



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, MARCH 27, 2024
4:00 PM**

BOARD MEMBERS PRESENT:

John George
Eric Dueweke
Sonya Mays
Amanda Elias
Jose Lemus
Raymond Scott
Maggie DeSantis

BOARD MEMBERS ABSENT:

Juan Gonzalez
Pamela McClain

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Sierra Spencer (DEGC/DBRA)
Glen Long, Jr. (DEGC/DBRA)
Nasri Sobh (DEGC)
Rebecca Navin (DEGC)
Nicole Scott (DEGC)
David Howell (DEGC)
Anne Jamieson (Jamieson Consulting)
Brandon Hodges (Tribe Development)
Chase Cantrell (Building Community Value)
Ginny Dougherty (PM Environmental)
George Roberts (Civic Companies)
Kevin Kovachevich (District Capital)
Matt Williams (City of Detroit)
Paul Codreanu (SmithGroup)
Sandy Laux (SmithGroup)
Ngozi Nwaesei (Lewis & Munday)



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, MARCH 27, 2024**

CALL TO ORDER

Chairperson Raymond Scott called the meeting to order at 4:02 pm.

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

GENERAL

Mr. Scott called for a motion approving the agenda of the March 27, 2024 DBRA meeting, as presented.

The Board took the following action:

Mr. George made a motion approving the agenda of the March 27, 2024 DBRA meeting, as presented. Ms. DeSantis seconded the motion.

Ms. Elias joined the meeting at 4:03 pm.

Approval of Minutes:

Mr. Scott called for a motion approving the minutes of February 28, 2024, 2024, as presented.

The Board took the following action:

Ms. DeSantis made a motion approving the minutes of the February 28, 2024 Board meeting, as presented. Ms. Elias seconded the motion.
DBRA Resolution Code 24-03-02-334 was unanimously approved.

Treasurer's Reports – February 2024

Mr. Long presented the February 2024 Treasurer's Report.

Seeing no questions, Mr. Scott called for a motion to accept February 2024 Treasurer's Report, as presented. The Board took the following action:

Mr. George made a motion accepting the February 2024 Treasurer's Report, as presented. Mr. Dueweke seconded the motion.
DBRA Resolution Code 24-03-03-245 was unanimously approved.

ADMINISTRATIVE

DBRA Amended Guidelines

Ms. Kanalos presented the DBRA Amended Guidelines to the DBRA Board.

Due to recent amendments to Public Act 381 of 1996, as amended, pertaining to statutory caps and the use of tax increment revenues for Brownfield Redevelopment Authority administrative and operating expenses, the attached Amended Detroit Brownfield Redevelopment Authority (DBRA) Guidelines (the

“Amended Guidelines”), effective March 27, 2024, are being submitted to the Detroit Brownfield Redevelopment Authority (DBRA) Board of Directors for review and consideration.

The redline version of the DBRA Guidelines identifies the changes that were made to the previous May 9, 2018 version to revise with the following:

- An initial annual amount of 15% shall be retained from annual tax increment revenues for use for administrative and operating expenses of the DBRA, not to exceed ~~\$100,000.00~~ twenty percent (20%) of the applicable aggregate statutory cap imposed by Act 381, (hereinafter referred to as, the “DBRA Administrative Fee”) and such percentage may be adjusted upward or downward by the DBRA based upon the Plan’s proportionate share of all tax increment revenues available.

A resolution was attached for the Board’s review and approval.

Seeing no questions, Mr. Scott called for a motion to approve the DBRA Amended Guidelines, as presented. The Board took the following action:

Mr. George made a motion to approve the DBRA Amended Guidelines, as presented. Ms. DeSantis seconded the motion.

DBRA Resolution Code 24-03-01-245 was unanimously approved.

PUBLIC COMMENT

None.

PROJECTS

Shop at 6 Brownfield Plan

Ms. Capler presented the Shop at 6 Brownfield Plan to the DBRA Board.

Project Introduction

7326 West McNichols, LLC is the project developer (“Developer”). The project will demolish a one-story building, built in 1946, and spans approximately 10,366 square feet that was occupied by various retail tenants, salons, and a church until the 1990s and includes the new construction of a two-story, 14,500 square foot building. Following construction, the commercial building will feature an artisan market for emerging small businesses and creative entrepreneurs, dedicated office and co-working space, and a community event space. It is currently anticipated construction will begin in the fall of 2024 and eligible activities will be completed within 18 months.

The total investment is estimated to be \$6.9 million. The Developer is requesting \$521,147.00 in TIF reimbursement.

There will be approximately 30 temporary construction jobs expected and approximately 8 permanent jobs to be created by the developer.

Property Subject to the Plan

The eligible property (the “Property”) consists of one (1) parcel, 7326 West McNichols, bounded by an alleyway to the north, the property line to the east, West McNichols Road to the South, and Prairie Street to the west in the Bagley 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 has been 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 work plan exempt activities, demolition, lead and asbestos abatement, site preparation, infrastructure activities, and the development, preparation and implementation of a brownfield plan and/or Act 381 work plan. The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

1. Work Plan Exempt Activities	\$15,400.00
2. Demolition	\$99,400.00
3. Asbestos and Lead Abatement	\$77,250.00
4. Infrastructure Improvements	\$37,000.00
5. Site Preparation	\$187,000.00
6. Contingency (15%)	\$60,098.00
7. Brownfield Plan & Work Plan	\$45,000.00
Total Reimbursement to Developer	\$521,148.00
8. Authority Administrative Costs	\$100,606.00
9. State Brownfield Redevelopment Fund	\$29,899.00
10. Local Brownfield Revolving Fund	\$19,055.00
TOTAL Estimated Costs	\$820,268.00

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 includes local and/or state approval of a Commercial Rehabilitation Act (PA 210) Tax Abatement.

Attached for the Board’s review and approval was a resolution authorizing the Shop at 6 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. Hodges and Mr. Cantrell introduced themselves and provided more information on their development experience, ties to the community, and provided more information on the project including how the plans for the project fit into other investments happening in the neighborhood and along the McNichols corridor, how the future retail spaces will assist small businesses with securing sustainable and cost-effective retail spaces to be able to grow their businesses, the convenience of new office space located in a neighborhood rather than downtown, and the community engagement that has been conducted for the project and how that has informed the plans for the Property.

Ms. DeSantis congratulated the Developer on putting together the project and asked for more information on the capital stack. Mr. Hodges stated that there are challenges in financing commercial projects and they

have been trying to adjust the risk for the project and utilize New Market Tax Credits and the funding available to the project because of its location in one of the City's Strategic Neighborhoods, and the Revitalization and Placemaking program through the State.

Ms. DeSantis asked for clarification on the recoverable loan included in the project. Mr. Cantrell stated that the recoverable loan is structured similar to a forgivable loan but is called a recoverable loan for tax reasons.

Mr. George asked if the project will be owned by a nonprofit or for-profit organization. Mr. Hodges stated that the project will be owned by a for-profit organization.

Ms. Mays joined the meeting at 4:22 pm.

Mr. Scott called for a motion to authorize a local public hearing for the Shop at 6 Brownfield Plan and its referral to the CAC, as presented. The Board took the following action:

Mr. Dueweke made a motion to authorize a local public hearing for the Shop at 6 Brownfield Plan and its referral to the CAC, as presented. Ms. DeSantis seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. Dueweke, Ms. Elias, Mr. George, Mr. Lemus, Ms. Mays, and Mr. Scott

Nays: None.

DBRA Resolution Code 24-03-326-01 was unanimously approved.

Woodward and Charlotte Brownfield Plan

Mr. Vosburg presented the Woodward and Charlotte Brownfield Plan to the DBRA Board.

Project Introduction

Landy Land, LLC is the project developer ("Developer"). The Project contemplated at the Property consists of an infill mixed-use development incorporating retail fronting Woodward and a mixed-use rental residential development inclusive of integrated multistory parking along Charlotte. The rehabilitation and adaptive reuse of a portion of the Walker Building along Woodward Avenue for retail space will be integrated into the design. The first floor of the historic building will be fully rehabbed to provide additional pedestrian access from Woodward Avenue to the residential mixed-use development along Charlotte. Approximately 20% of the residential units in the building will be affordable to those earning no more than 55% - 80% Area Medium Income (AMI). The Developer plans to integrate activated alleyways, public art space, and green space, as well as Low Impact Design stormwater management, into the design. It is currently anticipated that construction will begin in the Spring of 2025 and eligible activities will be completed within thirty-six (36) months thereafter.

The total investment is estimated to be \$66 million. The Developer is requesting \$18,320,802.00 in TIF reimbursement.

There are approximately 130 temporary construction jobs and approximately 50 permanent jobs expected to be created by the project.

Property Subject to the Plan

The eligible property (the "Property") consists of five (5) parcels bounded by Peterboro Street to the north, Woodward Avenue to the east, Charlotte Street to the south, and residential properties to the west in the Midtown 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 has been determined to be "facilities" 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 Baseline Environmental Site Assessment Activities (BEA), Due Care and Response Activities, hazardous building materials survey, site and selective building demolition and lead and asbestos abatement, site preparation, infrastructure improvements, and the development, preparation, and implementation of a brownfield plan and/or Act 381 work plan. The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

1. Pre-Approved Department Specific Activities	\$253,200.00
2. Due Care Activities	\$514,700.00
3. Environmental Response Activities	\$1,217,000.00
4. Demolition and Abatement	\$398,500.00
5. Infrastructure Improvements	\$8,094,500.00
6. Site Preparation	\$2,063,590.00
7. Brownfield Plan & Work Plan	\$60,000.00
8. Contingency (15%)	\$1,843,243.00
9. Interest	\$3,876,068.00
Total Reimbursement to Developer	\$18,320,802.00
10. Authority Administrative Costs	\$3,354,074.00
11. State Brownfield Redevelopment Fund	\$812,770.00
12. Local Brownfield Revolving Fund	\$23,796.00
TOTAL Estimated Costs	\$22,511,441.00

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 includes local and/or state approval of a Commercial Rehabilitation Act (PA 210), Obsolete Property Rehabilitation Act (PA 146), and a Neighborhood Enterprise Zone (PA 147) Tax Abatements.

Attached for the Board’s review and approval was a resolution authorizing the Woodward and Charlotte 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. Roberts provided more information about the project including the prior uses of the Property, the plans for public spaces included in the project, and the community engagement conducted for the project.

Ms. DeSantis asked for more information on the capital stack for the project and how solidified the capital stack is at this point. Ms. Jamieson stated that the capital stack is in the preliminary stages and that sources

for the mezzanine loan and gap financing are being identified and that the project will be applying for an EGLE grant to assist with the environmental cleanup costs for the Property. Mr. Kovachevich added that the primary lender will likely be Southern Michigan Bank and Trust or another regional lender.

Ms. DeSantis asked if the retail tenant has been identified. Mr. Kovachevich stated that the Developer has been in talks with a potential retail tenant, but that lease has not yet been solidified.

Mr. Lemus asked for more information on the infrastructure improvements included in the project. Mr. Roberts stated that there will be improvements to the alley that runs through the Property to make it a more pedestrian-friendly space and that along Charlotte Street there will be a public art installation to screen the multi-level parking from the sidewalk. Ms. Laux added that there will be some green spaces included in the project to incorporate stormwater infrastructure.

Mr. Scott called for a motion to authorize a local public hearing for the Woodward and Charlotte Brownfield Plan and its referral to the CAC, as presented. The Board took the following action:

Mr. George made a motion to authorize a local public hearing for the Woodward and Charlotte Brownfield Plan and its referral to the CAC, as presented. Ms. Elias seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. Dueweke, Ms. Elias, Mr. George, Mr. Lemus, Ms. Mays, and Mr. Scott

Nays: None.

DBRA Resolution Code 24-03-327-01 was unanimously approved.

West Town Homes Brownfield Plan: Recommendation to City Council to Abolish

Mr. Vosburg presented the West Town Homes Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

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

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

- (a) The governing body may abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished.
- (b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:
 - (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.
 - (ii) Provides the developer an opportunity to be heard at a public meeting.”

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

West Town Homes, LLC is a Plan approved by Council on November 26, 2003 and consisted of a Michigan Single Business Tax Credit. The project, developed by Community Planning Association, included the

redevelopment of 56 parcels bounded by the Chesapeake and Ohio Railroad to the north, Rutherford Avenue to the east, the first alleyway south of Tireman to the south, and Asbury Park to the west and entailed the development of 31 three-bedroom and four-bedroom, newly constructed, single family homes. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

It is the opinion of DBRA staff that the West Town Homes Plan should be abolished due to the fact that the project described in the Plan has been completed and the purposes for which the Plan was established have been accomplished. DBRA staff, upon DBRA Board approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to abolish the Plan.

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

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

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

Warren Conner Brownfield Plan: Recommendation to City Council to Abolish

Mr. Vosburg presented the Warren Conner Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

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

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

- (a) The governing body may abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished.
- (b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:
 - (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.
 - (ii) Provides the developer an opportunity to be heard at a public meeting.”

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

Warren Conner is a Plan approved by Council on June 9, 2004 and consisted of a Michigan Single Business Tax Credit. The project, developed by Thor Gallery Warren Conner LLC, included the redevelopment of two parcels at 11870 Warren E. and 11860-11982 Warren E. and included the extensive rehabilitation of the 146,000 square foot open-air shopping center site located at the intersection of Warren and Conner comprised of a 14-unit commercial shopping center. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

It is the opinion of DBRA staff that the Warren Conner Plan should be abolished due to the fact that the project described in the Plan has been completed and the purposes for which the Plan was established have been accomplished. DBRA staff, upon DBRA Board approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to abolish the Plan.

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

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

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

Research Lofts Brownfield Plan: Recommendation to City Council to Abolish

Mr. Vosburg presented the Research Lofts Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

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

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

- (a) The governing body may abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished.
- (b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:
 - (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.
 - (ii) Provides the developer an opportunity to be heard at a public meeting.”

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

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

Research Lofts is a Plan approved by Council on February 26, 2003 and consisted of a Michigan Single Business Tax Credit. The project, developed by 5766 Trumbull, L.L.C., proposed the redevelopment of eleven parcels located at or adjacent to 5766 Trumbull Avenue and 5755 Lincoln Avenue and included the rehabilitation of the Crescent Brass & Pin Company building into residential and commercial space. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

It is the opinion of DBRA staff that the Research Lofts Plan should be abolished due to the fact that the project described in the Plan has been completed and the purposes for which the Plan was established have been accomplished. DBRA staff, upon DBRA Board approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to abolish the Plan.

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

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

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

Nailah Condominiums Brownfield Plan: Recommendation to City Council to Abolish

Mr. Vosburg presented the Nailah Condominiums Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

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

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

- (a) The governing body may abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished.
- (b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:
 - (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.
 - (ii) Provides the developer an opportunity to be heard at a public meeting.”

Over the years, the DBRA has approved Brownfield Plans which describe projects that have been completed or have failed to come to fruition (the “Plan(s)”). These Plans, particularly Plans that involve Tax Increment Financing (“TIF”) revenue, create an administrative burden for the City and the DBRA with multiple annual accounting and reporting requirements for each Plan. Additionally, a stalled Plan prevents

a new proposed development from being able to use and/or take full advantage of Brownfield TIF. Terminating or abolishing a Plan allows new proposed developments to make full use of Brownfield TIF financing through a new Brownfield Plan that is in line with the new proposed development.

Nailah Condominiums is a Plan approved by Council on November 26, 2003 and consisted of a Michigan Single Business Tax Credit. The project, developed by Nailah, LLC, included the redevelopment of ten parcels located in Detroit's Art Center neighborhood at 663, 671, 681, and 701 East Kirby, 658, 676, 692, 702 and 710 East Ferry, and 6431 Hastings Street and entailed the development of 35 townhomes. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

It is the opinion of DBRA staff that the Arvin-Meritor Plan should be abolished due to the fact that the project described in the Plan has been completed and the purposes for which the Plan was established have been accomplished. DBRA staff, upon DBRA Board approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to abolish the Plan.

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

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

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

Grinnell Properties Brownfield Plan: Recommendation to City Council to Abolish

Mr. Vosburg presented the Grinnell Properties Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

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

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

- (a) The governing body may abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished.
- (b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:
 - (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.
 - (ii) Provides the developer an opportunity to be heard at a public meeting.”

Over the years, the DBRA has approved Brownfield Plans which describe projects that have been completed or have failed to come to fruition (the “Plan(s)”). These Plans, particularly Plans that involve Tax Increment Financing (“TIF”) revenue, create an administrative burden for the City and the DBRA with

multiple annual accounting and reporting requirements for each Plan. Additionally, a stalled Plan prevents a new proposed development from being able to use and/or take full advantage of Brownfield TIF. Terminating or abolishing a Plan allows new proposed developments to make full use of Brownfield TIF financing through a new Brownfield Plan that is in line with the new proposed development.

Grinnell Properties is a Plan approved by Council on July 30, 2003 and consists of a Michigan Single Business Tax Credit. The project, developed by Motor City Electric Co., proposed the redevelopment of two parcels located at 8390 and 9440 Grinnell Avenue and entailed the renovation of two existing structures into the headquarters for Motor City Electric Co. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

It is the opinion of DBRA staff that the Grinnell Properties Plan should be abolished due to the fact that the project described in the Plan has been completed and the purposes for which the Plan was established have been accomplished. DBRA staff, upon DBRA Board approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to abolish the Plan.

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

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

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

Gratiot McDougall Brownfield Plan: Recommendation to City Council to Abolish

Mr. Vosburg presented the Gratiot McDougall Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

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

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

- (a) The governing body may abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished.
- (b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:
 - (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.
 - (ii) Provides the developer an opportunity to be heard at a public meeting.”

Over the years, the DBRA has approved Brownfield Plans which describe projects that have been completed or have failed to come to fruition (the “Plan(s)”). These Plans, particularly Plans that involve Tax

Increment Financing (“TIF”) revenue, create an administrative burden for the City and the DBRA with multiple annual accounting and reporting requirements for each Plan. Additionally, a stalled Plan prevents a new proposed development from being able to use and/or take full advantage of Brownfield TIF. Terminating or abolishing a Plan allows new proposed developments to make full use of Brownfield TIF financing through a new Brownfield Plan that is in line with the new proposed development.

Gratiot McDougall Homes, LLC is a Plan approved by Council on November 26, 2003 and consists of a Michigan Single Business Tax Credit. The project, developed by Gratiot McDougall United Community Development Corporation, proposed the redevelopment of 63 parcels bounded by Hunt Street to the north, the first alley of Mt. Elliott Street to the east, Vernor to the south, and McDougall to the west and entailed the development of single-family homes. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

It is the opinion of DBRA staff that the Gratiot McDougall Plan should be abolished due to the fact that the project described in the Plan has been completed and the purposes for which the Plan was established have been accomplished. DBRA staff, upon DBRA Board approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to abolish the Plan.

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

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

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

Brush Park North Condominiums Brownfield Plan: Recommendation to City Council to Abolish

Mr. Vosburg presented the Brush Park North Condominiums Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

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

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

- (a) The governing body may abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished.
- (b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:
 - (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.
 - (ii) Provides the developer an opportunity to be heard at a public meeting.”

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

Brush Park North Condominiums is a Plan approved by Council on November 26, 2003 and consists of a Michigan Single Business Tax Credit. The project, developed by Nailah-Brush Park Mack Development, L.L.C., proposed the rehabilitation of vacant structures at 240 and 248 Mack Avenue for condominiums with one office/commercial space and new construction of condominium units at 262 Mack Avenue. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

It is the opinion of DBRA staff that the Warren Conner Plan should be abolished due to the fact that the project described in the Plan has been completed and the purposes for which the Plan was established have been accomplished. DBRA staff, upon DBRA Board approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to abolish the Plan.

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

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

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

Bellemeere Brownfield Plan: Recommendation to City Council to Abolish

Mr. Vosburg presented the Bellemeere Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

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

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

- (a) The governing body may abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished.
- (b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:
 - (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.
 - (ii) Provides the developer an opportunity to be heard at a public meeting."

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

Bellemere Apartments is a Plan approved by Council on November 14, 2003 and consists of a Michigan Single Business Tax Credit. The project, developed by HDC Construction, proposed the redevelopment of five parcels located at 14824-14972 Greenfield Road and included 88 single family apartments and a community space. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

It is the opinion of DBRA staff that the Bellemere Plan should be abolished due to the fact that the project described in the Plan has been completed and the purposes for which the Plan was established have been accomplished. DBRA staff, upon DBRA Board approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to abolish the Plan.

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

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

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

20201-50 Sherwood Brownfield Plan: Recommendation to City Council to Abolish

Mr. Vosburg presented the 20201-50 Sherwood Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

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

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

- (a) The governing body may abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished.
- (b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:
 - (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.

- (ii) Provides the developer an opportunity to be heard at a public meeting.”

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

20201 and 20251 Sherwood is a Plan approved by Council on March 12, 2003 and consists of a Michigan Single Business Tax Credit. The project, developed by RMT Industries, LLC, proposed the redevelopment of two parcels located at 20201 and 20251 Sherwood. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

It is the opinion of DBRA staff that the 20201-50 Sherwood Plan should be abolished due to the fact that the project described in the Plan has been completed and the purposes for which the Plan was established have been accomplished. DBRA staff, upon DBRA Board approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to abolish the Plan.

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

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

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

2627 Clark VITEC Brownfield Plan: Recommendation to City Council to Abolish

Mr. Vosburg presented the 2627 Clark VITEC Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

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

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

- (a) The governing body may abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished.
- (b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:
 - (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.

- (ii) Provides the developer an opportunity to be heard at a public meeting.”

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

2627 Clark/VITEC is a Plan approved by Council on September 10, 2003 and consists of a Michigan Single Business Tax Credit. The project, developed by VITEC, LLC, proposed the redevelopment of one parcel located at 2627 Clark Street. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

It is the opinion of DBRA staff that the 2627 Clark VITEC Plan should be abolished due to the fact that the project described in the Plan has been completed and the purposes for which the Plan was established have been accomplished. DBRA staff, upon DBRA Board approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to abolish the Plan.

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

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

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

The Board took the following action:

Ms. Mays made a motion to tie-bar the resolutions for the West Town Homes Brownfield Plan, Warren Conner Brownfield Plan, Research Lofts Brownfield Plan, Nailah Condominiums Brownfield Plan, Grinnell Properties Brownfield Plan, Grinnell Properties Brownfield Plan, Gratiot McDougall Brownfield Plan, Brush Park North Condominiums Brownfield Plan, Bellemere Brownfield Plan, 20201-50 Sherwood Brownfield Plan and 2627 Clark VITEC Brownfield Plan: Recommendations to City Council to Abolish. Ms. DeSantis seconded the motion.

Mr. Scott called for a motion to approve the resolutions for the West Town Homes Brownfield Plan, Warren Conner Brownfield Plan, Research Lofts Brownfield Plan, Nailah Condominiums Brownfield Plan, Grinnell Properties Brownfield Plan, Grinnell Properties Brownfield Plan, Gratiot McDougall Brownfield Plan, Brush Park North Condominiums Brownfield Plan, Bellemere Brownfield Plan, 20201-50 Sherwood Brownfield Plan and 2627 Clark VITEC Brownfield Plan: Recommendations to City Council to Abolish, as presented. The Board took the following action:

Ms. Mays made a motion to approve the tie-barred resolutions for the West Town Homes Brownfield Plan, Warren Conner Brownfield Plan, Research Lofts Brownfield Plan, Nailah Condominiums Brownfield Plan, Grinnell Properties Brownfield Plan, Grinnell Properties Brownfield Plan, Gratiot McDougall Brownfield Plan, Brush Park North Condominiums Brownfield Plan,

Bellemere Brownfield Plan, 20201-50 Sherwood Brownfield Plan and 2627 Clark VITEC Brownfield Plan: Recommendations to City Council to Abolish, as presented. Mr. George seconded the motion.
DBRA Resolution Codes

24-03-67-03,
24-03-69-03,
24-03-39-02,
24-03-71-03,
24-03-51-03
24-03-62-03
24-03-61-03
24-03-58-03
24-03-40-03, and
24-03-55-03 were approved.

Mr. Dueweke asked how many brownfield plans still need to be abolished. Mr. Vosburg stated that there are well over 100 brownfield plans that still need to be abolished. Mr. Dueweke asked how that will be coordinated on the City Council agendas. Mr. Vosburg stated that DBRA staff has been working with Councilmember Pro-Tem Tate's Office to coordinate the timing of the brownfield plan abolishments so as not to overwhelm the agendas for the Planning and Economic Development Standing Committee and the Committee of the Whole Sessions.

OTHER

None.

ADJOURNMENT

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

On a motion by Mr. George, seconded by Ms. DeSantis, the meeting was unanimously adjourned at 4:45 PM.



CODE DBRA 24-03-02-335

APPROVAL OF MINUTES OF FEBRUARY 28, 2024

RESOLVED, that the minutes of the regular meeting of February 28, 2024 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Detroit Brownfield Redevelopment Authority.

March 27, 2024



DBRA 24-03-03-245

ACCEPTANCE OF TREASURER'S REPORT FOR FEBRUARY 2024

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period February 1 through February 29, 2024, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

March 27, 2024



CODE DBRA 24-03-01-245

ADMINISTRATION: AMENDMENT TO BROWNFIELD PLAN GUIDELINES

WHEREAS, 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”) pursuant to 381 PA 1996, as amended, (“Act 381”) 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, on July 16, 2002, the DBRA first adopted its Guidelines for Brownfield Plan Proposals (the “Guidelines”) to provide owners and developers of eligible property who may seek assistance available under Act 381 with guidelines the DBRA will consider in reviewing proposed brownfield plans; and

WHEREAS, the DBRA last amended, and made effective, its Guidelines on May 9, 2018; and

WHEREAS, the DBRA desires to amend the Guidelines as presented in the attached “Exhibit A Guidelines” to be effective March 27, 2024.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Guidelines are amended as stated on **Exhibit A.**

BE IT FURTHER RESOLVED, that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the DBRA’s Authorized Agents, shall hereafter have the authority to negotiate and execute all documents with such other terms and conditions that are determined by such Authorized Agents and/or Officers to be customary or appropriate and not inconsistent with this resolution, and to negotiate and execute all other documents, contracts, or papers, and take all 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.

March 27, 2024

Exhibit A

CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

Amended and Restated Guidelines for Brownfield Plan Proposals
Effective ~~May 9, 2018~~ March 27, 2024

Introduction

The City of Detroit Brownfield Redevelopment Authority (“DBRA”) will consider each Brownfield Plan or Combined Brownfield Plan (generally referred to as the “Plan” or collectively, the “Plans”, which is submitted to it on a case-by-case basis, based upon the merits of the particular Plan(s). However, in order to provide general guidance for the preparation of Plans, the DBRA has developed the following generic guidelines relating to certain aspects of Plans and Reimbursement Agreements entered into by the DBRA to authorize the capture and use of tax increment revenues (TIF).

Each Plan and Reimbursement Agreement shall be subject to these guidelines; however, the DBRA of course reserves the right to depart from these guidelines as it deems necessary if the DBRA determines that such departure would further the purposes for which the DBRA was established. Factors the DBRA may consider in its decision to depart from these guidelines may include, but are not limited to: the scope of investment proposed, the potential additional investment generated by the project, whether the project would otherwise occur without the financial incentive available from the DBRA, the remediation of contaminated property and other environmental benefits, the demolition or renovation of blighted or obsolete facilities, job creation or retention, tax base protection, improvement and diversification, and neighborhood improvement.

Guidelines

1. Project Evaluation

- a. In order to initially evaluate support for a Plan, the following lists the steps that shall occur prior to submittal of a Plan to the DBRA Board of Directors:
 - i. Preliminary meeting with DBRA staff and the developer. DBRA staff to inform the developer that the following documents are required:
 - a) Brownfield Plan details including project specifics such as type of development, number of units, square footage, total investment, and cost of eligible activities.
 - b) Project pro forma, cash flow analysis, sources and uses and internal rate of return (IRR) calculation.
 - ii. Initial Brownfield Plan Review Team Meeting.
 - iii. Developer to provide additional information requested as a result of the Initial Brownfield Plan Review Team Meeting.
 - iv. Three (3) weeks prior to the brownfield plan being placed on the DBRA Board agenda, developer must submit the Brownfield Plan in final form--including all attachments and approvals, including a letter of support from the City of Detroit Planning and Development Department.
 - v. Final Brownfield Plan Review Team meeting, if necessary, scheduled immediately following receipt of the final Brownfield Plan to determine if the Brownfield Plan will be supported.
- b. Reimbursement of Eligible Costs shall be made pursuant to an approved Brownfield Plan, Reimbursement Agreement and a Michigan Strategic (“MSF”) and/or Michigan Department of Environmental Quality (“MDEQ”) work plan. In order to qualify for TIF, applicants must

demonstrate that the project will not have sufficient funds to be completed without TIF reimbursement as TIF reimbursement is not intended to unduly enrich a developer or business, or to create an unfair advantage.

- c. In determining whether to approve eligible activity reimbursement, the DBRA shall review the projected IRR provided by the developer. In no event shall eligible activity cost reimbursement be approved by the DBRA if the projected IRR for the approved Plan exceeds fifteen-percent (15%) to twenty-percent (20%) depending on the industry and market conditions at the time of the approval of the brownfield plan.
- d. The DBRA shall not use TIF capture to reimburse a Developer for eligible activity costs that were funded through a grant.
- e. If additional incentives are requested after approval of a Plan, the Developer shall recalculate the IRR factoring the additional incentives. If the revised projected IRR exceeds fifteen-percent (15%) to twenty-percent (20%), the DBRA has the right to reduce the amount of Eligible Cost reimbursement to where the IRR does not exceed fifteen-percent (15%) to twenty-percent (20%).

2. Pre-Brownfield Plan Expenditures

- a. Unless agreed to by the DBRA in writing, Pre-Plan eligible activity costs incurred more than 240 days prior to Plan approval by Detroit City Council will not be eligible for reimbursement. If a developer desires to incur eligible activity costs prior to approval of a Plan, the developer must inform the DBRA, the MSF and/or the MDEQ of these activities and their timing in writing.
- b. Reimbursement of Pre-Plan expenditures is subject to completion of the eligible activities pursuant to the approved Plan. Pre-Plan expenditures that are eligible for reimbursement may include: reasonable costs of developing and preparing brownfield plans and work plans; baseline environmental assessment activities; preparation of a due care plan; and non-environmental activities, per Michigan Public Act 381 of 1996, as amended (“Act 381”).
- c. Any eligible activity cost incurred prior to approval of the Plan shall be incurred at the risk of the developer.
- d. Reasonable costs of developing and preparing the Plan and any necessary work plans for MSF or MDEQ approval are eligible for reimbursement; however, such costs shall not exceed \$30,000.00.
- e. The owner of a property for which a Plan is adopted that includes reimbursement of past expenditures shall be required to indemnify, defend and hold harmless the DBRA for the recapture of any reimbursement payments made to, or on behalf of, the developer in excess of the amount of tax increment revenues the DBRA is permitted by law to use for such reimbursement as determined by the State, any agency thereof or by a court of relevant jurisdiction.

3. Brownfield Plan Expenditures

If a proposed use of tax increment revenues attributable to K-12 and State levies (“School Taxes”) is not permitted by law or are denied by MDEQ or MSF, the use of tax increment revenues attributable to all other levies (“Local Taxes”) may be approved, as included in the Plan, subject to the following:

- a. The chart attached hereto as Attachment A provides a general outline of eligible activities, the funding sources, and the approvals required for the same.
- b. The total amount of tax increment revenues attributable to Local Taxes that is used for the costs of all eligible activities for an eligible property for which School Taxes are not permitted by law or are denied by MDEQ or MSF, shall not be greater than that amount of tax increment revenues attributable to Local Taxes for such eligible activities that would be used if School Taxes were permitted or approved. Any exceptions are subject to DBRA Board approval.

4. Interest on Brownfield Plan Payments

- a. If the DBRA determines that subject to 1(b) and 3(b) above, the Plan qualifies for reimbursement of interest for expenditures on eligible activities, interest shall be calculated on the principal balance, applying simple interest, at a rate not to exceed 5%. Interest shall accrue annually from the date when costs for eligible activities are certified by the DBRA and shall not exceed the term stated in the Brownfield Plan. In no event shall the DBRA reimburse for interest accrued as a result of non-payment of taxes. Notwithstanding the above, a) reimbursement for interest will occur after the costs of eligible activities are reimbursed in full and b) should reimbursement of interest with School Taxes not be permitted by the MSF or the MDEQ, the calculation of interest will occur only on the Local portion of the unreimbursed eligible activities.
- b. If the Plan qualifies for reimbursement of interest for expenditures on eligible activities (as described in 4(a) above) AND the project will also be receiving a tax abatement, then interest shall not accrue during the abatement period.
- c. After five (5) years of tax increment financing (TIF) capture, the DBRA shall have the right to have the IRR projection recalculated. To the extent that such recalculations exceed an IRR of fifteen percent (15%) to twenty percent (20%), then the DBRA may eliminate or reduce the interest rate to a rate where the IRR does not exceed fifteen percent (15%) to twenty percent (20%).

5. Brownfield Plan Bonding

Unless otherwise agreed upon between the Developer, the DBRA and the State of Michigan, the DBRA shall not incur nor issue any note or bonded indebtedness to finance the purposes of the Plan.

6. Displacement/Relocation of Individuals on Eligible Property

If there are persons or businesses residing on the eligible property within six (6) months of the Developer’s initial contact with DBRA staff to discuss a Brownfield Plan, the Developer shall comply with any and all applicable requirements of the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970, Public Law 91-646 (the “URA”). Furthermore, the Developer must provide a relocation plan to the DBRA stating how the requirements of the URA will be met. Finally,

upon completion of the eligible activities and prior to any TIF reimbursement, the developer must provide evidence that the requirement of the URA have been met.

7. Brownfield Plan Duration

- a. Unless otherwise agreed to in writing by the DBRA, all eligible activities shall be completed within three (3) years after approval of the Michigan Strategic Fund work plan, if applicable, or three (3) years after execution of the Reimbursement Agreement.
- b. Subject to Section 13(22) of Act 381, the beginning date and duration of capture of tax increment revenues for each eligible property shall occur in accordance with the TIF table attached to an approved Plan. In no event, however, shall a Plan extend beyond the maximum term allowed by Section 13(1)(f) of Act 381.
- c. The Detroit City Council may abolish a Plan (or any subsequent amendment thereto) when it finds that the purposes for which the Plan was established have been accomplished.
- d. The Detroit City Council may terminate a Plan (or any subsequent amendment thereto) if the project for which eligible activities were identified in the Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least five (5) years following the date of the governing body resolution approving the Plan (or any subsequent amendment thereto) or any such date as allowed in Act 381.
- e. In no event, however, shall the Plan be extended beyond the maximum term allowed by Section 13(1)(f) of Act 381.

8. Environmental Condition Disclosure and Acknowledgement

- a. An ASTM Standard 1527-05 Phase I Environmental Site Assessment (“ESA”) is required to be submitted to the City of Detroit Buildings, Safety Engineering and Environmental Department (“BSEED”) with all Plans, for all parcels included in the Plan. BSEED will submit to the DBRA an acknowledgement, attached hereto as Attachment B, that the project documents submitted to BSEED satisfy Brownfield Guidelines.
- b. Based on the results of the Phase I ESA, a Phase II ESA may be required to determine the degree and impact of possible environmental contamination on the eligible property.
- c. Developer will provide a Response Activity Plan, if applicable, to the DBRA demonstrating how the eligible property will be remediated.
- d. At the time of submission of request for TIF reimbursement, the developer will provide verification by qualified environmental professional, to the DBRA that the remediation activities identified in the Response Activity Plan have been completed and approved by MDEQ.

9. Brownfield Plan Notice

- a. Developer will provide a copy of the proposed Plan to Community Development Organizations and/or groups in the project area.

- b. DBRA will send public hearing notices to Community Development Organizations and/or community groups as identified by the City of Detroit Planning Commission staff, the City of Detroit Planning and Development Department and other relevant sources.

10. Department of Civil Rights, Inclusion and Opportunity Clearance

- a. All projects with approved Plans are subject to all applicable City of Detroit Executive Orders, which include but are not limited to, City of Detroit Executive Order No. 2016-1 and 2014-5 (the "Executive Orders").
- b. Upon approval of a Plan by City Council, Developer must contact the City of Detroit Department of Civil Rights, Inclusion and Opportunity (the "CRIO") to establish a process for Compliance with the Executive Orders
- c. In conjunction with any reimbursement request made by Developer to DBRA and upon completion of the project, the Developer will provide DBRA with written confirmation from CRIO confirming that the Project is in compliance with the Executive Orders.
- d. The developer must participate in the Detroit Economic Growth Corporation D2D Pre-Rehabilitation Opportunities Sessions program and a City Council Skilled Trades Task Force meeting.

11. Annual Reporting

- a. The developer shall provide an annual report to the DBRA due on June 1 of each year subsequent to Plan approval. The report shall be submitted with an affidavit executed by the Developer substantiating the facts in the annual report and shall include progress updates on state and local mandated items and other such information that the DBRA may request in writing. (See attachment C).
- b. Failure to submit an annual report may result in the withholding of TIF reimbursement until the report or proper waiver is submitted.

12. Local Site Remediation Revolving Fund

All Plans will provide for the maximum capture authorized by law for the Local Site Remediation Revolving Fund.

13. Administrative Expenses

- a. All Plans shall authorize the use of tax increment revenues for administrative and operating expenses to the maximum extent permitted by law unless otherwise agreed to in writing pursuant to a Reimbursement Agreement.
- b. An initial annual amount of 15% shall be retained from annual tax increment revenues for use for administrative and operating expenses of the DBRA, not to exceed ~~\$100,000.00~~twenty percent (20%) of the applicable aggregate statutory cap imposed by Act 381 under Section 13b(7) of Michigan Public Act 381 of 1996, as amended, (hereinafter referred to as, the "DBRA

Administrative Fee”) and such percentage may be adjusted ~~upward or~~ downward by the DBRA based upon the Plan’s proportionate share of all tax increment revenues available.

- c. In the event that the actual amount of tax increment revenues captured annually for a Plan is not sufficient to allow DBRA to collect the entire DBRA Administrative Fee, then an amount equal to not more than ten percent (10%) of the outstanding DBRA Administrative Fee shall be deferred and accrue until eligible tax increment revenues are sufficient to pay the accrued and deferred DBRA Administrative Fee as well as the current DBRA Administrative Fee. Notwithstanding anything to the contrary in this Section 13, in no instance shall DBRA receive less than 5% of the DBRA Administrative Fee annually and, to the extent, that the actual amount of tax increment revenues captured annually for a Plan is not sufficient to allow DBRA to collect at least 5% of the DBRA Administrative Fee, then the Developer shall be required to pay up to 5% of the DBRA Administrative Fee directly to DBRA (the “Direct Payment”). Failure by the Developer to make this Direct Payment within thirty (30) days of when requested by DBRA in writing shall constitute a default under the Reimbursement Agreement.

14. Fees

A request for approval of a Plan must be accompanied by the following fees, per the attached schedules, (attached hereto as Attachment D):

- a. A nonrefundable initial application fee upon submission of the proposed Plan or Amended Plan to the DBRA.
- b. Upon approval of the proposed Plan or Amended Plan by the DBRA, a processing fee equal to a certain percent of the amount of payments authorized under the Plan or Amended Plan, not to exceed a certain amount, as indicated in Attachment D. In the event that the City Council does not subsequently approve the Plan or Amended Plan, the processing fee may be refunded to the developer.

15. Determination of Taxable Value and Beginning Date of Tax Capture

For Plans in which tax increment revenues will be captured, the Developer shall identify the following in each Plan:

- a. The base year as shown either by the most recent assessment roll for which the equalization has been completed at the time the resolution approving the Plan is adopted or by the next assessment roll for which the equalization will be completed following the date of the resolution adopting the Plan.
- b. The beginning date of tax capture which shall not be later than 5 years following the date of the resolution adopting the Plan.

16. Insurance

The Developer, and its contractors, shall each obtain and maintain throughout the term of performing eligible activities adequate insurance, including, but not limited to general liability insurance in the amount of \$1,000,000 per incident and \$2,000,000 in the aggregate. The Developer shall name the City of Detroit and the DBRA as additional insureds and to the extent obtainable, be accompanied by

a commitment from the insurer that such policies shall not be cancelled or reduced without at least thirty (30) days prior notice to the DBRA. As to the additional insureds, the insurance provided shall be primary and non-contributory, and the developer shall provide the DBRA a certificate evidencing such insurance coverage. Notwithstanding the foregoing, the DBRA may request such additional insurance as it deems necessary to effectuate the Project and the Plan.

17. Detroit Brownfield Redevelopment Plan Approval Process

- a. The list below describes the steps typically followed for approval of a Plan:
 - i. Submit and present the Plan to the DBRA Board of Directors and the DBRA Community Advisory Committee (DBRA-CAC).
 - ii. Public Hearing held in a location nearby the eligible property as described in the Plan.
 - iii. Present the results of the DBRA-CAC meeting and the local public hearing to the DBRA Board of Directors.
 - iv. DBRA Board of Directors resolves to send the Plan to Detroit City Council for its review, to set a public hearing, and its approval.
 - v. Public hearing at the Detroit City Council's Planning and Economic Development Standing Committee.
 - vi. Detroit City Council Plan approval.
 - vii. MSF work plan approval for school TIF capture on non-environmental eligible activities.
 - viii. MDEQ work plan approval for school TIF capture on environmental eligible activities.

- b. The DBRA-CAC may approve a resolution holding a DBRA and DBRA-CAC joint public hearing. In the event that the DBRA-CAC decides to hold a DBRA and DBRA-CAC joint public hearing, the DBRA-CAC will deliberate regarding support for the Plan subsequent to the joint public hearing.

Attachments

Attachment A – Approval Required for Selected Reimbursable Eligible Activities Chart

Attachment B – B&SEED Acknowledgement of Submitted Environmental Documents

Attachment C – DBRA Plan Information Form

Attachment D – DBRA Fee Schedule

Attachment E- Documents Required for TIF Reimbursement



CODE DBRA 24-03-326-01

SHOP AT 6 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 **Shop at 6 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.

March 27, 2024



CODE DBRA 24-03-327-01

WOODWARD AND CHARLOTTE 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 **Woodward and Charlotte 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.

March 27, 2024



CODE DBRA 24-03-67-03

WEST TOWN HOMES I, LLC BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN

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

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

WHEREAS, on October 29, 2003, the DBRA Board of Directors approved the West Town Homes I, LLC Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on November 26, 2003, City Council approved the Plan; and

WHEREAS, on December 9, 2003, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(a) of Act 381 of 1996, as amended, permits a governing body to abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished; and

WHEREAS, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

WHEREAS, the “developer” for the Plan is Community Planning Association (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan has been completed and the purposes for which the Plan was established have been accomplished; and

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

NOW THEREFORE, BE IT RESOLVED, subject to the notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

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

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

BE IT FURTHER RESOLVED, that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the DBRA's Authorized Agents, shall hereafter have the authority to negotiate and execute all documents with such other terms and conditions that are determined by such Authorized Agents and/or Officers to be customary or appropriate and not inconsistent with this resolution, and to negotiate and execute all other documents, contracts, or papers, and take all 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.

March 27, 2024



CODE DBRA 24-03-69-03

WARREN CONNER BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN

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

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

WHEREAS, on April 21, 2004, the DBRA Board of Directors approved the Warren Conner Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on June 9, 2004, City Council approved the Plan; and

WHEREAS, on June 16, 2004, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(a) of Act 381 of 1996, as amended, permits a governing body to abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished; and

WHEREAS, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

WHEREAS, the “developer” for the Plan is Thor Gallery Warren Conner LLC (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan has been completed and the purposes for which the Plan was established have been accomplished; and

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

NOW THEREFORE, BE IT RESOLVED, subject to the notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

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

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

BE IT FURTHER RESOLVED, that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the DBRA's Authorized Agents, shall hereafter have the authority to negotiate and execute all documents with such other terms and conditions that are determined by such Authorized Agents and/or Officers to be customary or appropriate and not inconsistent with this resolution, and to negotiate and execute all other documents, contracts, or papers, and take all 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.

March 27, 2024



CODE DBRA 24-03-39-02

RESEARCH LOFTS BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN

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

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

WHEREAS, on January 15, 2003, the DBRA Board of Directors approved the Research Lofts Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on February 26, 2003, City Council approved the Plan; and

WHEREAS, on March 11, 2003, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(a) of Act 381 of 1996, as amended, permits a governing body to abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished; and

WHEREAS, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

WHEREAS, the “developer” for the Plan is 5766 Trumbull, L.L.C. (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan has been completed and the purposes for which the Plan was established have been accomplished; and

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

NOW THEREFORE, BE IT RESOLVED, subject to the notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

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

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

BE IT FURTHER RESOLVED, that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the DBRA's Authorized Agents, shall hereafter have the authority to negotiate and execute all documents with such other terms and conditions that are determined by such Authorized Agents and/or Officers to be customary or appropriate and not inconsistent with this resolution, and to negotiate and execute all other documents, contracts, or papers, and take all 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.

March 27, 2024



CODE DBRA 24-03-69-03

NAILAH CONDOMINIUMS EAST BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN

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

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

WHEREAS, on October 29, 2003, the DBRA Board of Directors approved the Nailah Condominiums East Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on November 26, 2003, City Council approved the Plan; and

WHEREAS, on December 9, 2003, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(a) of Act 381 of 1996, as amended, permits a governing body to abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished; and

WHEREAS, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

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

WHEREAS, the DBRA has determined that the project identified in the Plan has been completed and the purposes for which the Plan was established have been accomplished; and

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

NOW THEREFORE, BE IT RESOLVED, subject to the notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

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

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

BE IT FURTHER RESOLVED, that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the DBRA's Authorized Agents, shall hereafter have the authority to negotiate and execute all documents with such other terms and conditions that are determined by such Authorized Agents and/or Officers to be customary or appropriate and not inconsistent with this resolution, and to negotiate and execute all other documents, contracts, or papers, and take all 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.

March 27, 2024



CODE DBRA 24-03-51-03

GRINNELL PROPERTIES BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN

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

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

WHEREAS, on July 2, 2003, the DBRA Board of Directors approved the Grinnell Properties Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on July 30, 2003, City Council approved the Plan; and

WHEREAS, on August 12, 2003, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(a) of Act 381 of 1996, as amended, permits a governing body to abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished; and

WHEREAS, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

WHEREAS, the “developer” for the Plan is Motor City Electric Co. (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan has been completed and the purposes for which the Plan was established have been accomplished; and

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

NOW THEREFORE, BE IT RESOLVED, subject to the notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

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

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

BE IT FURTHER RESOLVED, that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the DBRA's Authorized Agents, shall hereafter have the authority to negotiate and execute all documents with such other terms and conditions that are determined by such Authorized Agents and/or Officers to be customary or appropriate and not inconsistent with this resolution, and to negotiate and execute all other documents, contracts, or papers, and take all 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.

March 27, 2024



CODE DBRA 24-03-62-03

GRATIOT MCDOUGALL HOMES, LLC BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN

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

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

WHEREAS, on October 29, 2003, the DBRA Board of Directors approved the Gratiot McDougall Homes, LLC Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on November 26, 2003, City Council approved the Plan; and

WHEREAS, on December 9, 2003, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(a) of Act 381 of 1996, as amended, permits a governing body to abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished; and

WHEREAS, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

WHEREAS, the “developer” for the Plan is Gratiot McDougall United Community Development Corporation (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan has been completed and the purposes for which the Plan was established have been accomplished; and

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

NOW THEREFORE, BE IT RESOLVED, subject to the notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

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

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

BE IT FURTHER RESOLVED, that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the DBRA's Authorized Agents, shall hereafter have the authority to negotiate and execute all documents with such other terms and conditions that are determined by such Authorized Agents and/or Officers to be customary or appropriate and not inconsistent with this resolution, and to negotiate and execute all other documents, contracts, or papers, and take all 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.

March 27, 2024



CODE DBRA 24-03-61-03

BRUSH PARK NORTH CONDOMINIUMS BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN

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

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

WHEREAS, on October 29, 2003, the DBRA Board of Directors approved the Brush Park North Condominiums Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on November 26, 2003, City Council approved the Plan; and

WHEREAS, on December 9, 2003, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(a) of Act 381 of 1996, as amended, permits a governing body to abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished; and

WHEREAS, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

WHEREAS, the “developer” for the Plan is Nailah-Brush Park Mack Development, L.L.C. (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan has been completed and the purposes for which the Plan was established have been accomplished; and

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

NOW THEREFORE, BE IT RESOLVED, subject to the notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

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

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

BE IT FURTHER RESOLVED, that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the DBRA's Authorized Agents, shall hereafter have the authority to negotiate and execute all documents with such other terms and conditions that are determined by such Authorized Agents and/or Officers to be customary or appropriate and not inconsistent with this resolution, and to negotiate and execute all other documents, contracts, or papers, and take all 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.

March 27, 2024



CODE DBRA 24-03-58-03

BELLEMERE APARTMENTS BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN

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

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

WHEREAS, on September 17, 2003, the DBRA Board of Directors approved the Bellemere Apartments Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on November 14, 2003, City Council approved the Plan; and

WHEREAS, on November 24, 2003, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(a) of Act 381 of 1996, as amended, permits a governing body to abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished; and

WHEREAS, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

WHEREAS, the “developer” for the Plan is HDC Construction (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan has been completed and the purposes for which the Plan was established have been accomplished; and

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

NOW THEREFORE, BE IT RESOLVED, subject to the notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

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

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

BE IT FURTHER RESOLVED, that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the DBRA's Authorized Agents, shall hereafter have the authority to negotiate and execute all documents with such other terms and conditions that are determined by such Authorized Agents and/or Officers to be customary or appropriate and not inconsistent with this resolution, and to negotiate and execute all other documents, contracts, or papers, and take all 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.

March 27, 2024



CODE DBRA 24-03-40-03

20201 AND 20251 SHERWOOD BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN

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

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

WHEREAS, on February 5, 2003, the DBRA Board of Directors approved the 20201 and 20251 Sherwood Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on March 12, 2003, City Council approved the Plan; and

WHEREAS, on March 25, 2003, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(a) of Act 381 of 1996, as amended, permits a governing body to abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished; and

WHEREAS, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

WHEREAS, the “developer” for the Plan is RMT Industries, LLC (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan has been completed and the purposes for which the Plan was established have been accomplished; and

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

NOW THEREFORE, BE IT RESOLVED, subject to the notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

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

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

BE IT FURTHER RESOLVED, that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the DBRA's Authorized Agents, shall hereafter have the authority to negotiate and execute all documents with such other terms and conditions that are determined by such Authorized Agents and/or Officers to be customary or appropriate and not inconsistent with this resolution, and to negotiate and execute all other documents, contracts, or papers, and take all 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.

March 27, 2024



CODE DBRA 24-03-55-03

2627 CLARK/VITEC BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN

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

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

WHEREAS, on July 24, 2003, the DBRA Board of Directors approved the 2627 Clark/VITEC Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on September 10, 2003, City Council approved the Plan; and

WHEREAS, on September 15, 2003, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(a) of Act 381 of 1996, as amended, permits a governing body to abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished; and

WHEREAS, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

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

WHEREAS, the DBRA has determined that the project identified in the Plan has been completed and the purposes for which the Plan was established have been accomplished; and

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

NOW THEREFORE, BE IT RESOLVED, subject to the notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

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

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

BE IT FURTHER RESOLVED, that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the DBRA's Authorized Agents, shall hereafter have the authority to negotiate and execute all documents with such other terms and conditions that are determined by such Authorized Agents and/or Officers to be customary or appropriate and not inconsistent with this resolution, and to negotiate and execute all other documents, contracts, or papers, and take all 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.

March 27, 2024



DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

DBRA BOARD MEETING & CAC MEETING

Wednesday, March 27, 2024



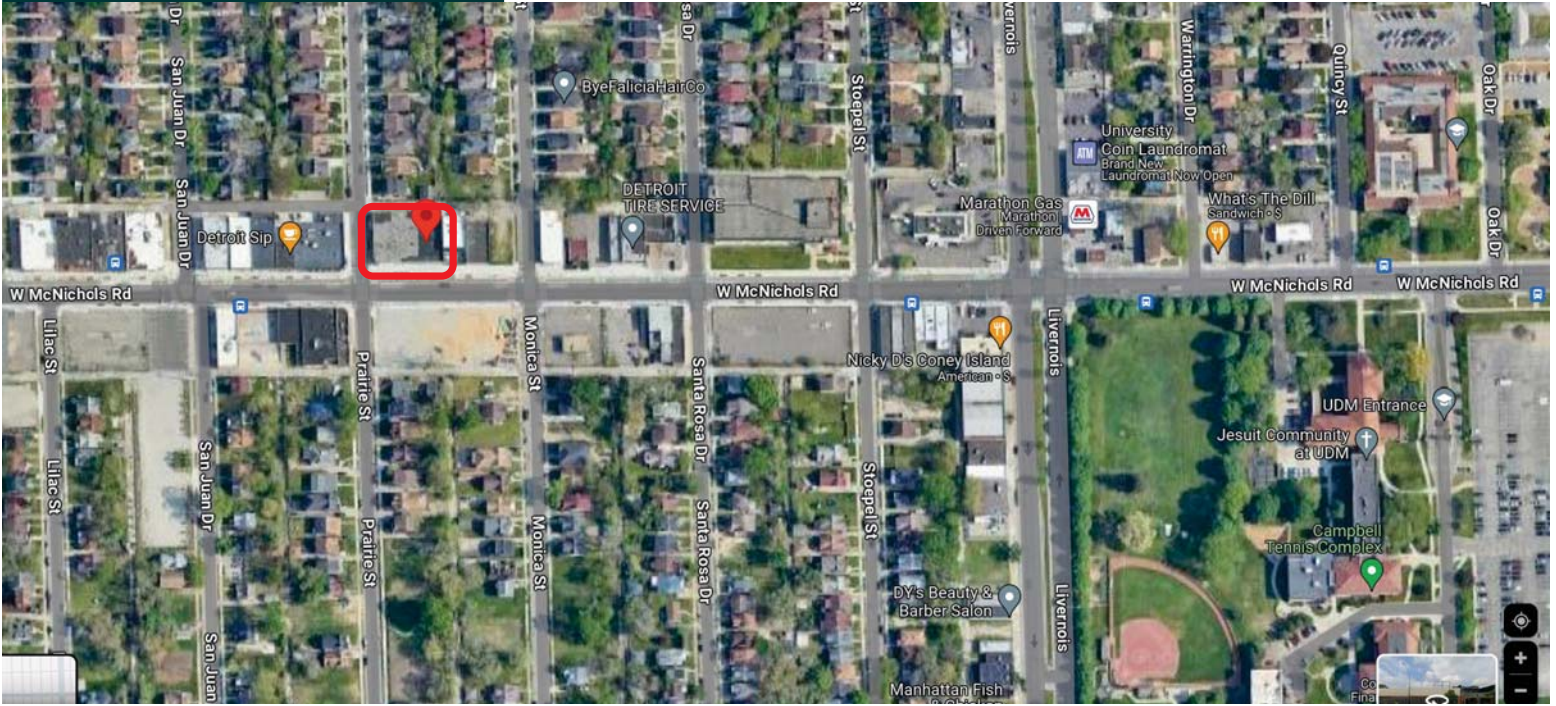
Shop at 6 Brownfield Plan

**PUBLIC ACT
381**





Shop at 6 Brownfield Plan | Location Map

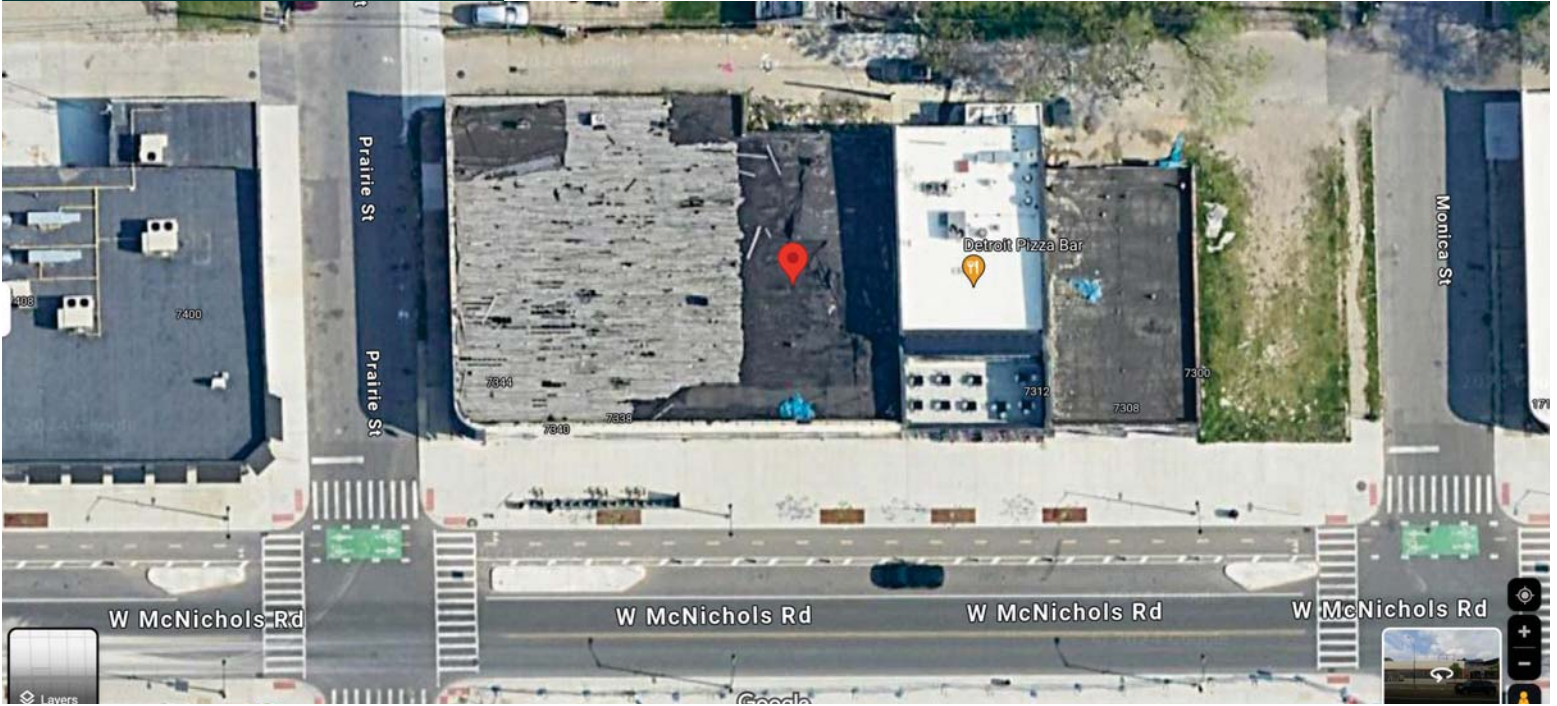


Shop at 6 Brownfield Plan | Current Conditions





Shop at 6 Brownfield Plan | Current Conditions



Shop at 6 Brownfield Plan | Rendering



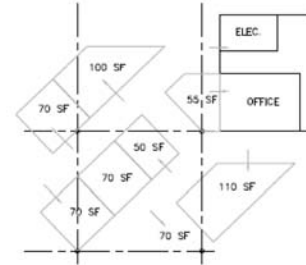
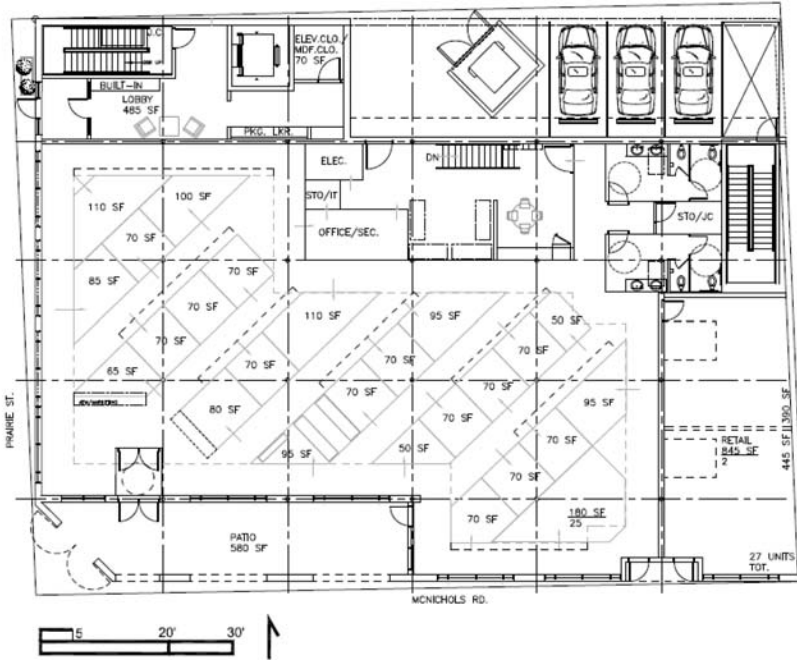


Shop at 6 Brownfield Plan | Rendering

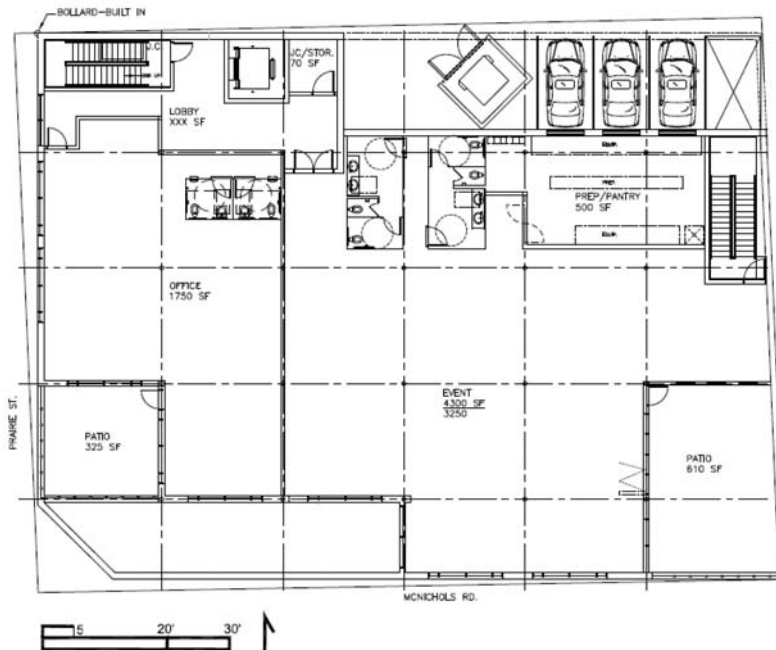


Shop at 6 Brownfield Plan | Rendering





**GROUND LEVEL
EGRESS OPT.4**



**SECOND LEVEL
EGRESS OPT.4**



Invest Detroit Leveraged Loan	\$1,450,000.00
SEED	\$1,045,050.00
Cash Equity	\$400,000.00
NMTC Equity	\$1,200,000.00
SNF Recoverable Loan	\$2,500,000.00
Motor City Match	\$55,000.00
Total	\$6,650,050.00



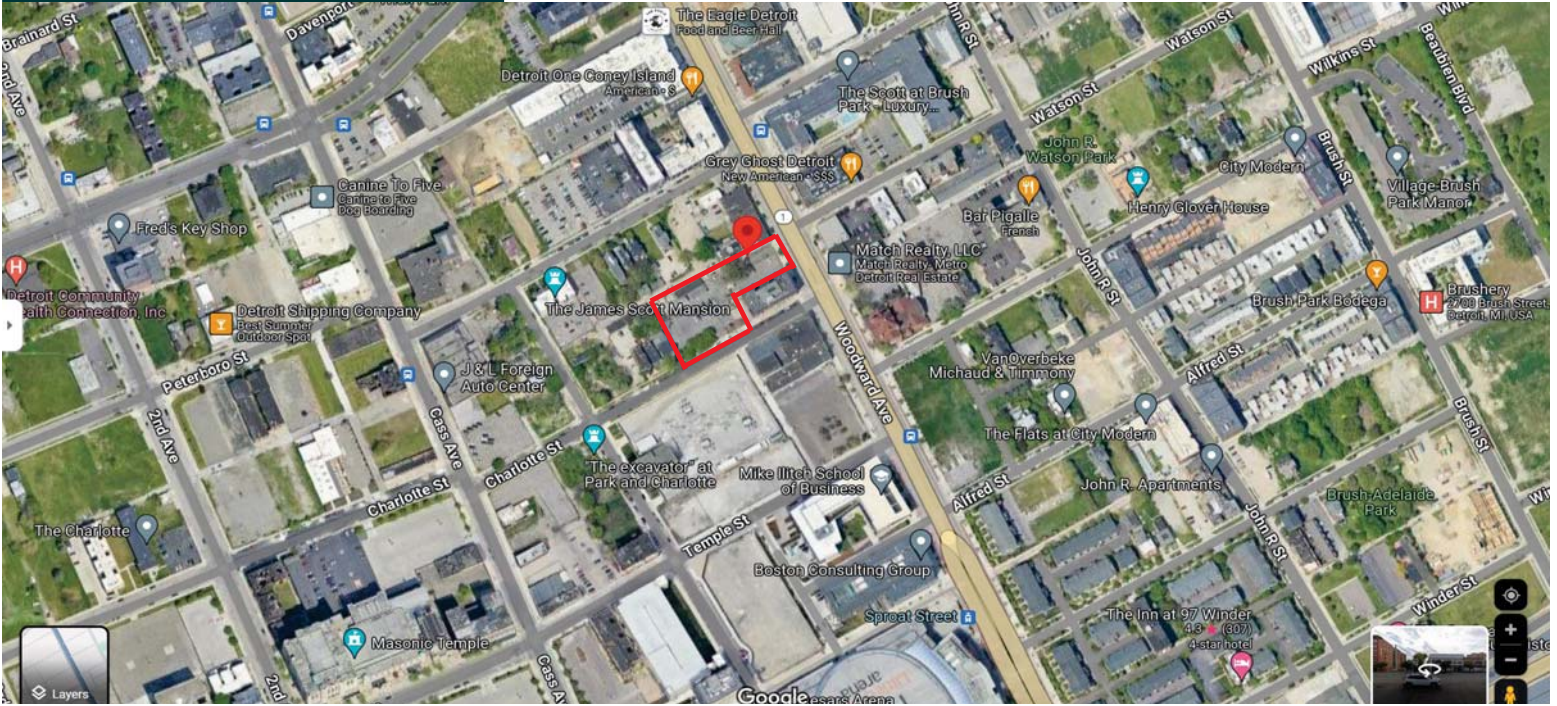
Woodward and Charlotte Brownfield Plan

**PUBLIC ACT
381**

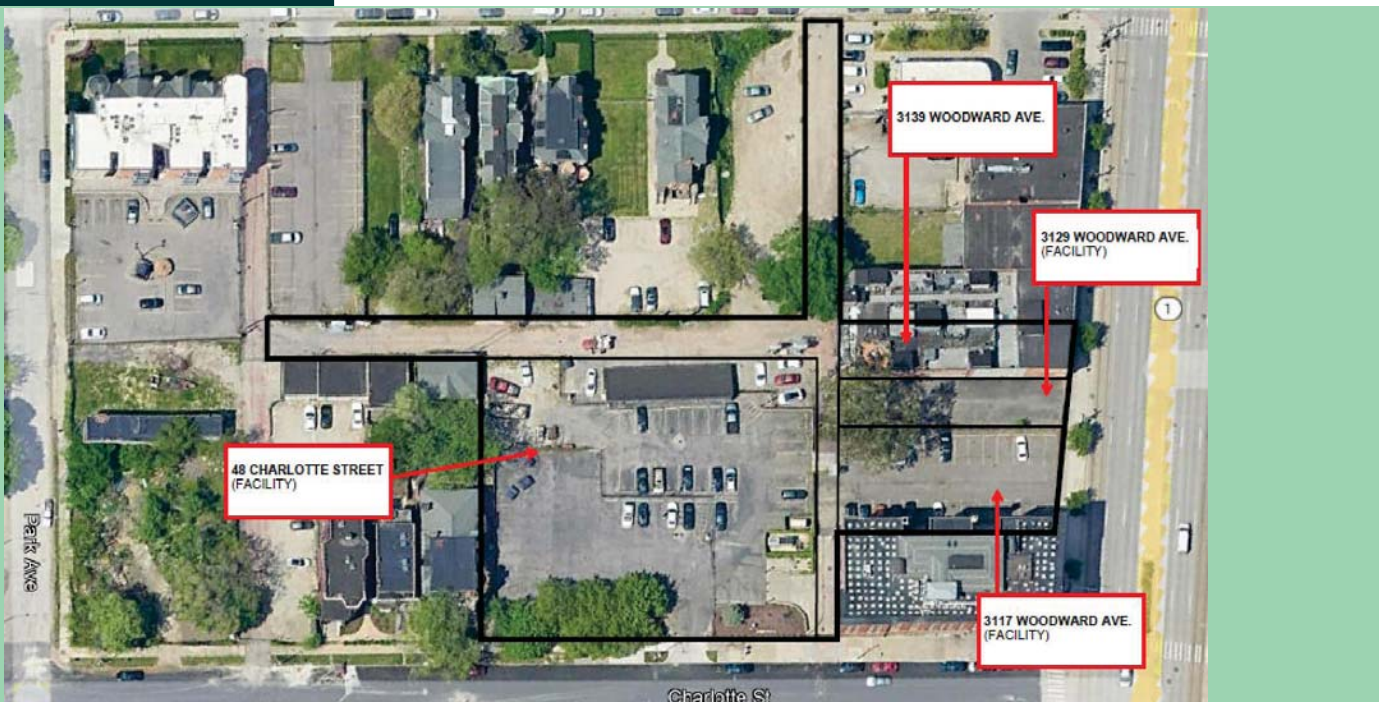




Woodward and Charlotte Brownfield Plan | Location Map



Woodward and Charlotte Brownfield Plan | Location Map





Woodward and Charlotte Brownfield Plan | Current Conditions – Along Woodward Ave.

Oct 2023 See more dates



Woodward and Charlotte Brownfield Plan | Current Conditions – Along Charlotte St.

19 Charlotte St
Detroit, Michigan

Google Street View

Dec 2022 See more dates





Woodward and Charlotte Brownfield Plan | Rendering

SE AERIAL VIEW



Woodward and Charlotte Brownfield Plan | Rendering

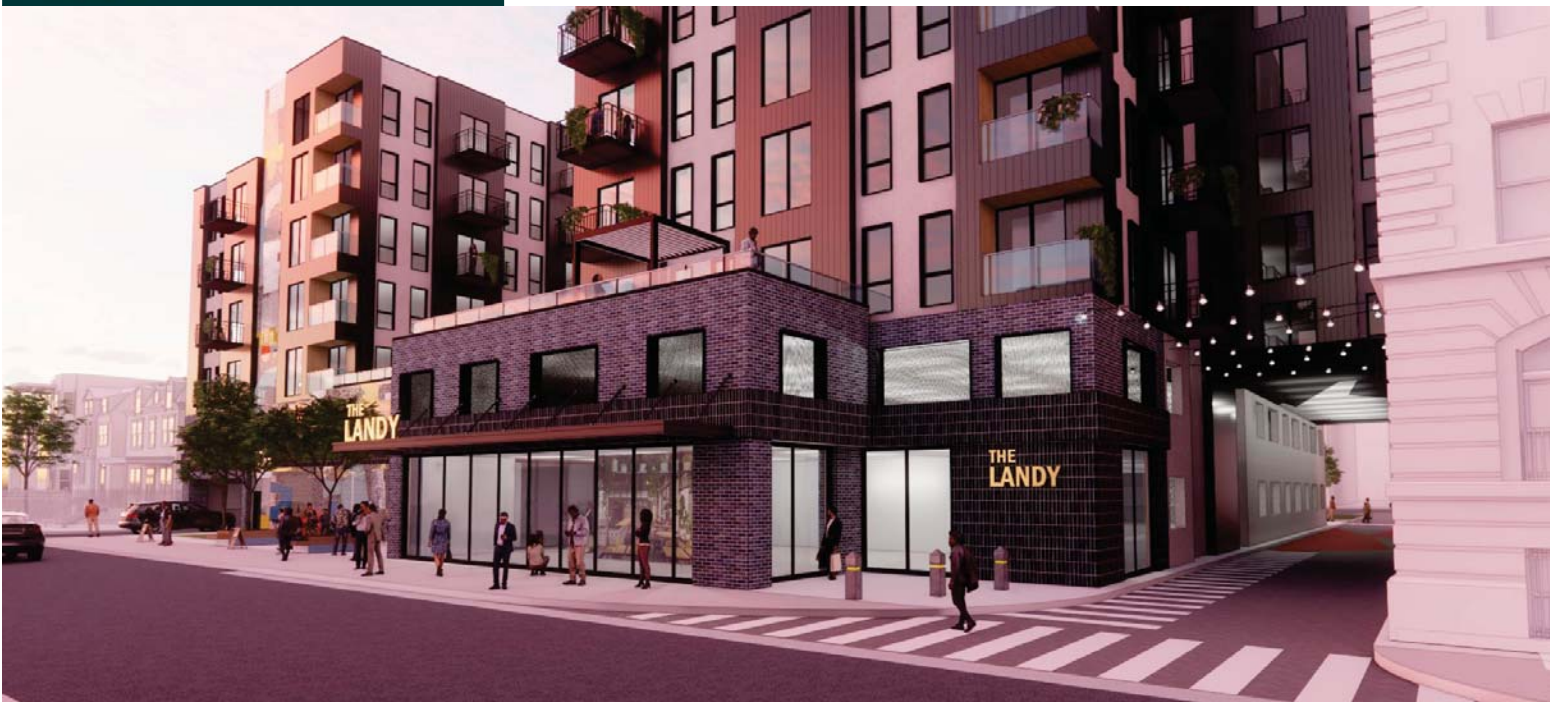




Woodward and Charlotte Brownfield Plan | Rendering



Woodward and Charlotte Brownfield Plan | Rendering





Woodward and Charlotte Brownfield Plan | Capital Stack

Fannie Mae	\$43,150,000
Mezzanine Loan	\$3,250,000
EGLI Grant - proposed	\$1,000,000
Other Loans/Grants	\$1,497,649
Deferred Developer Fees	\$2,200,000
Cash Equity Owner	\$11,900,000
Land/Building Contribution	\$4,000,000
Total	\$66,997,649