



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, JULY 14, 2021
4:00 PM**

BOARD MEMBERS PRESENT:

Sonya Mays
John George
Raymond Scott
Pamela McClain
Stephanie Washington
Amanda Elias

BOARD MEMBERS ABSENT:

Juan Gonzalez
Maggie DeSantis
Donele Wilkins

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Malinda Jensen (DEGC/DBRA)
Paul Kako (DEGC)
Glen Long, Jr. (DEGC)
Ngozi Nwaesei (Lewis & Munday)
Sam Seimer (AKT Peerless)
Oren Brandvain (Develop Detroit)
Seth Herkowitz (Hunter Pasteur Homes)
Dan Gough (EGLE)
Richard Barr (Honigman)
Tim Loughrin (Robertson Homes)
OCG Zoom



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, JULY 14, 2021
HELD VIA ZOOM VIRTUAL MEETING**

CALL TO ORDER

Chairperson Raymond Scott called the meeting to order at 4:06 PM.

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

GENERAL

Approval of Minutes:

Mr. Scott called for a motion approving the minutes of June 23, 2021 as presented. The Board took the following action:

Ms. Mays made a motion approving the minutes of the June 23, 2021 Board meeting, as presented.

Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. George, Ms. Elias, Ms. Mays, Ms. McClain, Ms. Washington, and Mr. Scott.

Nays: None.

DBRA Resolution Code 21-07-02-296 was unanimously approved.

Treasurer's Report – June 2021

Mr. Long presented the June 2021 Treasurer's Report.

Mr. Scott called for a motion accepting the June 2021 Treasurer's Report as presented. The Board took the following action:

Ms. Mays made a motion accepting the June 2021 Treasurer's Report, as presented. Mr. George seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. George, Ms. Elias, Ms. Mays, Ms. McClain, Ms. Washington, and Mr. Scott

Nays: None.

DBRA Resolution Code 21-07-03-213 was approved.

PROJECTS

Detroit Food Commons Brownfield Redevelopment Plan: Reimbursement Agreement

Mr. Vosburg presented the Detroit Food Commons Brownfield Redevelopment Plan: Reimbursement Agreement to the DBRA Board.

On June 23, 2021, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the Detroit Food Commons Redevelopment Project (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council public hearing for the Plan was held on July 8, 2021 and City Council approved the Plan on July 13, 2021.

Project Introduction

The Detroit Black Community Food Security Network is the project developer (the “Developer”) for the Plan. The project consists of the redevelopment of the property into a mixed-use commercial and retail development with on-site parking and site improvements. The new development will house the Detroit Food Commons, a 25,000 sq. ft, two-story, multi-use, community-owned store, selling healthy, locally sourced foods. The project contains 15,000 sq. ft of cooperatively owned grocery store and cafe space, 3,000 sq. ft of office space, 3,900 sf of banquet hall and community event space as well as 3,800 sq. ft. of incubator kitchen space. Detroit Food Commons is a model of community empowerment, serving as a proof-of-concept for wealth-building, local food security, and reinvestment in underserved Detroit communities.

The total hard costs are estimated to be \$19.5 million. The Developer is requesting \$1,193,587.00 in TIF reimbursement.

There will be approximately 83 temporary construction jobs and 45 permanent jobs are expected to be created by the project. Additional permanent jobs are expected to be created by the future commercial tenants.

Property Subject to the Plan

The eligible property (the “Property”) consists of ten (10) parcels bounded by East Euclid Street to the north, John R Street to the east, Melbourne Street to the south, and Woodward Avenue to the west in the North End neighborhood.

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 and or residential purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; (c) the Property is determined to be a “facility”, blighted as defined by Act 381, and/or adjacent and contiguous to property that is a “facility” and or blighted.

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 department specific activities, due care activities, demolition, site preparation, infrastructure improvements, and 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-Development Activities	\$38,610.00
2. Due Care Activities	\$287,500.00
3. Demolition	\$142,500.00
4. Site Preparation	\$234,675.00
5. Infrastructure Improvements	\$220,500.00
6. Brownfield Plan & Work Plan	\$58,000.00
7. Contingency (15%)	\$129,026.00
8. Interest	\$82,776.00
Total Reimbursement to Developer	\$1,193,587.00
9. Authority Administrative Costs	\$321,072.00

10. State Brownfield Redevelopment Fund	\$151,887.00
11. Local Brownfield Revolving Fund	\$379,678.00
TOTAL Estimated Costs	\$2,046,224.00

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.

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

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

Mr. George made a motion to approve the Detroit Food Commons Brownfield Redevelopment Plan: Reimbursement Agreement, as presented. Ms. Wilkins seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. George, Ms. Elias, Ms. Mays, Ms. McClain, Ms. Washington, and Mr. Scott

Nays: None.

Abstentions: Ms. Mays

DBRA Resolution Code 21-07-301-03 was approved.

Bagley & 16th Brownfield Redevelopment Plan: Reimbursement Agreement

Mr. Vosburg presented the Bagley & 16th Brownfield Redevelopment Plan: Reimbursement Agreement to the DBRA Board.

On June 23, 2021, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the Bagley & 16th Redevelopment Project (the “Plan”) to Detroit City Council (“City Council”) with a recommendation for approval. The City Council public hearing for the Plan will be held on July 15, 2021 and City Council is anticipated to approve the Plan on July 20, 2021.

Project Introduction

Woodborn Partners is the project developer (the “Developer”) for the Plan. The project features development of the vacant property into a mixed-use development. The proposed development is anticipated to include a multi-story building with approximately 78 residential units and grade level commercial/retail space wrapping the corner of Bagley and 16th Streets.

The total hard costs are estimated to be \$19.1 million. The Developer is requesting \$2,742,672.00 in TIF reimbursement.

There will be approximately 85 temporary construction jobs and 3 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the “Property”) consists of three (3) parcels bounded by Newark Street to the north, 16th Street to the east, Bagley Street to the south and the property line to the west on the southwest side of Detroit.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for 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 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 Department Specific Activities, including Baseline Environmental Assessment activities, due care activities, additional due care response activities, demolition site preparation, infrastructure improvements, and development, preparation, and implementation 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. BEA Activities	\$19,000.00
2. Due Care Activities	\$28,000.00
3. Additional Response Activities	\$543,214.00
4. Demolition & Abatement	\$40,531.00
5. Site Preparation	\$743,325.00
6. Infrastructure Improvements	\$295,943.00
7. Brownfield Plan & Work Plan	\$60,000.00
8. Contingency (15%)	\$247,652.00
9. Interest	\$765,007.00
Total Reimbursement to Developer	\$2,742,672.00
10. Authority Administrative Costs	\$550,211.00
11. State Brownfield Redevelopment Fund	\$194,864.00
12. Local Brownfield Revolving Fund	\$332,542.00
TOTAL Estimated Costs	\$3,820,289.00

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.

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

Mr. Scott called for a motion to approve the Bagley & 16th Brownfield Redevelopment Plan: Reimbursement Agreement, as presented. The Board took the following action:

Ms. Mays made a motion to approve the Bagley & 16th Brownfield Redevelopment Plan: Reimbursement Agreement, as presented. Mr. George seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. George, Ms. Elias, Ms. Mays, Ms. McClain, Ms. Washington, and Mr. Scott
Nays: None.

DBRA Resolution Code 21-07-302-03 was approved.

112 Edmund Place Brownfield Redevelopment Plan: Reimbursement Agreement

Ms. Capler presented the 112 Edmund Place Brownfield Redevelopment Plan: Reimbursement Agreement to the DBRA Board.

On June 9, 2021, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the 112 Edmund Place Redevelopment Project (the “Plan”) to Detroit City Council (“City Council”) with a recommendation for approval. The City Council public hearing for the Plan was held on July 1, 2021 and City Council voted to approve the Plan on July 6, 2021.

Project Introduction

112 Edmund Place Associates, LLC is the project developer (the “Developer”) for the Plan. The project consists of the construction of residential development expected to create a total of sixteen (16) new for-sale homes, four (4) of which will be ground level flat units and twelve (12) of which will be two-level townhomes (with roof top terraces) above the ground level flats. The project will include grade level integrated parking with approximately 16 parking spaces. The project features energy efficient design that significantly exceeds state energy code requirements saving as much as 15% over existing energy code as well as other green features such as bicycle storage and EV station prep.

The total investment is estimated to be \$7.5 million. The Developer is requesting \$921,917.00 in TIF reimbursement.

There will be approximately 160 temporary construction jobs and 0 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the “Property”) consists of two (2) parcels located on the south side of Edmund Place between John R. to the east and Woodward Avenue to the west in the Brush Park neighborhood.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) it was previously utilized for a residential, 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” or is adjacent and contiguous to the parcel that is 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 baseline environmental assessment activities, department specific activities, due care activities, site preparation, infrastructure improvements, interest, and development, preparation, and implementation of a brownfield plan and Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

1. Environmental Site Assessments	\$55,000.00
2. Due Care Activities	\$209,564.00

3. Site Preparation	\$21,918.00
4. Infrastructure Improvements	\$406,834.00
5. Brownfield Plan & Work Plan	\$60,000.00
6. Contingency (15%)	\$95,748.00
7. Interest	\$72,853.00
Total Reimbursement to Developer	\$921,917.00
8. Authority Administrative Costs	\$318,026.00
9. State Brownfield Redevelopment Fund	\$134,028.00
10. Local Brownfield Revolving Fund	\$746,203.00
TOTAL Estimated Costs	\$2,120,174.00

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 Neighborhood Enterprise Zone (PA 147) Tax Abatement.

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

Mr. Scott called for a motion to approve the 112 Edmund Place Brownfield Redevelopment Plan: Reimbursement Agreement, as presented. The Board took the following action:

Ms. Mays made a motion to approve the 112 Edmund Place Brownfield Redevelopment Plan: Reimbursement Agreement, as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. George, Ms. Elias, Ms. Mays, Ms. McClain, Ms. Washington, and Mr. Scott
Nays: None.

DBRA Resolution Code 21-07-300-03 was approved.

Corktown Mixed-Use Brownfield Redevelopment Plan: Reimbursement Agreement

Ms. Capler presented the Corktown Mixed-Use Brownfield Redevelopment Plan: Reimbursement Agreement to the DBRA Board.

On June 23, 2021, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the Corktown Mixed-Use Redevelopment Project (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council public hearing for the Plan will be held on July 15, 2021 and City Council is anticipated to approve the Plan on July 20, 2021.

Project Introduction

Oxford Perennial is the project developer (the "Developer") for the Plan. The project consists of a mixed-use 7-story apartment building with ground floor retail; seven 4-story townhouses; and a 3-story mixed-use parking structure with ground floor retail. The 7-story mixed use building will total 204,260 square feet, not including a 10,656 square foot amenity terrace. The 204,260 square feet includes 134,376 square feet of apartments (188 units over floors 2-7, with at least 10% of the apartments designated as affordable); 24,491 square feet of core/circulation space; 3,547 square feet of lobby space; 4,168 square feet of residential storage; 6,245 square feet of service/back-of-house space; 8,055 square feet of amenity space (not including the terrace); 9,149 square feet of amenity space; and 14,220 square feet of garage space (26 spaces). The seven townhouses will each be approximately 2,100 square feet and include a ground level integrated parking garage and a fourth-story rooftop terrace. The 3-story parking structure will contain 216 parking spaces and 3,200 square feet of ground-floor retail. Site development also entails infrastructure

improvements, including sidewalks, brick paver walks, curbs, asphalt paving, and landscaping in the public right-of-way.

The total hard costs are estimated to be \$93 million. The Developer is requesting \$16,517,520.00 in TIF reimbursement.

There will be approximately 300 temporary construction jobs and 12 permanent jobs are expected to be created by the project. Additional permanent jobs are expected to be created by the future commercial tenants.

Property Subject to the Plan

The eligible property (the “Property”) consists of twelve (12) parcels bounded by Michigan Avenue to the north, 10th Street to the east, the property lines followed by residential development to the south, and the property line followed by commercial and residential development to the west in the Corktown neighborhood.

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 parcels are determined to be facilities, blighted, or adjacent and contiguous 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 department specific activities (Baseline Environmental Assessment activities, due care activities, and other response activities), demolition and lead and asbestos abatement, site preparation, infrastructure improvements, interest, and development, preparation, and implementation 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. BEA Activities	\$25,000.00
2. Due Care Activities	\$50,000.00
3. Additional Response Activities	\$219,516.00
4. Demolition & Abatement	\$52,100.00
5. Site Preparation	\$2,235,543.00
6. Infrastructure Improvements	\$7,884,482.00
7. Brownfield Plan & Work Plan	\$60,000.00
8. Contingency (15%)	\$1,566,246.00
9. Interest	\$4,424,633.00
Total Reimbursement to Developer	\$16,517,520.00
10. Authority Administrative Costs	\$3,749,045.00
11. State Brownfield Redevelopment Fund	\$1,310,380.00
12. Local Brownfield Revolving Fund	\$1,435,411.00
TOTAL Estimated Costs	\$23,012,356.00

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.

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

Mr. Scott called for a motion to approve the Corktown Mixed-Use Brownfield Redevelopment Plan: Reimbursement Agreement, as presented. The Board took the following action:

Ms. Mays made a motion to approve the Corktown Mixed-Use Brownfield Redevelopment Plan: Reimbursement Agreement, as presented. Mr. George seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. George, Ms. Elias, Ms. Mays, Ms. McClain, Ms. Washington, and Mr. Scott

Nays: None.

DBRA Resolution Code 21-07-303-03 was approved.

ADMINISTRATIVE

None.

OTHER

None.

PUBLIC COMMENT

None.

ADJOURNMENT

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

On a motion by Ms. McClain, seconded by Mr. George, the meeting was unanimously adjourned at 4:17 PM.



CODE DBRA 21-07-02-296

APPROVAL OF MINUTES OF JUNE 23, 2021

RESOLVED, that the minutes of the regular meeting of June 23, 2021 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.

July 14, 2021



DBRA 21-07-03-213

ACCEPTANCE OF TREASURER'S REPORT FOR JUNE 2021

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period June 1 through June 30, 2021, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

July 14, 2021



CODE DBRA 21-07-301-03

DETROIT FOOD COMMONS BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT

WHEREAS, on June 23, 2021, 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 Detroit Food Commons Redevelopment (the "Project"); and

WHEREAS, on July 13, 2021, the Detroit City Council voted to approve the Plan; and

WHEREAS, a condition to reimbursing the developer for eligible activities under the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and The Detroit Black Community Food Security Network 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.

July 14, 2021



CODE DBRA 21-07-302-03

BAGLEY & 16TH BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT

WHEREAS, on June 23, 2021, 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 Bagley & 16th Redevelopment (the "Project"); and

WHEREAS, on July 20, 2021, the Detroit City Council is expected to vote to approve the Plan; and

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

July 14, 2021



CODE DBRA 21-07-300-03

112 EDMUND PLACE BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT

WHEREAS, on June 23, 2021, 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 112 Edmund Place Redevelopment (the "Project"); and

WHEREAS, on July 6, 2021, the Detroit City Council voted to approve the Plan; and

WHEREAS, a condition to reimbursing the developer for eligible activities under the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and 112 Edmund Place Associates, 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.

July 14, 2021



CODE DBRA 21-07-303-03

CORKTOWN MIXED-USE BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT

WHEREAS, on June 23, 2021, 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 Corktown Mixed-Use Redevelopment (the "Project"); and

WHEREAS, on July 20, 2021, the Detroit City Council is expected to vote to approve the Plan; and

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

July 14, 2021