making process if there is not a written policy for the DBRA procurement process.

Ms. McClain asked for clarification on what actions the DBRA Board member would take during the decision-making process should a DBRA Board member be involved in the RFP process. Ms. Wilkins stated that she would like to see if there is a model for the procurement process for other public authorities that can be used as reference.

Ms. Bridges stated that the DBRA staff will begin to work through a written procurement process with guidelines that can be presented to the DBRA Board for review at a future meeting, and that more information on the firms that respond to an RFP can be provided.

Mr. Walters called for a motion approving the Land Assembly Project: Engagement of Environmental Firm, as presented. The Board took the following action:

On a motion by Ms. Wilkins, seconded by Mr. George, DBRA Resolution Code 19-10-262-30 was unanimously approved.

### **Stone Soap Brownfield Redevelopment Plan**

Mr. Vosburg presented the Stone Soap Brownfield Redevelopment Plan to the DBRA Board.

#### **Project Introduction**

Banyan Investments, LLC is the project developer (the "Developer") for the Plan which entails the demolition of the buildings located at 1460 and 1490 Franklin Street and partial demolition, renovation and expansion of the building located at 1450 Franklin. The proposed redevelopment includes the partial renovation of 1450 Franklin Street and new construction that will feature a theater, wine bar, market, and office space on the first and second floor. The theater is anticipated to house the highly anticipated Shakespeare in Detroit. Approximately 48 residential units are proposed to occupy floors 3 through 8, including 42 condominium units and 6 for-lease apartments. The apartments are anticipated to be available as affordable units at 80% of the Area Median Income (AMI). An onsite parking garage will also be available for residents.

The total investment is estimated to be \$38.4 million. The Developer is requesting \$8,126,685.00 in TIF reimbursement.

There will be 200 temporary construction jobs and 2 FTE jobs. The 4 FTE jobs will be related to property management.

Property Subject to the Plan

The eligible property (the “Property”) consists of three (3) parcels located in the Rivertown neighborhood east of downtown Detroit and is bounded by Franklin Street to the north, Riopelle Street to the east, a vacant lot to the south, and an alleyway to the west.

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 and/or public purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) it is a facility under Part 201 and a “site” under Part 213.

Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include Pre-Approved Activities, Department Specific Activities, Demolition, Asbestos Activities, Infrastructure Improvements, Site Preparation, and preparation and implementation of a Brownfield Plan and/or Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

**COSTS TO BE REIMBURSED WITH TIF**

1. Pre-Approved Activities	\$42,500.00
2. Department Specific Activities	\$640,000.00
3. Demolition	\$827,752.00
4. Asbestos, Mold, and Lead Activities	\$176,740.00
5. Infrastructure Improvements (including Parking)	\$3,243,596.00
6. Site Preparation	\$417,823.00
7. Brownfield Plan & Work Plan Preparation and Implementation	\$60,000.00
8. Contingency (15%)	\$795,887.00
9. Interest	\$1,922,387.00
<b>Total Reimbursement to Developer</b>	<b>\$8,126,685.00</b>
10. Authority Administrative Costs	\$1,723,669.00
11. State Brownfield Redevelopment Fund	\$595,194.00
12. Local Brownfield Revolving Fund	\$3,338,088.00
<b>TOTAL Estimated Costs</b>	<b>\$13,783,488.00</b>

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of a Commercial Facilities Exemption PA 255 Tax Abatement and Neighborhood Enterprise Zone PA 147 Tax Abatement.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the September 11, 2019 CAC meeting. Attached is the DBRA-CAC’s letter of recommendation for the DBRA Board’s consideration.

### Public Comments

The DBRA public hearing for the Plan was held on Wednesday, September 18, 2019 at 5:30 pm at 2751 E. Jefferson Ave., Detroit, Michigan. The results of the DBRA public hearing are attached.

Attached for the DBRA Board's review and approval was a resolution approving the Stone Soap Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Mr. Walters called for a motion approving the Stone Soap Brownfield Redevelopment Plan and its submittal to Detroit City Council, as presented. The Board took the following action:

On a motion by Mr. George, seconded by Ms. Wilkins, DBRA Resolution Code 19-09-218-05 was unanimously approved.

### **Osi Art Apartments @ West End Brownfield Redevelopment Plan**

Ms. Capler presented the Osi Art Apartments @ West End Brownfield Redevelopment Plan to the DBRA Board.

### Project Introduction

3820 West End, LLC is the project developer (the "Developer") for the Plan which entails the construction of a mixed-use development on the Property. The redevelopment, currently referred to as "The Osi Art Apartments @ West End," is planned to consist of first floor commercial-use square footage with an estimated 30 residential units on the upper floors. The proposed structure will be fronted along Grand River Avenue with tenant parking to the rear of the building. The Property is presently vacant with no structures.

The total investment is estimated to be \$6.6 million. The Developer is requesting \$360,172.00 in TIF reimbursement.

There will be 53 temporary construction jobs and 2 FTE job. The 2 FTE jobs will be related to property management.

### Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel bounded to the north by a public alley; to the south by Grand River Avenue; by Avery Street to the west beyond a vacant adjacent parcel; and by the Patterson Dog and Cat Hospital at 3800 Grand River Avenue to the east.

### Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized as commercial as well as industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a facility.

### 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 environmental assessment activities, due care activities and additional response activities (department-specific activities), exterior foundation demolition and development and preparation of a brownfield plan and Act 381 work plan(s). 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	\$16,850.00
2. Department Specific Activities	\$95,048.00
3. Demolition	\$60,000.00
4. Infrastructure Improvements	\$50,000.00
5. Site Preparation	\$30,884.00
6. Storm Water Management	\$50,000.00
7. Brownfield Plan & Work Plan Preparation	\$14,500.00
8. Contingency (15%)	\$42,890.00
<b>Total Reimbursement to Developer</b>	<b>\$360,172.00</b>
9. Authority Administrative Costs	\$122,693.00
10. State Brownfield Redevelopment Fund	\$60,436.00
11. Local Brownfield Revolving Fund	\$274,650.00
<b>TOTAL Estimated Costs</b>	<b>\$817,951.00</b>

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

#### Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of a Commercial Rehabilitation Act PA 210 Tax Abatement.

#### DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the September 11, 2019 CAC meeting. Attached is the DBRA-CAC's letter of recommendation for the DBRA Board's consideration.

#### Public Comments

The DBRA public hearing for the Plan was held on Tuesday, September 17, 2019 at 5:30 pm at the Goodwill Industries of Greater Detroit office located at 3111 Grand River Avenue, Detroit, Michigan. The results of the DBRA public hearing are attached.

Attached for the DBRA Board's review and approval was a resolution approving the Osi Art Apartments @ West End Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Mr. Walters called for a motion approving the Osi Art Apartments @ West End Brownfield Redevelopment Plan and its submittal to Detroit City Council, as presented. The Board took the following action:

On a motion by Mr. George, seconded by Ms. McClain, DBRA Resolution Code 19-10-277-02 was unanimously approved.

#### **2001 Park Avenue Brownfield Redevelopment Plan: Reimbursement Agreement**

Mr. Vosburg presented the 2001 Park Avenue Brownfield Redevelopment Plan Reimbursement Agreement to the DBRA Board.

On September 11, 2019, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors recommended approval to City Council of the Brownfield Plan for the 2001 Park Avenue Redevelopment Project (the "Plan"). The City Council public hearing for the Plan was held October 3, 2019 and City Council is expected to approve the Plan on October 8, 2019. A requirement for Tax Increment Financing reimbursement pursuant to the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and Infinity – Park Ave, LLC. The Agreement has been prepared between the DBRA and Infinity – Park Ave, LLC and is presented to the DBRA for review and approval.



Project Introduction

Infinity – Park Ave, LLC is the project developer (the “Developer”) for the Plan which entails the renovation of the 12-story building into approximately 78 new one-, two-, and three-bedroom residential units with tenant amenities including a lobby, fitness center, and community space, and new commercial space to be used as a restaurant and/or retail.

The total investment is estimated to be approximately \$22 million. The Developer is requesting \$987,890.00 in TIF reimbursement.

There will be 110 temporary construction jobs and 34 FTE jobs. The 34 FTE jobs will be related to property management and the commercial/retail space(s).

Property Subject to the Plan

The eligible property (the “Property”) will consist of one (1) parcel located at 2001 Park Avenue, located on the west side of Park Avenue between Adams and Elizabeth Streets in the Grand Circus Park Historic District.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) is a historic resource as defined by Act 270 of 1984.

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 assessments, asbestos and lead assessment and abatement, interior demolition, landscape and hardscape improvements in the public right-of-way, public utility relocation and upgrades, and preparation and implementation of a brownfield plan and 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. Baseline Environmental Assessment Activities	\$28,600.00
2. Lead, Asbestos & Mold Abatement	\$230,000.00
3. Demolition	\$510,000.00
4. Infrastructure Improvements	\$75,000.00
5. Brownfield Plan & Work Plan Preparation	\$20,000.00
6. Contingency (15%)	\$124,290.00
<b>Total Reimbursement to Developer</b>	<b>\$987,890.00</b>
7. Authority Administrative Costs	\$285,961.00
8. State Brownfield Redevelopment Fund	\$197,087.00
9. Local Brownfield Revolving Fund	\$58,830.00
<b>TOTAL Estimated Costs</b>	<b>\$1,529,768.00</b>

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

### Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of an Obsolete Property Rehabilitation Act PA 146 Tax Abatement.

The Agreement and a resolution approving the Agreement and its subsequent execution was attached for the DBRA Board's review and approval.

Mr. Walters called for a motion approving the 2001 Park Avenue Brownfield Redevelopment Plan Reimbursement Agreement, as presented. The Board took the following action:

On a motion by Ms. Wilkins, seconded by Mr. George, DBRA Resolution Code 19-10-274-03 was unanimously approved.

### **Mosaic Eastern Market Brownfield Redevelopment Plan**

Mr. Vosburg presented the Mosaic Eastern Market Brownfield Redevelopment Plan to the DBRA Board.

### Project Introduction

Riopelle Market Development LP is the project developer (the "Developer") for the Plan which entails the renovation of the existing 105,544 square foot building into an adaptive mixed-use collective that will contain Eastern Market Corporation's accelerator/commissary facility for food entrepreneurs, along with an eclectic mix of food and creative related business tenants. The existing 2,000 square foot building will be demolished and the vacant area surrounding it will be converted into a parking lot, which will accommodate approximately 370 onsite parking spaces. The renovated building will be known as Mosaic Eastern Market and will feature approximately 66,910 square feet of flexible commercial/office space, approximately 12,235 square feet of food accelerator space, approximately 16,680 square feet of restaurant space, and approximately 16,977 square feet of green energy generation with the installation of an estimated 3,355 panel solar array on the roof.

The total investment is estimated to be \$22 million. The Developer is requesting \$6,059,937.00 in TIF reimbursement.

There will be 260 temporary construction jobs and 450 FTE jobs. The 450 FTE job will largely depend on the tenants, but may include: office personnel, restaurant staff, custodial staff, food processing specialists, distillery and/or brewery operators and production line staff.

### Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcels located in Detroit's Eastern Market district, bounded loosely by Riopelle Street to the west, Hale Street to the north, Orleans Street to the east, and Erskine Street to the south.

### Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be 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 Predevelopment Activities, Due Care Compliance Activities, Response Activities, Demolition, Lead and Asbestos Abatement, Site Preparation, Public and Private Infrastructure Improvements, and the preparation and implementation of a brownfield plan and Act 381 work plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

### Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

### **COSTS TO BE REIMBURSED WITH TIF**

1. Pre-Approved Activities	\$109,570.00
2. Due Care Compliance Activities	\$1,067,500.00
3. Demolition	\$1,189,581.00
4. Asbestos and Lead Activities	\$265,000.00
5. Infrastructure Improvements	\$1,027,000.00
6. Site Preparation	\$263,424.00
7. Brownfield Plan & Work Plan Preparation and Implementation	\$37,500.00
8. Contingency (15%)	\$513,045.00
9. Interest	\$1,587,317.00
<b>Total Reimbursement to Developer</b>	<b>\$6,059,937.00</b>
10. Authority Administrative Costs	\$1,291,536.00
11. State Brownfield Redevelopment Fund	\$324,620.00
12. Local Brownfield Revolving Fund	\$934,146.00
<b>TOTAL Estimated Costs</b>	<b>\$8,610,239.00</b>

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

### Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of an Obsolete Property Rehabilitation Act (PA 146) Abatement.

Attached for the DBRA Board's review and approval was a resolution authorizing the Mosaic Eastern Market 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.

Mr. Goodwin provided more information about the project including how the project is in alignment with the goals and vision for the Eastern Market District, the marketing for potential tenants, the plans for the food accelerator to be included in the project, the plans to reopen Riopelle Street and the increased access to the Property, the Developer's plans for the hiring of Detroit residents, and the increase of food and retail options for Detroit residents.

Ms. DeSantis disclosed that she is a Board member for the Eastern Market Development Corporation.

Mr. Walters disclosed that he is a Board member for the Eastern Market Corporation and will be abstaining from the vote on this project.

Ms. DeSantis asked what the capital stack is for the project. Ms. Hardy stated that there is traditional financing, PACE financing, and the owner's equity is just shy of 20% of the financing for the project.

Ms. DeSantis asked if the rent for the food accelerator is subsidized. Ms. Hardy stated that the Eastern Market Corporation is paying \$2 million for a 20- year lease for the food accelerator space.

Ms. DeSantis asked about the commercial space for green energy generation. Mr. Goodwin stated that the owner of the property will be installing a solar array on the roof of the building, there will be stormwater infrastructure included in the project which will be a combination of detention and retention systems including a cistern, and the solar array will help provide power for the pump(s) for the stormwater systems.

The DBRA Board asked for more clarification on the Property location and surrounding developments.

Mr. George asked if the building was a former school and how long it has been vacant. Mr. Goodwin stated that the building is a former Detroit Water and Sewerage Department equipment and maintenance facility and that it has been vacant for about 20-25 years.

Mr. George asked if the plan is to renovate the existing building or if the development will be new construction. Mr. Goodwin stated that the existing building will be renovated and that there aren't currently any plans for new construction.

Mr. Walters called for a motion to authorize a public hearing on the Mosaic Eastern Market Brownfield Redevelopment Plan and its submittal to the Community Advisory Committee, as presented. The Board took the following action:

On a motion by Mr. George, seconded by Ms. McClain, DBRA Resolution Code 19-10-279-01 was approved. Mr. Walters abstained.

### **2119 Field Street Brownfield Redevelopment Plan**

Ms. Capler presented the 2119 Field Street Brownfield Redevelopment Plan to the DBRA Board.

#### Project Introduction

K8 Partners LLC is the project developer (the "Developer") for the Plan which entails the rehabilitation of the existing building into eight residential townhome apartments units. Each unit will include modern floorplans and finishes with private entry and exit, including covered porches which face the streets and rear porches that access private parking.

The total investment is estimated to be \$2.46 million. The Developer is requesting \$276,897.00 in TIF reimbursement.

There will be 73 temporary construction jobs and 1 FTE jobs. The 1 FTE job will be related to property management.

#### Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcels located in Detroit's Islandview neighborhood, on the east side of Detroit, bounded by the property line to the north, Field Street to the east, Kercheval Avenue to the south, and the property line to the west.

#### Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for a residential purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be functionally obsolete 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 demolition and lead and asbestos abatement, infrastructure improvements, site preparation, and development and preparation of brownfield plan and Act 381 work plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

### Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

### **COSTS TO BE REIMBURSED WITH TIF**

1. Pre-Approved Activities	\$14,850.00
2. Demolition	\$75,250.00
3. Asbestos and Lead Activities	\$13,750.00
4. Infrastructure Improvements	\$30,500.00
5. Site Preparation	\$82,280.00
6. Brownfield Plan & Work Plan Preparation and Implementation	\$30,000.00
7. Contingency (15%)	\$30,267.00
<b>Total Reimbursement to Developer</b>	<b>\$276,897.00</b>
8. Authority Administrative Costs	\$64,333.00
9. State Brownfield Redevelopment Fund	\$15,111.00
10. Local Brownfield Revolving Fund	\$76,241.00
<b>TOTAL Estimated Costs</b>	<b>\$448,326.00</b>

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

### Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of an Obsolete Property Rehabilitation Act (PA 146) Abatement.

Attached for the DBRA Board's review and approval was a resolution authorizing the 2119 Field Street 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.

Mr. Schloff provided more information about the project including the background and experience of the development team in New York and Detroit, the proposed number of units for the project, the plans for parking behind the building for future tenants, the history of the Property, the financial challenges of the project, the amount of owner equity for the project (55%), the levels of affordability of the units (20% available at 80% of the Area Median Income), the plans to hire Detroit residents for the construction of the project, the property management for the project will be conducted by Villages Property Management, the contact with Mac Farr, the Executive Director of the Villages CDC and residents in the area.

Ms. DeSantis asked what some comments received from the community were and if the Developer has contacted GenesisHOPE regarding the project. Mr. Schloff stated that generally the community was pleased to see plans for the building to be renovated and there were some concerns regarding the affordability of the project.

Ms. DeSantis stated that there is a gentrification problem in the Islandview neighborhood.

Mr. Walters asked if there are plans to paint the brick façade. Mr. Schloff stated that there are plans to paint the red brick façade of the building due to the unavailability of the brick used to construct the building, and

that the brick has been patched with other color brick and the reason for painting is to make the façade consistent.

Ms. Wilkins asked if the units will be for sale or rent and what the rental rates will be. Mr. Schloff stated that the units will be available for rent and that the anticipated rental rates will be about \$1.25 per square foot for the market rate units and about \$1.00 per square foot for the affordable units.

Mr. Gonzalez asked if this is the Developer's first project in this neighborhood. Mr. Schloff stated that the Developer has done some renovations of single-family and duplex homes in the Islandview neighborhood.

Mr. George asked about the timeline for the completion of the project. Ms. Capler stated that according to the Plan, the eligible activities will begin within eighteen months. Mr. Walters stated that the Developer can start construction after all incentive approvals are obtained for the project. Mr. Vosburg stated that the DBRA staff does support a lookback for this project of up to 8 months, as DBRA Guidelines allow, for eligible activities conducted before approval of the Plan due to a packed City Council agenda that does not have room for approval of this project before recess the week of Thanksgiving.

Mr. Walters called for a motion authorize a public hearing on the 2119 Field Street Brownfield Redevelopment Plan and its submittal to the Community Advisory Committee, as presented. The Board took the following action:

On a motion by Ms. Wilkins, seconded by Ms. McClain, DBRA Resolution Code 19-10-280-01 was unanimously approved.

#### **ADMINISTRATIVE**

##### **Delegation of Authority Report**

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 Twenty-Five Thousand and 00/100 (\$50,000.00) Dollars.

Attached for DBRA Board information only is the Delegation of Authority report of expenditures approved for the period of July through September of 2019.

#### **OTHER**

None.

#### **PUBLIC COMMENT**

None.

#### **ADJOURNMENT**

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

On a motion by Mr. George, seconded by Ms. DeSantis the meeting was unanimously adjourned at 5:04 PM.



**CODE DBRA 19-10-02-264**

**APPROVAL OF MINUTES SEPTEMBER 25, 2019**

RESOLVED, that the minutes of the regular meeting of September 25, 2019 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.

October 9, 2019



**CODE DBRA 19-10-262-29**

**LAND ASSEMBLY PROJECT: AUTHORIZATION TO ENTER INTO LAND TRANSFER AGREEMENT FOR JUNCTION MCGRAW SITE AND ACCEPT FUNDS**

**WHEREAS**, the City of Detroit (the "City") administration has requested the assistance of the City of Detroit Brownfield Redevelopment Authority ("DBRA") in industrial land assembly activities aimed at establishing market-ready industrial sites within City limits in order to attract manufacturing and logistics companies (the "Land Assembly Project"); and

**WHEREAS**, in connection with the project recently approved relating to Fiat Chrysler's ("FCA") new and expanded facilities in the area of Mack and Conner and Jefferson and Conner (the "FCA Project"), DBRA staff have identified a site located at McGraw Avenue and I-94, west of Warren Avenue in Detroit, MI (as depicted on Exhibit A and hereinafter referred to as the "Junction McGraw Site") as a location which is ideal to support the ancillary growth of additional suppliers that will service the FCA Project through supplier contracts; and

**WHEREAS**, ownership of these parcels is vested in the City and the Economic Development Corporation of the City of Detroit (the "EDC") (collectively, the "City Property" and which are more particularly described on Exhibit B attached hereto) and the Detroit Land Bank Authority ("DLBA") (the "DLBA Property" which are more particularly described on Exhibit C attached hereto); and

**WHEREAS**, subject to City Council approval, DBRA staff seeks to negotiate and execute a land transfer agreement between the DBRA and the City (the "Land Transfer Agreement") allowing the DBRA to accept title to the City Property and all parcels now or hereinafter owned by the City or the EDC within the Junction McGraw Site for a purchase price equal to the City assessor's land value for each City Property, payable upon the sale of the City Property to a third-party developer and/or end user; and

**WHEREAS**, the Board will be asked to approve the execution of a land transfer agreement between the DBRA and the DLBA at a later date upon the identification and selection of a third-party developer and/or end user to develop the Junction McGraw Site; and

**WHEREAS**, to support the transaction contemplated herein, DBRA staff also seeks approval to receive up to \$370,000 in additional funds from the EDC to be used for the Land Assembly Project, or such other permissible use as approved in writing by the Director of the Planning and Development Department; and

**WHEREAS**, DBRA staff seek the Board's approval of the following: i) negotiation and execution of a Land Transfer Agreement between the DBRA and the City for the City Property and all parcels now or hereinafter owned by the City or the EDC within the Junction McGraw Site; and ii) acceptance of up to \$370,000 in additional funds for the Land Assembly Project or such other permissible use as approved in writing by the Director of the Planning and Development Department; and

**WHEREAS**, the transaction contemplated herein is consistent with the DBRA's purposes of promoting the revitalization and reuse of certain properties and is otherwise consistent with its powers and purposes.

**NOW, THEREFORE, BE IT RESOLVED**, that the DBRA Board of Directors hereby approves the transactions contemplated herein and the DBRA's actions required to be undertaken thereunder.

**BE IT FURTHER RESOLVED**, that any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute the Land Transfer Agreement and all other documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

**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.

October 9, 2019

**EXHIBIT A**  
**Junction McGraw Site**

(See attached)

**EXHIBIT B**  
**City Property**

<b>Parcel Number</b>	<b>Address</b>	<b>Legal Description</b>
16011967.	5314 32ND ST	E 32ND 21 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
14001153.	4509 W WARREN	S WARREN 104 CROSMAN & CUSHINGS SUB L14 P19 PLATS, W C R 14/74 30 IRREG
14011162.004L	5425 28TH ST	W 28TH 106 THRU 108 EXC S 87.52 FT ON E LINE BG S 22.81 FT ON W LINE CROSMAN & CUSHINGS SUB L14 P19 PLATS, W C R 14/74 6,401 SQ FT
14001156.	4541 W WARREN	S WARREN W 14 FT 81 E 16 FT 80 THOMPSONS SUB L3 P69 PLATS, W C R 14/78 30 X 100
16012008.	5305 32ND ST	W 32ND 25 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012008.	5305 32ND ST	W 32ND 25 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
14001154.	4515 W WARREN	S WARREN 103-102 CROSMAN & CUSHINGS SUB L14 P19 PLATS, W C R 14/74 60 IRREG
14001158.	4557 W WARREN	S WARREN 77-76 THOMPSONS SUB L3 P69 PLATS, W C R 14/78 84.66 IRREG
16011084.	5338 31ST ST	E 31ST 40 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011092.	5386 31ST ST	E 31ST 32 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 IRREG
14001152.	5345 28TH ST	S WARREN 105 CROSMAN & CUSHINGS SUB L14 P19 PLATS, W C R 14/74 32.5 IRREG
16011992.	5403 32ND ST	W 32ND 41 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013115.	5301 JUNCTION	W JUNCTION 46 THRU 1 ALSO VAC 35TH ST 50 FT WD ADJ AND VAC ALLEY ADJ BLK 6 FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 183,966 SQ FT
16013104.	5555 MCGRAW	E JUNCTION 46 THRU 1 AND VAC ALLEY ADJ BLK 7-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 690.61 IRREG
16013728.	5216 35TH ST	E 35TH ST 3 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012455.	5229 33RD ST	W 33RD ST 44 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 33.22 X 100
16012455.	5229 33RD ST	W 33RD ST 44 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 33.22 X 100
16013727.	5208 35TH ST	E 35TH ST 4 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100

16012431.	5320 33RD ST	E 33RD ST 20 BLK 8-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013083-95	5180 JUNCTION	E JUNCTION PART OF 11 THRU 9 BG N 72.20 FT ON W LINE & BG N 38.93 FT ON E LINE BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 72.20 IRREG
16012426.	5222 33RD ST	E 33RD 2 BLK11 FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30X100
16012421.	5192 33RD ST	E 33RD 7 BLK 11 FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30X100
16013730.	5228 35TH ST	E 35TH ST N 31.72 FT 1 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 31.72 X 100
16012014.	5205 32ND ST	W 32ND 40 BLK 11-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013729.	5222 35TH ST	E 35TH ST 2 S 1.50 FT 1 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 31.50 X 100
16013096.	5186 JUNCTION	E JUNCTION 8 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013099.	5204 JUNCTION	E JUNCTION 5 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013099.	5204 JUNCTION	E JUNCTION 5 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012015-26	5201 32ND ST	W 32ND PT OF 39 THRU 37 DESC AS BEG AT A PTE ON NE COR OF LOT 39 TH S 28D E 24.63 FT; TH S 42D 15M 14S W 96.45 FT; TH W 13.04 FT TO A PTE ON W LINE OF LOT 38 LYG 55.55 FT S OF NW COR OF LOT 39 TH ELY ALG NLY LINE 100 FT TO P O B BLK 11-FYFE BARBOUR & WAR
16011993.	5399 32ND ST	W 32ND 40 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012009.	5303 32ND ST	W 32ND 24 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013117.	5221 JUNCTION	W JUNCTION 43 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012462-71	5187 33RD ST	W 33RD ST 37 N 0.00 FT ON E LINE BG N 29.73 FT ON W LINE 36 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 IRREG
16012429.	5308 33RD ST	E 33RD ST 22 BLK 8-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012000.	5357 32ND ST	W 32ND 33 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012011.	5223 32ND ST	W 32ND 43 BLK 11-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100

16012461.	5193 33RD ST	W 33RD ST 38 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012010.	5229 32ND ST	W 32ND 44 BLK 11-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 33.22 X 100
16011998-9	5363 32ND ST	W 32ND S 15 FT OF 35 34 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 45 X 100
16012434.	5338 33RD ST	E 33RD ST 17 BLK 8-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012434.	5338 33RD ST	E 33RD ST 17 BLK 8-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013123.	5185 JUNCTION	W JUNCTION 37 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013726.	5204 35TH ST	E 35TH ST 5 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100

**EXHIBIT C**  
**DLBA Property**

<b>Parcel Number</b>	<b>Address</b>	<b>Legal Description</b>
16012443.	5392 33RD ST	E 33RD ST 8 BLK 8-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16010799.	5333 30TH ST	W 30TH ST 52 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16013724.	5192 35TH ST	E 35TH ST 7 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011094.	5405 31ST ST	W 31ST 18 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011107.	5325 31ST ST	W 31ST 5 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011987.	5434 32ND ST	E 32ND 1 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30.61 X 100
16011987.	5434 32ND ST	E 32ND 1 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30.61 X 100
16012444.	5398 33RD ST	E 33RD ST 7 BLK 8-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011096.	5393 31ST ST	W 31ST 16 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011091.	5380 31ST ST	E 31ST 33 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16012440.	5372 33RD ST	E 33RD ST 11 BLK 8-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011979.	5384 32ND ST	E 32ND 9 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013125.	5173 JUNCTION	W JUNCTION 35 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16010803.002L	5303 30TH ST	W 30TH W 128.50 FT ON N LINE BG W 48.12 FT ON S LINE 47 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 85.80 IRREG
16012004-5	5327 32ND ST	W 32ND S 15 FT OF 29 28BLK 8 - FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 45 X 100
14011799-801	5344 30TH ST	E THIRTIETH 86 THRU 83 THOMPSON SUB L3 P69 PLATS, W C R 14/78 120 IRREG
16011997.	5375 32ND ST	W 32ND 36 N 15 FT OF 35 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 45 X 100
16011997.	5375 32ND ST	W 32ND 36 N 15 FT OF 35 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 45 X 100
16013720.	5168 35TH ST	E 35TH ST 11 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100

16012424.	5210 33RD ST	E 33RD 4 BLK 11 FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30X100
16011994.	5393 32ND ST	W 32ND 39 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011975.	5362 32ND ST	E 32ND 13 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012459.	5205 33RD ST	W 33RD ST 40 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012459.	5205 33RD ST	W 33RD ST 40 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012428.	5300 33RD ST	E 33RD ST 23 BLK 8-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012457.	5215 33RD ST	W 33RD ST 42 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013719.	5162 35TH ST	E 35TH ST 12 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011078-9	5300 31ST ST	E 31ST 46 & 45 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 60 X 143.61
16011103.	5349 31ST ST	W 31ST 9 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16012442.	5386 33RD ST	E 33RD ST 9 BLK 8-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013723.	5186 35TH ST	E 35TH ST 8 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012437.	5354 33RD ST	E 33RD ST 14 BLK 8-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013725.	5198 35TH ST	E 35TH ST 6 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011963.	5222 32ND ST	E 32ND 2 BLK 10-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011111.	5301 31ST ST	W 31ST 1 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011971.	5338 32ND ST	E 32ND 17 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012446-7	5414 33RD ST	E THIRTY-THIRD 5 THRU 1 BLK 8 FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 150.61 X 100
16012432.	5326 33RD ST	E 33RD ST 19 BLK 8-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011966.	5308 32ND ST	E 32ND 22 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012002.	5345 32ND ST	W 32ND 31 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100

16012002.	5345 32ND ST	W 32ND 31 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011974.	5356 32ND ST	E 32ND 14 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011995.	5387 32ND ST	W 32ND 38 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011980.	5390 32ND ST	E 32ND 8 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012433.	5332 33RD ST	E 33RD ST 18 BLK 8-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011088.	5362 31ST ST	E 31ST 36 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16012458.	5211 33RD ST	W 33RD ST 41 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011978.	5380 32ND ST	E 32ND 10 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012456.	5221 33RD ST	W 33RD ST 43 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013120.	5203 JUNCTION	W JUNCTION 40 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011106.	5333 31ST ST	W 31ST 6 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16012001.001	5351 32ND ST	W 32ND N 15 FT 32 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 15 X 100
16011108.	5321 31ST ST	W 31ST 4 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011965.	5300 32ND ST	E 32ND 23 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011104.	5345 31ST ST	W 31ST 8 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16012441.	5378 33RD ST	E 33RD ST 10 BLK 8-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16010797.	5345 30TH ST	W 30TH ST 54 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011086.	5350 31ST ST	E 31ST 38 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011964.	5228 32ND ST	E 32ND 1 BLK 10-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 33.22 X 100
16011984-5	5416 32ND ST	E THIRTY SECOND 4 & 3BLK 9- FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 60 X 100
16011984-5	5416 32ND ST	E THIRTY SECOND 4 & 3BLK 9- FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 60 X 100
16013102.	5222 JUNCTION	E JUNCTION 2 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100



16012436.	5350 33RD ST	E 33RD ST 15 BLK 8-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011087.	5354 31ST ST	E 31ST 37 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011969.	5326 32ND ST	E 32ND 19 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011988-90	5421 32ND ST	W THIRTY SECOND 46 THRU 44 N 15 FT OF 43BLK 8 FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 105.61 X 100
16010803.001	5309 30TH ST	W 30TH 48 EXC FORD EXPWAY AS OP THOMPSONS SUB L3 P69 PLATS, W C R 16/98 26 IRREG
16011973.	5350 32ND ST	E 32ND 15 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011099.	5375 31ST ST	W 31ST 13 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16013126.	5167 JUNCTION	W JUNCTION 34 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011991.	5411 32ND ST	W 32ND S 15 FT 43 42 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, WCR 16/99 45 X 100
16012420.002L	5186 33RD ST	E 33RD 8 BLK 11 FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30X100
16012438.	5362 33RD ST	E 33RD ST 13 BLK 8-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012439.	5368 33RD ST	E 33RD ST 12 BLK 8-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011081.	5320 31ST ST	E 31ST 43 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16012425.	5216 33RD ST	E 33RD 3 BLK11 FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30X100
16012430.	5314 33RD ST	E 33RD ST 21 BLK 8-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013709-18	5156 35TH ST	E 35TH PT OF 13&14 LYG N OF A LINE BEG AT A PTE S 28D E 17.02 FT FROM N E COR TH S 40D 23M 31S W 75.02 FT TH S 43D 16M 44S W 32.12 FT BLK 13 FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 55.36 IRREG
16001934-5	4829 MCGRAW	S MC GRAW W 10 FT 20 19 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 130.61
16013101.	5216 JUNCTION	E JUNCTION 3 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011109.	5315 31ST ST	W 31ST 3 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011976.	5368 32ND ST	E 32ND 12 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100

16013127-37	5161 JUNCTION	W JUNCTION TRIANG PT 33&32 BG N 40.48 FT ON W LINE & 100 FT ON N LINE BLK 13 FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 O IRREG
16011968.	5320 32ND ST	E 32ND 20 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012422.	5198 33RD ST	E 33RD 6 BLK 11 FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30X100
16012422.	5198 33RD ST	E 33RD 6 BLK 11 FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30X100
16010793.	5369 30TH ST	W 30TH ST 58 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 IRREG
16013098.	5198 JUNCTION	E JUNCTION 6 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013098.	5198 JUNCTION	E JUNCTION 6 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012427.	5230 33RD ST	E 33RD ST 1 BLK 11-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 33.22 X 100
16012427.	5230 33RD ST	E 33RD ST 1 BLK 11-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 33.22 X 100
16011986.	5428 32ND ST	E 32ND 2 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011986.	5428 32ND ST	E 32ND 2 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011961.002L	5210 32ND ST	E 32ND 4 EXC TRIANG PT BG E 23.32 FT ON S LINE & S 10 FT ON E LINE BLK 10 FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 19/99 30 IRREG
16012013.	5211 32ND ST	W 32ND 41 BLK 11-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013097.	5192 JUNCTION	E JUNCTION 7 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013119.	5209 JUNCTION	W JUNCTION 41 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16010802.	5315 30TH ST	W 30TH 49 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16013124.	5179 JUNCTION	W JUNCTION 36 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012445.	5404 33RD ST	E THIRTY-THIRD 6 BLK 8 FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011085.	5344 31ST ST	E 31ST 39 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011082.	5326 31ST ST	E 31ST 42 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61

16011070-7	5230 31ST ST	E THIRTY-FIRST TRIANG PT 43 BG N 7.23 FT ON E LINE AND E 20.64 FT ON N LINE AND E 20.64 FT ON S LINE 44 BG E 91.72 FT ON N LINE HUBBARD & DINGWALLS SUB L18 P19 PLATS, W C R 16/134 40.57 IRREG
16013116.	5227 JUNCTION	W JUNCTION 44 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 33.22 X 100
16011977.	5374 32ND ST	E 32ND 11 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012006.	5321 32ND ST	W 32ND 27 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012435.	5344 33RD ST	E 33RD ST 16 BLK 8-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012001.002L	5349 32ND ST	W 32ND S 15 FT 32 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 15 X 100
16012003.	5339 32ND ST	W 32ND N 15 FT 29 30 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 45 X 100
16011090.	5374 31ST ST	E 31ST 34 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011110.	5309 31ST ST	W 31ST 2 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011970.	5332 32ND ST	E 32ND 18 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013100.	5208 JUNCTION	E JUNCTION 4 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013122.	5191 JUNCTION	W JUNCTION 38 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013118.	5215 JUNCTION	W JUNCTION 42 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013721.	5172 35TH ST	E 35TH ST 10 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16010795.	5357 30TH ST	W 30TH ST 56 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16012420.001	5180 33RD ST	E 33RD N 51 FT ON W LINE BG N 13.8 FT ON E LINE OF LOTS 10 & 9BLK 11; FYFE BARBER & WARRENS SUBL16 P42 PLATS, W C R 16/99 51 IRREG
16012423.	5204 33RD ST	E 33RD 5 BLK 11 FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30X100
16011080.	5314 31ST ST	E 31ST 44 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011105.	5339 31ST ST	W 31ST 7 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16013722.	5180 35TH ST	E 35TH ST 9 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100

16011089.	5368 31ST ST	E 31ST 35 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16012012.	5217 32ND ST	W 32ND 42 BLK 11-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011972.	5344 32ND ST	E 32ND 16 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012460.	5199 33RD ST	W 33RD ST 39 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16010794.	5363 30TH ST	W 30TH ST 57 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16010798.	5337 30TH ST	W 30TH ST 53 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011996.	5381 32ND ST	W 32ND 37 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011996.	5381 32ND ST	W 32ND 37 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011093.	5390 31ST ST	E 31ST 31 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 74.40A
16010796.	5351 30TH ST	W 30TH ST 55 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011095.	5399 31ST ST	W 31ST 17 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011113-24	5223 31ST ST	W 31ST 2 THRU 4 EXC EXPWAY AS OP HUBBARD & DINGWALLS SUB L18 P19 PLATS, W C R 16/134 30 IRREG
16012007.	5315 32ND ST	W 32ND 26 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013121.	5197 JUNCTION	W JUNCTION 39 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013103.	5228 JUNCTION	E JUNCTION 1 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 33.22 X 100
16011100.	5369 31ST ST	W 31ST 12 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61



**CODE DBRA19-10-262-30**

**LAND ASSEMBLY PROJECT: ENGAGEMENT OF ENVIRONMENTAL FIRM**

**WHEREAS**, the City of Detroit administration has requested the assistance of the City of Detroit Brownfield Redevelopment Authority (“DBRA”) in industrial land assembly activities aimed at establishing market-ready industrial sites within City limits in order to attract manufacturing and logistics companies (the “Land Assembly Project”); and

**WHEREAS**, a current Land Assembly Project includes an assemblage at 5555 McGraw and 5301 Junction including adjacent parcels totaling 27 acres (the “Junction McGraw Site”) is being prepared for a future industrial development and requires requisite site readiness activities for environmental and geotechnical assessments; and

**WHEREAS**, DBRA staff have solicited quotes from various contractors and determined that Soil and Materials Engineers, Inc. d/b/a SME (the “Contractor”) is the lowest, most responsive bidder; and

**WHEREAS**, the Contractor will provide the services at a not-to-exceed amount of One Hundred Fourteen Thousand Sixty-Five and 80/100 (\$114,065.80) Dollars; and

**WHEREAS**, DBRA staff is requesting the authorization to enter into an agreement with the Contractor at the not-to-exceed amount of One Hundred Fourteen Thousand Sixty-Five and 80/100 (\$114,065.80) Dollars for the performance of the services set forth in **Exhibit A**; and

**WHEREAS**, DBRA staff is also recommending that a contingency of approximately fifteen (15%) percent of the contract value, or Seventeen Thousand One Hundred Nine and 87/100 (\$17,109.87) Dollars be established; and

**WHEREAS**, pursuant to its statutorily authorized powers, the DBRA has the power to accept funding, expend DBRA funds, engage professionals, and take the other steps contemplated by this Resolution.

**NOW, THEREFORE, BE IT RESOLVED**, that the DBRA Board of Directors hereby authorizes the engagement of the Contractor to provide the services set forth in **Exhibit A** at the not to exceed amount of One Hundred Fourteen Thousand Sixty-Five and 80/100 (\$114,065.80) Dollars; and

**NOW, THEREFORE, BE IT RESOLVED**, that the DBRA Board of Directors hereby authorizes the establishment of a contingency of approximately fifteen (15%) percent of the contract value, or Seventeen Thousand One Hundred Nine and 87/100 (\$17,109.87) Dollars to be disbursed upon the authorization of any two Officers, or any one of the Officers and any of the Authorized Agents of the DBRA, or any two Authorized Agents of the DBRA

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

**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.

October 9, 2019

## **EXHIBIT A**

### **Scope of Services**

The Contractor shall perform the following services at the Junction McGraw Site:

1. Phase I report
2. Phase II – Soil investigation and report
3. Stockpile Soil Testing and report
4. Environmental Soil Testing (REC's) and report
5. Geotechnical Soil Testing and report
6. Geotechnical Soil Testing (Test Pitting) and report



**CODE DBRA 19-10-218-05**

**STONE SOAP BROWNFIELD REDEVELOPMENT PLAN**

WHEREAS, pursuant to 381 PA 1996, as amended (“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 Council”) for the purpose of promoting the revitalization of environmentally distressed areas in the City of Detroit; 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, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Brownfield Plan for the **Stone Soap Redevelopment Project** (the “Plan”) to the Community Advisory Committee for its consideration and comment and has solicited comments by the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

WHEREAS, the Community Advisory Committee has considered the proposed Plan and approved a resolution recommending the approval of the proposed Plan by the DBRA and the City Council as presented by the DBRA; and

WHEREAS, in accordance with the provisions of Act 381, the Board of Directors of the DBRA has considered the proposed Plan and desires to approve the proposed Plan and to request that City Council call a public hearing to consider and adopt a resolution approving the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **Stone Soap Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.
2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.
3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.
4. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.



5. 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.

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

October 9, 2019



CODE DBRA 19-10-277-02

**OSI ART APARTMENTS @ WEST END BROWNFIELD REDEVELOPMENT PLAN**

WHEREAS, pursuant to 381 PA 1996, as amended (“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 Council”) for the purpose of promoting the revitalization of environmentally distressed areas in the City of Detroit; 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, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Brownfield Plan for the **Osi Art Apartments @ West End Redevelopment Project** (the “Plan”) to the Community Advisory Committee for its consideration and comment and has solicited comments by the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

WHEREAS, the Community Advisory Committee has considered the proposed Plan and approved a resolution recommending the approval of the proposed Plan by the DBRA and the City Council as presented by the DBRA; and

WHEREAS, in accordance with the provisions of Act 381, the Board of Directors of the DBRA has considered the proposed Plan and desires to approve the proposed Plan and to request that City Council call a public hearing to consider and adopt a resolution approving the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **Osi Art Apartments @ West End Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.
2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.
3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.
4. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

5. 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.

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

October 9, 2019



**CODE DBRA 19-10-274-03**

**2001 PARK AVENUE BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT**

WHEREAS, on September 11, 2019, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Brownfield Plan (the "Plan") for a project captioned **2001 Park Avenue Redevelopment** (the "Project"); and

WHEREAS, on October 8, 2019, the Detroit City Council approved the Plan; and

WHEREAS, a condition to reimbursing the developer for eligible activities under the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and Infinity – Park Ave, 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.

October 9, 2019



**CODE DBRA 19-10-279-01**

**MOSAIC EASTERN MARKET 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 **Mosaic Eastern Market 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.

October 9, 2019



**CODE DBRA 19-10-280-01**

**2119 FIELD STREET 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 **2119 Field Street 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.

October 9, 2019