



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
REGULAR BOARD OF DIRECTORS MEETING  
WEDNESDAY, MAY 10, 2023  
4:00 PM**

**BOARD MEMBERS PRESENT:**

John George  
Pamela McClain  
Stephanie Washington  
Amanda Elias  
Maggie DeSantis

**BOARD MEMBERS ABSENT:**

Juan Gonzalez  
Sonya Mays  
Raymond Scott  
Eric Dueueke

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Sierra Spencer (DEGC/DBRA)  
Monika McKay-Polly (DEGC/DBRA)  
JoMeca Thomas (DEGC)  
Ngozi Nwaesei (Lewis & Munday)  
Anne Jamieson (Jamieson Consulting)  
Kurt Hines (Marigold Houses)  
Sarah Pavelko (Greatwater Capital)  
Elizabeth Masserang (PM Environmental)  
Jared Belka (Warner Norcross)  
Julio Bateau (Petit Bateau)  
Nevan Shokar (Basco)  
Dan Gough (EGLE)  
Sandi Nelson  
Detroit's Otter.ai



**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY REGULAR MEETING  
WEDNESDAY, MAY 10, 2023**

**CALL TO ORDER**

Vice-Chairperson John George 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 Agenda:**

Mr. George called for a motion approving the agenda of the May 10, 2023 DBRA meeting, as presented.

The Board took the following action:

Ms. DeSantis made a motion approving the agenda of the May 10, 2023 DBRA meeting, as presented. Ms. McClain seconded the motion.

**Approval of Minutes:**

Mr. George called for a motion approving the minutes of April 26, 2023, as presented.

The Board took the following action:

Ms. Washington made a motion approving the minutes of the April 26, 2023 Board meeting, as presented. Ms. Elias seconded the motion.  
DBRA Resolution Code 23-05-02-322 was unanimously approved.

**ADMINISTRATIVE**

**DBRA Rules for Public Meetings and Public Comment**

Ms. Kanalos presented the DBRA Rules for Public Meetings and Public Comment to the DBRA Board.

Pursuant to Sections 3(1) and 3(5) of Michigan's Open Meetings Act, a public body may establish reasonable rules to minimize the possibility of disruption to the meeting and to govern the public's right to provide comment during the meeting.

At the request of several DBRA Board members as well as DBRA-CAC members, the DBRA staff would like to propose Rules for Public Meetings and Public Comment which are included as Attachment A in the resolution. The rules would govern public participation and comment for all DBRA Board and Committee meetings, including CAC meetings.

A resolution was attached for the Board's consideration.

Ms. McClain asked how the time limit for public comment will be enforced and if the microphone audio would be cut once the time limit has been reached. Ms. Navin responded that currently there is no

microphone, and once the time limit has been reached the speaker will be asked to step down, if the speaker refuses, they will be escorted from the meeting.

Ms. DeSantis asked if language should be added to the rules that ensure that public comment is shared before projects are presented. Ms. Navin responded that this rule had been adopted by the Board at a previous meeting.

Ms. Washington thanked DEGC staff for their responsiveness and expressed that she felt much more protected and respected.

Mr. George called for a motion approving the DBRA Rules for Public Meetings and Public Comment, as presented.

The Board took the following action:

Ms. Washington made a motion approving the minutes of the April 26, 2023 Board meeting, as presented. Ms. McClain seconded the motion.  
DBRA Resolution Code 23-05-01-238 was unanimously approved.

### **PUBLIC COMMENT**

Mr. George called for public comment. Seeing none, public comment was closed.

### **PROJECTS**

#### **Petit Bateau Brownfield Plan: Request for Extension**

Mr. Vosburg presented the Petit Bateau Brownfield Plan: Request for Extension to the DBRA Board.

The Petit Bateau Brownfield Redevelopment Plan (the "Plan") was approved by the DBRA Board of Directors on August 14, 2019 and by Detroit City Council (the "Council") on October 15, 2019. The Reimbursement Agreement was executed on June 24, 2020.

Petit Bateau LLC is the developer (the "Developer") for Plan which includes approximately 1.5 acres of land located in the Midtown neighborhood. Due to volatile construction costs and interest rates/financial markets, the Developer is requesting an additional extension of thirty (30) months to complete all eligible activities by December 31, 2025.

DBRA staff recommends the approval of the extension.

A resolution granting the extension of the Petit Bateau Brownfield Redevelopment Plan duration requirements was attached for the Board's review and approval.

Mr. George called for a motion to approve the Petit Bateau Brownfield Plan: Request for Extension, as presented. The Board took the following action:

Ms. McClain made a motion to approve the Petit Bateau Brownfield Plan: Request for Extension, as presented. Ms. Washington seconded the motion.  
DBRA Resolution Code 23-05-272-04 was unanimously approved.

#### **450 Amsterdam Brownfield Plan: Reimbursement Agreement**

Ms. Capler presented the 450 Amsterdam Brownfield Plan: Reimbursement Agreement to the DBRA Board.

On March 22, 2023, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for 450 Amsterdam (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council public hearing for the Plan is scheduled for May 11, 2023 and City Council is anticipated to approve the Plan on May 16, 2023. A requirement for Tax Increment Financing reimbursement pursuant to the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and 9450 AMSTERDAM

LLC. The Agreement has been prepared between the DBRA and 9450 AMSTERDAM LLC and is presented to the DBRA for review and approval.

#### Project Introduction

9450 AMSTERDAM LLC is the project developer (“Developer”). The project will rehabilitate the historic Cadillac Motor Car Company Assembly Plant that was originally built in 1905. The building was most recently occupied by Westcott Displays, Inc. until operations were shuttered, and the buildings was vacated. The rehabilitation will provide approximately 90 loft-style apartment units, ranging from studios to two-bedroom units. At least 20% of the units will be designated as affordable at 80% of the Area Median Income (AMI). The development also includes resident parking on the adjacent surface parking lot, tenant storage, and amenity space. It is currently anticipated construction will begin in spring 2023 and eligible activities will be completed within 14 months.

The total investment is estimated to be \$27.5 million. The Developer is requesting \$1,971,805.00 in TIF reimbursement.

There will be approximately 180 temporary construction jobs and approximately 1 permanent job is expected to be created by the project.

#### Property Subject to the Plan

The eligible property (the “Property”) consists of one (1) parcel, 450 Amsterdam Street, which is bounded by railroad right-of-way to the north, the property line to the east, Amsterdam Street to the south and the property line to the west in the TechTown/New Center neighborhood.

#### Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) the Property is a historic resource and “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 baseline environmental assessment activities, demolition, lead and asbestos abatement, site preparation, interest, and the development, preparation and implementation of a brownfield plan and Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

#### Tax Increment Financing (TIF) Capture

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

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

1. Environmental Assessment Activities	\$14,000.00
2. Demolition	\$989,000.00
3. Lead and Asbestos Abatement	\$517,500.00
4. Site Preparation	\$47,500.00
5. Brownfield Plan & Work Plan	\$40,000.00
6. Contingency (15%)	\$233,100.00
7. Interest	\$130,705.00
<b>Total Reimbursement to Developer</b>	<b>\$1,971,805.00</b>
8. Authority Administrative Costs	\$564,269.00
9. State Brownfield Redevelopment Fund	\$181,619.00

10. Local Brownfield Revolving Fund	\$641,115.00
<b>TOTAL Estimated Costs</b>	<b>\$3,358,808.00</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 includes 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 Board’s review and approval.

Ms. DeSantis asked about sequencing and if the public hearing would be the following day. Ms. Capler explained that the public hearing would be the following day and that the Agreement cannot be executed until Detroit City Council approves the Plan.

Ms. DeSantis clarified with DBRA Staff that this meant the Board’s approval of the Agreement would be pending City Council’s approval of the Plan. Ms. Kanalos positively affirmed that this is the case and added that this scenario has occurred with previous projects that have come before the Board.

Mr. George called for a motion to approve the 450 Amsterdam Brownfield Plan: Reimbursement Agreement, as presented. The Board took the following action:

Ms. DeSantis made a motion to approve the 450 Amsterdam Brownfield Plan: Reimbursement Agreement, as presented, pending city councils’ approval. Ms. McClain seconded the motion. DBRA Resolution Code 23-05-315-03 was unanimously approved.

**3200 Tyler Brownfield Plan: Reimbursement Agreement**

Mr. Vosburg presented the 3200 Tyler Brownfield Plan: Reimbursement Agreement to the DBRA Board.

On March 22, 2023, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for 450 Amsterdam (the “Plan”) to Detroit City Council (“City Council”) with a recommendation for approval. The City Council public hearing for the Plan is scheduled for May 11, 2023 and City Council is anticipated to approve the Plan on May 16, 2023. A requirement for Tax Increment Financing reimbursement pursuant to the Plan is that a Reimbursement Agreement (the “Agreement”) be entered into between the DBRA and Marigold Houses, LLC. The Agreement has been prepared between the DBRA and Marigold Houses, LLC and is presented to the DBRA for review and approval.

Project Introduction

Marigold Houses, LLC is the project developer (“Developer”). The project will renovate the abandoned 15-unit multifamily apartment building with retained elements of the original historic charm. The building identified as the Webster Arms Apartment was constructed in 1928 and consists of a two-story multi-family residential building with a basement. The HVAC system will be converted in this building into a 100% electric Green building, with Green Heat Pump heating and cooling in every unit (4 times more efficient than older electric heating and cooling systems, designed to meet climate reduction goals). Anticipated rental rates will be 50%-60% of the Area Median Income (AMI). It is currently anticipated construction will begin in summer 2023 and eligible activities will be completed within 18 months.

The total investment is estimated to be \$2 million. The Developer is requesting \$476,698.00 in TIF reimbursement.

There will be approximately 77 temporary construction jobs and approximately 2 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel, 3200 Tyler Street, which is bounded by an alleyway to the north, Wildemere Street to the east, Tyler Street to the south and the property line to the west in the Russell Woods/Narden 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 commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) the Property is "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 environmental assessment activities, demolition, lead and asbestos abatement, site preparation, public infrastructure improvements, and the development, preparation and implementation of a brownfield plan and Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

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

**COSTS TO BE REIMBURSED WITH TIF**

1. Environmental Assessment Activities	\$2,500.00
2. Demolition	\$74,700.00
3. Lead and Asbestos Abatement	\$85,355.00
4. Site Preparation	\$33,360.00
5. Infrastructure Improvements	\$166,757.00
6. Brownfield Plan & Work Plan	\$60,000.00
7. Contingency (15%)	\$54,026.00
<b>Total Reimbursement to Developer</b>	<b>\$476,698.00</b>
8. Authority Administrative Costs	\$93,235.00
9. State Brownfield Redevelopment Fund	\$24,037.00
10. Local Brownfield Revolving Fund	\$0.00
<b>TOTAL Estimated Costs</b>	<b>\$593,970.00</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 includes 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 were attached for the Board's review and approval.

Mr. George called for a motion to approve the 3200 Tyler Brownfield Plan: Reimbursement Agreement, as presented. The Board took the following action:

Ms. Washington made a motion to approve the 3200 Tyler Brownfield Plan: Reimbursement Agreement, as presented. Ms. DeSantis seconded the motion.  
DBRA Resolution Code 23-05-316-03 was unanimously approved.

**Amendment to Hudson’s Block, Monroe Blocks, One Campus Martius Expansion and Book Building and Book Tower Transformational Brownfield Redevelopment Plan: Reimbursement Agreement**

Ms. Navin presented the Amendment to Hudson’s Block, Monroe Blocks, One Campus Martius Expansion and Book Building and Book Tower Transformational Brownfield Redevelopment Plan: Reimbursement Agreement to the DBRA Board.

In August, 2022, the Michigan Strategic Fund (“MSF”) approved certain changes to the Bedrock Transformational Brownfield Project, which changes the MSF is authorized to approve without necessitating approval of an amendment to the underlying Transformational Brownfield Plan (“TBP”) by the Detroit Brownfield Redevelopment Authority (“DBRA”) or the Detroit City Council. Specifically, MSF approved changes relating to the following (the “Modifications”):

1. Modification of square footages and programming for the Hudson Building site and Book Building/Book Tower site;
2. Allowance of the safe harbor calculation for income tax capture and withholding tax capture revenue streams attributable to the Hudson Building Site, Book Building/Book Tower site, and One Campus Martius Expansion provided that the maximum of \$307,977,593 in cumulative income tax capture revenues and withholding tax capture revenues (postconstruction) remain unchanged for the TBP;
3. Allowance of up to 100% capture of Income Tax Capture revenue for the Plan provided that the maximum of \$307,977,593 in cumulative income tax capture revenues and withholding tax capture revenues (post-construction) remain unchanged for the TBP.
4. Updating the anticipated completion dates for the Hudson Building site from December 31, 2022 to December 31, 2024; One Campus Martius Expansion from December 31, 2019 to December 31, 2020; and the Book Building/Book Tower site from March 31, 2021 to December 31, 2022.

An amendment to the Reimbursement Agreement dated as of April 21, 2020 by and among MSF, DBRA, Michigan Department of Treasury, and Bedrock Management Services, LLC (the “Amendment”) incorporating the Modifications has been prepared and is attached hereto as **Exhibit A**. DBRA staff and counsel have reviewed the proposed Amendment and recommend its approval to the DBRA Board of Directors.

A resolution was attached for the Board’s consideration.

Mr. Fleisher gave a presentation to the DBRA Board updating them regarding the projects completed to date, projects underway, and projects that will start in the future, noting that he will be coming back to the board in the future regarding proposed changes to the Monroe Blocks portion of the TBP.

Ms. DeSantis asked when Mr. Fleisher mentioned he may need to come back before the Board with a request, if this meant that more of the future development would need to be converted to residential or hotel space. Mr. Fleisher responded that due to the COVID-19 Pandemic, the market for office space has changed significantly, therefore the TBP will need to be modified to have less office space and shifted to something else such as residential or hotel space.

Ms. DeSantis asked if the future request will require an amendment to the TBP. Mr. Fleisher stated that TBP, unlike traditional Brownfield Plans, have tighter limits on the percentages of change that can occur to

things such as use, square footage, etc. without requiring an amendment. As a result of the proposed changes to the Monroe Blocks it will require a future amendment to this TBP.

Ms. DeSantis asked for clarification regarding the developments on Cadillac Square, several of which were part of the Monroe Blocks portion of the development). Mr. Fleisher stated that what was called the Monroe Blocks will be expanded and renamed Cadillac Square in a future amendment to the TBP. The Board's approval of the TBP in 2017, does not allow for the changes in square footage proposed without an amendment.

Mr. George called for a motion to approve the Amendment to Hudson's Block, Monroe Blocks, One Campus Martius Expansion and Book Building and Book Tower Transformational Brownfield Redevelopment Plan: Reimbursement Agreement, as presented. The Board took the following action:

Ms. McClain made a motion to approve the Amendment to Hudson's Block, Monroe Blocks, One Campus Martius Expansion and Book Building and Book Tower Transformational Brownfield Redevelopment Plan: Reimbursement Agreement, as presented. Ms. DeSantis seconded the motion.

Ms. Elias abstained.

DBRA Resolution Code 23-05-250-04 was approved.

### **Amended and Restated Harmonie Social Club Brownfield Plan**

Mr. Vosburg presented the Amended and Restated Harmonie Social Club Brownfield Plan to the DBRA Board.

On March 13, 2019, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors recommended approval to City Council of the Brownfield Plan for the Harmonie Social Club Redevelopment Project (the "Original Plan"). The Detroit City Council approved the Plan on April 16, 2019. A Reimbursement Agreement (the "Agreement") was entered into between the DBRA and 311 Grand River, LLC on June 25, 2019.

During the construction of the project, the Developer ran into significantly higher demolition, abatement, and infrastructure improvement costs than originally anticipated resulting in an increase in the amount for Eligible Activities. In order to increase the amount of TIF requested under the Plan to cover the increased Eligible Activities, the Developer is requesting an amendment to the Plan.

### **Project Introduction**

311 Grand River, LLC, an affiliate of Basco of Michigan, Inc., is the project developer (the "Developer") for the Plan which entails the renovation of the existing historic structure to include updated tenant spaces, including a speakeasy bar and dining room at the basement level and a bright restaurant and lounge on the main level. The second and third floor entailed the rehabilitation of the vacant office space and mezzanine for use by Lighthouse Immersive, which offers a destination art space totaling approximately 16,400 gross square feet. The renovation maintained and restored the historic features of the space, including the columns that dot the area. On a monthly basis, the current tenant attracts approximately 10,000 visitors to the space each month.

The total investment is estimated to be \$12.1 million. The Developer is requesting \$2,878,864.00 in TIF reimbursement, an increase of \$2,299,654.00 from the Original Plan.

Approximately 28 temporary construction jobs, 20 venue production and equipment installation jobs and 1 FTE job. The tenant has created 45 jobs to date (30 are Detroit residents) and is working to hire additional positions. Additional tenant jobs will also be created through the final buildout of the basement space.

### **Property Subject to the Plan**

The eligible property (the "Property") consists of one (1) parcel located at 311 East Grand River on the eastern side of Detroit's Central Business District in the Paradise Valley neighborhood, just two blocks east



of Grand Circus Park, bounded by Centre Street to the south, the property line to the west, the alley between John R Street and Grand River Avenue to the north, and 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 or is currently 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 historic resource as defined by Act 381, as amended.

The property was listed as a Michigan Historic Site in 1975 and was individually listed in the National Register of Historic Places in 1980. In addition, the property is listed in Detroit’s local Madison-Harmonie Historic District.

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, demolition and asbestos abatement, infrastructure improvements, site preparation, development/preparation and implementation of brownfield plan and/or 381 work plan, interest, and a 15% contingency. 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 in summer of 2019 and be completed within 9 months.

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**

	<b><u>Original Plan</u></b>	<b><u>Amended Plan</u></b>
1. Environmental Assessments	\$7,600.00	<b>\$7,186.00</b>
2. Demolition	\$149,000.00	<b>\$583,687.00</b>
3. Asbestos Activities	\$50,000.00	<b>\$168,620.00</b>
4. Infrastructure Improvements	\$75,000.00	<b>\$577,172.00</b>
5. Site Preparation	\$201,313.00	<b>\$115,404.00</b>
6. Brownfield Plan & Act 381 Work Plan	\$25,000.00	<b>\$60,000.00</b>
7. Contingency (15%)	\$71,297.00	<b>\$216,732.00</b>
8. <b>Interest</b>		<b>\$1,150,063.00</b>
<b>Total Reimbursement to Developer</b>	<b>\$579,210.00</b>	<b>\$2,878,864.00</b>
9. Authority Administrative Costs	\$24,267.00	<b>\$505,425.00</b>
10. State Brownfield Redevelopment Fund	\$82,856.00	<b>\$269,379.00</b>
11. Local Brownfield Revolving Fund	\$55,643.00	<b>\$0.00</b>
<b>TOTAL Estimated Costs</b>	<b>\$741,975.00</b>	<b>\$6,532,531.00</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 Obsolete Property Rehabilitation Act (OPRA) Tax Abatement and Historic Tax Credits.

Attached for the Board’s review and approval was a resolution authorizing the Amended and Restated Harmonie Social Club 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. George asked if there was currently a tenant in the building. Mr. Shokar stated that the current tenant is Lighthouse Immersive which opened with the Immersive van Gogh exhibit and is currently exhibiting an Immersive Disney show..

Mr. Shokar provided more detail on the rehabilitation that has been done to the Property thus far which included unknown fire damage requiring significant structural work, discovery of additional asbestos containing materials, and inaccurate utility records requiring extensive additional work to be able to connect to the City's infrastructure. Mr. Shokar also stated that they are still looking for a few more tenants to fill the remaining space in the building.

Ms. DeSantis suggested that the space could be used for swing dancing which has been growing in popularity. Mr. Shokar responded that he will discuss this idea with the leasing team and they encourage any interested tenants to discuss their ideas with their team.

Mr. George called for a motion to authorize a public hearing for the Amended and Restated Harmonie Social Club Brownfield Plan and its referral to the DBRA-CAC, as presented. The Board took the following action:

Ms. DeSantis made a motion to authorize a public hearing for the Amended and Restated Harmonie Social Club Brownfield Plan and its referral to the DBRA-CAC, as presented. Ms. McClain seconded the motion.

DBRA Resolution Code 23-05-267-04 was unanimously approved.

#### **OTHER**

Mr. Vosburg advised the Board that the COVID-19 Pandemic would be officially ending the following day on May 11, 2023, and therefore the venue for holding local public hearings needed to be addressed. Mr. Vosburg informed the Board that given the official end of the pandemic, moving forward local public hearings would no longer be available virtually and will only be held in person near the project location per the DBRA Bylaws. Unfortunately, due to technology limitations, hybrid in-person and virtual meetings are not currently feasible, and DBRA Staff will continue to monitor the availability and pricing of technology to see if hybrid local public hearings may be able to be offered in the future.

#### **ADJOURNMENT**

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

On a motion by Ms. McClain the meeting was unanimously adjourned at 4:56 PM.



CODE DBRA 23-05-02-322

**APPROVAL OF MINUTES OF APRIL 26, 2023**

RESOLVED, that the minutes of the regular meeting of April 26, 2023 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.

May 10, 2023



**CODE DBRA 23-05-01-238**

**ADMINISTRATIVE: DBRA RULES FOR PUBLIC MEETINGS AND PUBLIC COMMENT**

WHEREAS, pursuant to Sections 3(1) and 3(5) of Michigan’s Open Meetings Act, a public body may establish reasonable rules to minimize the possibility of disruption to the meeting and to govern the public’s right to provide comment during the meeting; and

WHEREAS, the Board of Directors of the Detroit Brownfield Redevelopment Authority (the “DBRA”) has determined that establishing rules for public participation and public comment for the DBRA Board and Committee meetings, including CAC meetings will ensure that meetings can be conducted in an orderly fashion; and

WHEREAS, DBRA Staff and counsel have drafted “DBRA Rules for Public Meetings and Public Comment” (the “Rules”) which is Attachment A to this resolution; and

WHEREAS, the Board has fully considered the matter and determined that the proposed Rules are prudent and in the best interests of the DBRA.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA hereby adopts the “DBRA Rules for Public Meetings and Public Comment”.

BE IT FINALLY RESOLVED, that the Rules shall apply to all DBRA Board and Committee meetings, including CAC meetings.

May 10, 2023

**ATTACHMENT A**

**DBRA RULES FOR PUBLIC MEETINGS AND PUBLIC COMMENT**

**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY**  
**Rules for Public Meetings and Public Comment**

**I. Attendance at Public Meetings**

In accordance with the State of Michigan Open Meetings Act, members of the public are invited to attend all meetings of the Board of Directors and Board Committees. Members of the public may attend the meeting in person. At the Board's discretion, it may allow for remote public participation at Board and/or Committee meetings via electronic means through a service that allows remote participation through two-way communication as indicated in the public notice for the meeting.

**II. Conduct During Public Meetings**

Members of the public attending Public Meetings must maintain order and follow the rules below:

- A. Members of the public must enter and exit the meeting room through designated entrances and will be granted access to the meeting room no more than 10 minutes in advance of the scheduled meeting time.
- B. During the meeting, members of the public are allowed access only to the areas of the meeting room designated for the public and bathroom facilities. Members of the public may not enter the area reserved for Board and/or Committee Members and staff. The meeting room and 22<sup>nd</sup> floor of the Guardian Building are not public spaces. At the conclusion of the meeting, members of the public must return to the lobby of the Guardian Building.
- C. The Meeting Chair may permit meeting presenters and guests to be seated in areas other than those designated for the public.
- D. There is no talking in the meeting room when the meeting is in session, except for the speaker recognized by the Meeting Chair. Please leave the meeting room if you must converse or if you must answer a phone call.
- E. If you are unable to hear the proceedings, please raise your hand or, without disturbing other attendees, inform a staff member present at the meeting.
- F. Members of the public must refrain from profane language, obscene conduct, disruptive comments or gestures, applause, personal attacks, or behavior that is disorderly or likely to provoke disorderly conduct.

**III. Public Comment**

- A. **Public Comment Period.** The Meeting Chair will call for public comment during the meeting and request that those members of the public that desire to make public comment so indicate by raising their hand or other means announced by the Meeting Chair. After a reasonable time, the Meeting Chair may close the period during which the public is required to indicate their desire to make public comment and once the Meeting Chair has announced that public comment has closed, those members of the public who have so indicated will have an opportunity to make public comment.
- B. **Location.** Public comment may only be delivered from the podium or other area designated by the Meeting Chair. Members of the public requiring a special accommodation due to an ADA disability must inform staff with reasonable advance notice so that an accommodation can be made.
- C. **Time Limits.** Unless otherwise announced by the meeting chair, each member of the public is entitled to comment for up to two minutes.
- D. **Non-Delegation.** A member of the public may not delegate or yield their time to another member of the public.
- E. **Comment.** Public comment is a time for comment, not debate. Questions or comments arising during public comment will only be addressed when requested by the Meeting Chair.
- F. **Remote Public Comment.** To the extent the meeting has been convened in a manner that allows remote participation by the public, remote public comment will be permitted, subject to the same rules as in-person public comment. If a technical difficulty interferes with a remote participant's

ability to provide public comment, written public comment may be submitted to staff for the meeting record.

- G. **Discretion.** The Meeting Chair has authority and discretion to: (1) curtail or limit public comment if the commenter fails to comply with any rules; (2) make reasonable variances from any time limit; and (3) request that members of the public making comment first state their name and city of residence for the record.

- IV. **Non-Compliance with Rules.** Any breach of the peace, including a failure to abide by these rules or failure to respect public health and safety directions from the Meeting Chair, may result in disorderly persons being asked to leave the meeting. If a member of the public refuses to leave after being asked, the Meeting Chair may take appropriate action, including but not limited to asking security to remove the disorderly person and/or recessing the meeting until the disorderly person has left and the Meeting Chair has determined the meeting may be resumed. Reasonable notice will be given of the meeting's resumption.



**CODE DBRA 23-05-272-04**

**PETIT BATEAU BROWNFIELD REDEVELOPMENT PLAN: REQUEST FOR EXTENSION**

WHEREAS, pursuant to 381 PA 1996 (“Act 381”), the Petit Bateau Brownfield Redevelopment Plan (the “Plan”) was approved by the Detroit Brownfield Redevelopment Authority (the “DBRA”) on August 14, 2019 and Detroit City Council (the “Council”) on October 15, 2019; and

WHEREAS, Petit Bateau LLC is the developer (the “Developer”) for the Plan located in the Midtown neighborhood of Detroit that entails the construction of a five (5) story mixed-use building (“East Building”), a four (4) story mixed-use building (“West Building”) and approximately twenty (20) residential townhomes, along with associated site improvements; and

WHEREAS, the Developer is requesting an extension of thirty (30) months to complete all eligible activities by December 31, 2025; and

WHEREAS, DBRA staff recommends the approval of the Plan duration extension based upon the Developers ability to complete the eligible activities within the timeframe of the extension.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors approves the Plan duration extension as follows: 1) one extension for completion of all eligible activities by December 31, 2025.

BE IT FINALLY RESOLVED, that a DBRA Authorized Agent shall hereafter have the authority to negotiate and execute any Letter(s) of Support to implement the provisions and intent of this resolution on behalf of the DBRA.

May 10, 2023





**CODE DBRA 23-05-315-03**

**450 AMSTERDAM BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT**

WHEREAS, on March 22, 2023, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Brownfield Plan (the "Plan") for a project captioned 450 Amsterdam (the "Project"); and

WHEREAS, on May 16, 2023, the Detroit City Council is anticipated 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 9450 AMSTERDAM 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.

May 10, 2023



**CODE DBRA 23-05-316-04**

**3200 TYLER AVENUE BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT**

WHEREAS, on March 22, 2023, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Brownfield Plan (the "Plan") for a project captioned 450 Amsterdam (the "Project"); and

WHEREAS, on May 16, 2023, the Detroit City Council is anticipated 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 Marigold Houses, 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.

May 10, 2023



CODE DBRA 22-05-250-

**AMENDMENT TO HUDSON'S BLOCK, MONROE BLOCKS, ONE CAMPUS MARTIUS EXPANSION AND BOOK BUILDING AND BOOK TOWER TRANSFORMATIONAL BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT**

**WHEREAS**, on April 21, 2020, the DBRA entered into that certain the Reimbursement Agreement by and among the Michigan Strategic Fund ("MSF") , DBRA, Michigan Department of Treasury, and Bedrock Management Services, LLC ("Bedrock") relating to Bedrock's Transformational Brownfield Plan (the "TBP") for a project captioned Hudson's Block, Monroe Blocks, One Campus Martius Expansion and Book Building and Book Tower Redevelopment (the "Project"); and

**WHEREAS**, in August, 2022, the Michigan Strategic Fund ("MSF") approved the following changes to the Project, which changes the MSF is authorized to approve without necessitating approval of an amendment to the underlying TBP by the DBRA or the Detroit City Council, (collectively, the "Modifications"):

1. Modification of square footages and programming for the Hudson Building site and Book Building/Book Tower site;
2. Allowance of the safe harbor calculation for income tax capture and withholding tax capture revenue streams attributable to the Hudson Building Site, Book Building/Book Tower site, and One Campus Martius Expansion provided that the maximum of \$307,977,593 in cumulative income tax capture revenues and withholding tax capture revenues (postconstruction) remain unchanged for the TBP;
3. Allowance of up to 100% capture of Income Tax Capture revenue for the Plan provided that the maximum of \$307,977,593 in cumulative income tax capture revenues and withholding tax capture revenues (post-construction) remain unchanged for the TBP.
4. Updating the anticipated completion dates for the Hudson Building site from December 31, 2022 to December 31, 2024; One Campus Martius Expansion from December 31, 2019 to December 31, 2020; and the Book Building/Book Tower site from March 31, 2021 to December 31, 2022.

**WHEREAS**, an amendment to the Reimbursement Agreement incorporating the Modifications has been prepared and is attached hereto as **Exhibit A** (the "Amendment"); and

**WHEREAS**, the Amendment has been drafted, approved as to form by DBRA legal counsel; and

**WHEREAS**, the Board of Directors desires to approve the Amendment 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:

4. The Amendment, 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 Amendment.

5. 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 Amendment.
6. 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.
5. This Resolution shall take effect immediately upon its adoption.

**BE IT FINALLY RESOLVED** that all of the acts and transactions of any officer or authorized agent of the DBRA, in the name 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.

May 10, 2023



CODE DBRA 23-05-267-04

**AMENDED AND RESTATED HARMONIE SOCIAL CLUB 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 **Amended and Restated Harmonie Social Club Development 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.

May 10, 2023



# DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

DBRA BOARD MEETING & CAC MEETING

Wednesday, May 10, 2023



# Amended and Restated Harmonie Social Club Brownfield Plan

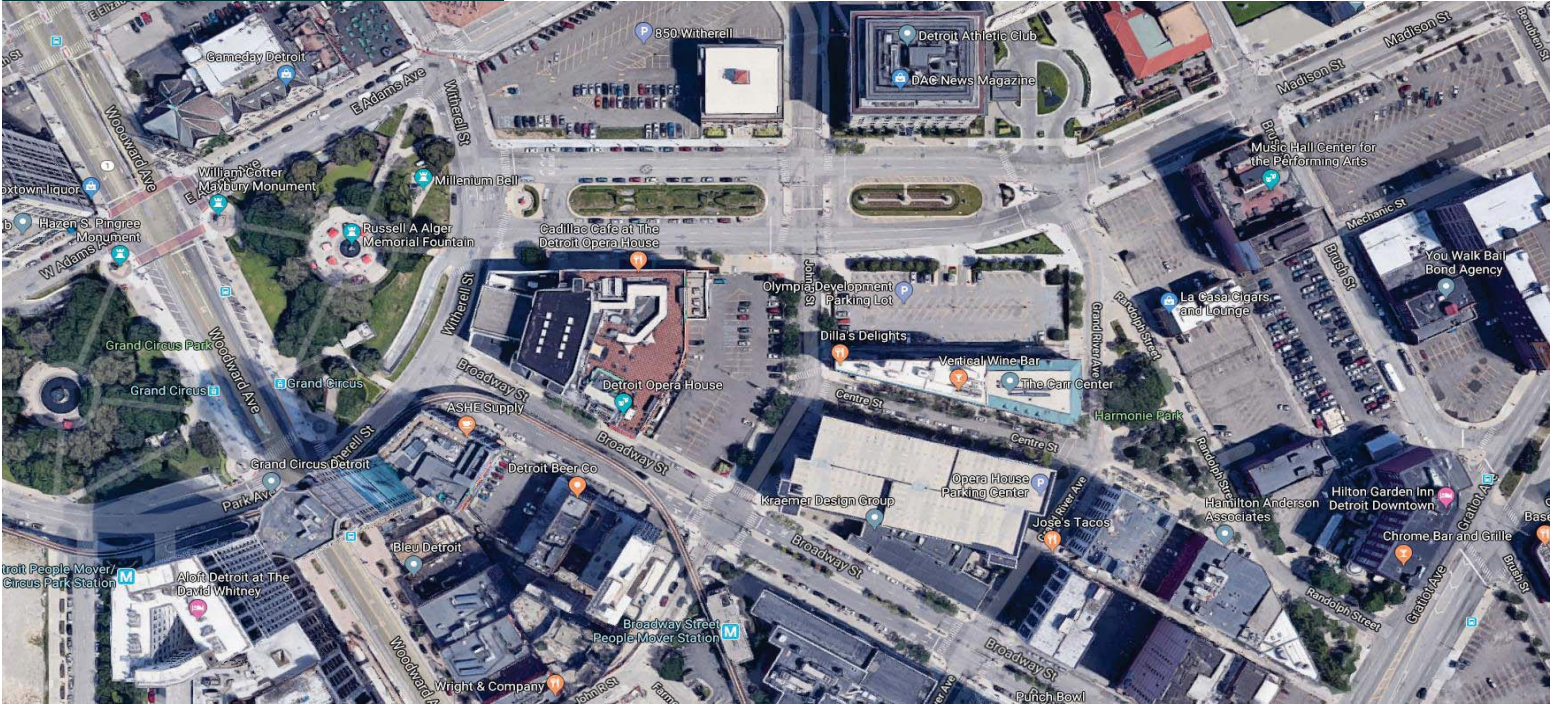
**PUBLIC ACT  
381**







# Amended Harmonie Social Club Brownfield Plan LOCATION MAP



# Amended Harmonie Social Club Brownfield Plan PREVIOUS CONDITIONS



VIEW FROM CENTRE ST.

PHOTO CREDIT: YANKEE CREEK IMAGING



EXISTING CONDITIONS



EXISTING CONDITIONS

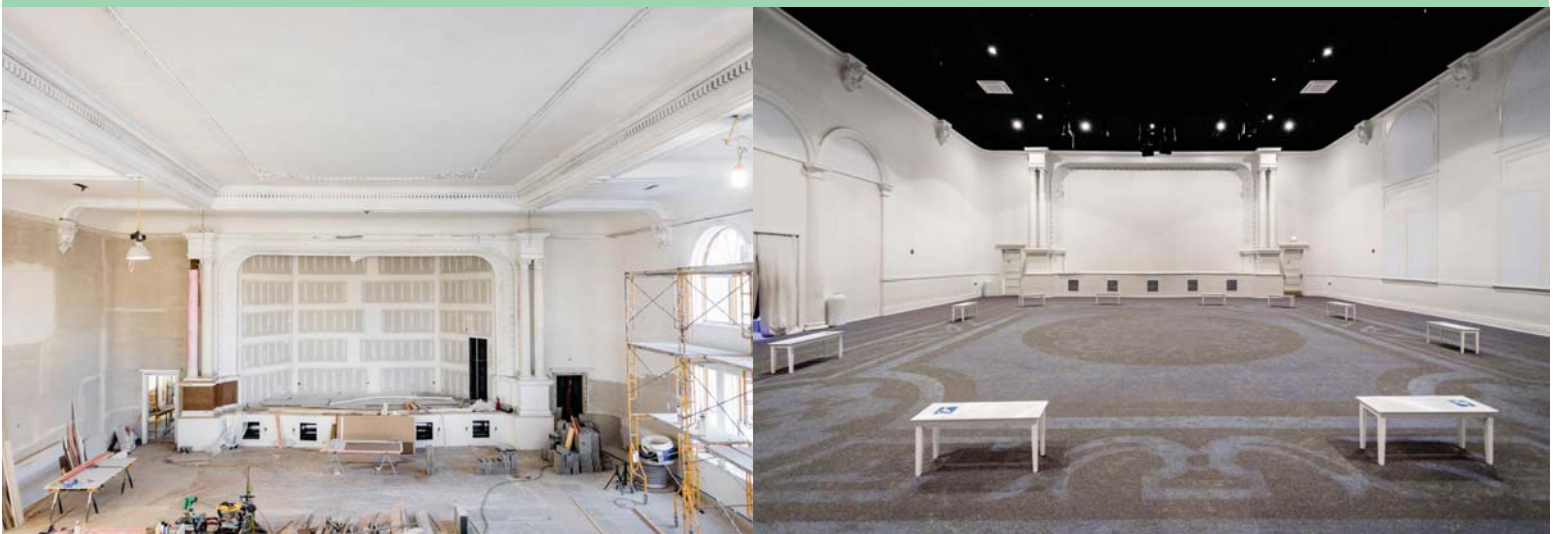




## Amended Harmonie Social Club Brownfield Plan



## Amended Harmonie Social Club Brownfield Plan





## Amended Harmonie Social Club Brownfield Plan



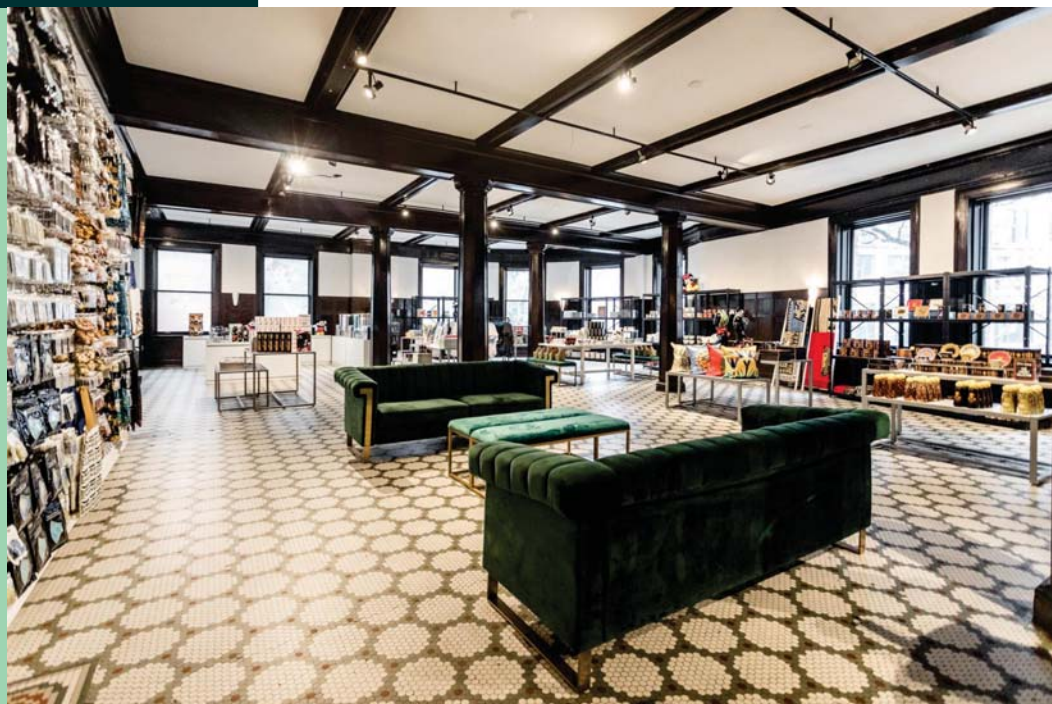
## Amended Harmonie Social Club Brownfield Plan



## Amended Harmonie Social Club Brownfield Plan



## Amended Harmonie Social Club Brownfield Plan







## Amended Harmonie Social Club Brownfield Plan



## Amended Harmonie Social Club Brownfield Plan CAPITAL STACK

Mercantile Loan #1	\$5,760,000.00
Mercantile Loan #2	\$1,890,000.00
CRP Loan	\$2,700,000.00
Deferred Developer Fees	\$480,000.00
Cash Equity	\$1,299,740.00
<b>Total</b>	<b>\$12,129,740.00</b>

**QUESTIONS?**

**Brian Vosburg**

DIRECTOR OF BROWNFIELD  
REDEVELOPMENT

[BVOSBURG@DEGC.ORG](mailto:BVOSBURG@DEGC.ORG)

