



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, OCTOBER 23, 2024
4:00 PM**

BOARD MEMBERS PRESENT:

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

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)
Sidni Smith (DEGC/DBRA)
Rebecca Navin (DEGC/DBRA)
Glen Long, Jr. (DEGC/DBRA)
David Howell (DEGC/DBRA)
Kevin Johnson (DEGC)
Lanard Ingram (DEGC)
Nasri Sobh (DEGC)
Medvis Jackson (DEGC)
Luke Polcyn (Mayor's Office, City of Detroit)
Rico Razo (Housing and Revitalization Dept., City of Detroit)
Aaron Goodman (Planning and Dev. Dept., City of Detroit)
Amy Amador (Housing and Revitalization Dept., City of Detroit)
Nathan Keup (Ginosko Development)
Tom Wackerman (ASTI Environmental)
Craig Willian (Develop Detroit)
Kirk Pinho (Crain's Detroit Business)
JC Reindl (Detroit Free Press)
Paul
Zoom User



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, OCTOBER 23, 2024**

CALL TO ORDER

Chairperson Mr. Scott called the meeting to order at 4:00 pm.

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

GENERAL

Approval of Minutes:

Mr. Scott called for a motion approving the minutes of September 25, 2024, as presented.

The Board took the following action:

Ms. Mays made a motion approving the minutes of the September 25, 2024 Board meeting, as presented. Ms. Elias seconded the motion.
DBRA Resolution Code 24-10-02-341 was unanimously approved.

Delegation of Authority Reports Q1 FY 2024-25

Mr. Vosburg presented the Expenditures Reports Under Delegation of Authority for Q1 FY 2024-25.

In an effort to streamline the process for authorization of expenditures, the DBRA Board of Directors approved DBRA Resolution #18-10-01-204 on October 10, 2018. The resolution authorizes Officers and Authorized Agents (“Designated Parties”) to review and approve contracts in an amount up to Fifty Thousand and 00/100 (\$50,000.00) Dollars and to approved change orders to contracts up to 25% of the original contract amount not to exceed Fifty Thousand and 00/100 (\$50,000.00) Dollars.

Attached for DBRA Board information only was the Delegation of Authority reports of expenditures approved for the period of July through September of 2024.

Ms. Elias joined the meeting at 4:10pm.

PUBLIC COMMENT

None.

PROJECTS

Land Assembly Project (Stellantis): Authorization to Enter into Amendment to MSF Investment Agreement and City Funding Agreement

Ms. Navin presented the Land Assembly Project (Stellantis): Authorization to Enter into Amendment to MSF Investment Agreement and City Funding Agreement to the DBRA Board.

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

In June, 2019, the DBRA and the Michigan Strategic Fund (“MSF”) entered into that certain Investment Agreement (as amended, the “Investment Agreement”) pursuant to which the MSF made available to DBRA



approximately \$55 million (the “MSF Funds”) in furtherance of DBRA’s land assembly and site preparation obligations for the Stellantis (fka FCA) (“Stellantis”) Mack and Conner facility (the “Project”).

In December 2023, DBRA issued its Certificate of Completion for the Project and in January 2024, Stellantis requested that DBRA request an amendment to the Investment Agreement to extend the timeline during which the remaining MSF Funds could be used and to expand the permitted uses of such funds to include the following (the “Community Benefits Activities”):

Activities that expand on FCA’s continued efforts to improve the neighborhoods surrounding, and potentially impacted by, the Project (the “FCA Impact Area”), which may include, but are not limitation, the expansion of FCA’s previous investment under its Community Benefits Provision in home repair grants within the FCA Impact Area, and/or could be utilized to address any other impacts of the Project on members of the community within the FCA Impact Area.

Following several months of discussions between representatives of DBRA, the City and MSF, the MSF has approved DBRA’s request, with the expectation that the remaining unencumbered MSF Funds (approximately \$2.8 Million) will be used to fund Phase 3 of the City’s Home Repair Program in the FCA Impact Area (the “Program”) and will be fully expended by January 31, 2027 (the “MSF Amendment”). An overview of the Program, which, subject to City Council approval, will be implemented by the City’s Bridging Neighborhoods program, is attached hereto as **Exhibit A**.

A resolution authorizing the MSF Amendment and a funding agreement with the City with respect to the transfer to the City of the remaining unencumbered MSF Funds for the implementation of the Program, was attached for the Board’s consideration.

Mr. Razo and Ms. Amador provided more information about Bridging Neighborhoods and the home repair program that has been completed in the area and the third phase of the home repair program to take place near the project.

Ms. DeSantis said that she is very familiar with the area and she is happy to see the next phase of the Program being proposed, and asked if the funding for the Program is what was originally proposed for the Terminal Street project. Ms. Navin confirmed that the funding for the Program is what was originally proposed for the Terminal Street project.

Mr. Scott called for a motion to approve the Land Assembly Project (Stellantis): Authorization to Enter into Amendment to MSF Investment Agreement and City Funding Agreement, as presented. The Board took the following action:

Ms. DeSantis made a motion to approve the Land Assembly Project (Stellantis): Authorization to Enter into Amendment to MSF Investment Agreement and City Funding Agreement, as presented.

Mr. George seconded the motion.

DBRA Resolution Code 24-10-262-61 was approved.

Ms. Mays joined the meeting at 4:18pm.

Acceptance of Funds and Termination of Development Agreement for the Uniroyal Site

Mr. Howell presented the Acceptance of Funds and Termination of Development Agreement for the Uniroyal Site to the DBRA Board.



In June, 2005, the Detroit Brownfield Redevelopment Authority (“DBRA”) entered into a Development Agreement (the “Original Agreement”) with Bettis/Bettters Development, LLC (the “Developer”) for the property commonly known as the Uniroyal Site (the “Site”). Following various extensions, in March, 2020, the DBRA Board approved revised development terms that contemplated the development of the Uniroyal Site in 3-phases, with the completion specified requirements on one phase as a condition to the Developer’s acquisition and development of the subsequent phase. DBRA and Developer executed an Amended and Restated Development Agreement dated August 31, 2023 (the “Amended Agreement”).

Under the Amended Agreement, the minimum development requirements for Phase 1 of the project were consistent with the development requirements for the entire site under the Original Agreement. Namely, Developer was required to build a project wherein the vertical improvements cost at least \$25 million, of which at least \$18.75 million would be residential housing. However, in order to have the right to develop Phase 2, the Phase 1 development had to consist of at least \$100,000,000 in vertical construction, consisting of a minimum of 400,000 SF of mixed-use development.

The conditions to closing for Phase 1 were not satisfied prior to the April 30, 2024 deadline for closing under the Amended Agreement. Following careful consideration by both parties of options ranging from extension of development timelines to the exercise of remedies under the Amended Agreement, DBRA staff and Developer have reached a proposal for an amicable resolution as follows (the “Proposed Termination Terms”):

- DBRA and Developer will agree to a termination of and mutual releases under the Amended Agreement.
- Developer will agree not to contest the termination of the brownfield plan approved by DBRA and City Council in 2006, which will allow approval of a future brownfield plan for the Uniroyal Site.
- DBRA will pay Developer an amount equal to \$900,000 as fair compensation and partial reimbursement of Developer’s substantial investment in the Uniroyal Site to date (the “Termination Payment”).

DBRA staff recognizes that payment of consideration to a developer to terminate a development agreement is rare; however, given the unique circumstances in this situation, staff believes the Proposed Termination Terms, including the Termination Payment, are justified for several reasons, including but limited to:

- The economic development landscape and the nature and character of the riverfront have evolved drastically since the Original Agreement – the termination will provide the City and DEGC an opportunity to reimagine the future of the Uniroyal Site in the context of the transformation of the entire East Riverfront that has been underway for over 20 years.
- The Developer’s significant monetary (estimated at approximately \$3 Million) and non-monetary investments in the Uniroyal Site to date have played a key role in cleaning the former industrial site, including the facilitation of Potentially Responsible Party (PRP) engagement, resulting in over \$30 million in remediation activities by DTE in the westernmost portion of the site and the securing of a \$2 Million consent agreement from Michelin for future remediation of the middle portion of the site.
- Any termination of the Amended Agreement by DBRA without a mutually beneficial resolution would likely lead to prolonged and costly litigation, leaving the Uniroyal Site unable to be developed until any such litigation is resolved.

With respect to the Termination Payment, DBRA staff seeks to enter into a funding agreement with the Economic Development Corporation of the City of Detroit (“EDC”) as contemplated by the Interlocal Agreement entered into between the DBRA and the EDC on September 24th, 2013 relating to the



implementation of the East Riverfront Plan. The agreement will provide that the EDC will fund the Termination Payment that to the extent DBRA receives any future land proceeds from sale of the Uniroyal Site, the Termination Payment would be reimbursed to EDC from such sale proceeds (the "Funding Agreement"). The EDC Board of Directors approved the transfer of EDC funds to DBRA for the Termination Payment at its October 22, 2024 meeting.

A resolution was attached for the Board's consideration approving the Proposed Termination Terms and authorizing the negotiation and execution of (i) a termination and mutual release consistent with the Proposed Termination Terms and (ii) the Funding Agreement.

Mr. George asked what the total number of acres comprise the Uniroyal Site. Mr. Howell stated that the Uniroyal Site is approximately 44 acres.

Mr. George asked if there are multiple owners of the Uniroyal Site. Mr. Howell stated that the City of Detroit is the owner of the Uniroyal Site and there is a Development Agreement with the Developer and that is what the DBRA Board is being asked to terminate.

Mr. George asked of the 44 acres, how many have been remediated at this time. Mr. Howell stated that 14 acres of the 44 acres of the Uniroyal Site have been remediated.

Ms. DeSantis asked for confirmation that the Developer has agreed to accepting the termination of the Development Agreement and the Proposed Termination Terms in order for the City to be able to move forward with a different developer and project for the Uniroyal Site. Mr. Howell confirmed.

Ms. Mays stated that she hopes the City will be creative and innovative in its approach for the Uniroyal Site and any proposed developments to ensure that the best use of the Uniroyal Site is realized.

Mr. Dueweke asked if other developers have expressed interest in the Uniroyal Site as a development opportunity. Mr. Howell confirmed that the DBRA has received one inquiry from another developer expressing interest in the Uniroyal Site as a development opportunity.

Mr. Scott called for a motion to approve the Acceptance of Funds and Termination of Development Agreement for the Uniroyal Site, as presented. The Board took the following action:

Mr. George made a motion to approve the Acceptance of Funds and Termination of Development Agreement for the Uniroyal Site, as presented. Ms. DeSantis seconded the motion. DBRA Resolution Code 24-10-130-21 was approved.

Ms. Elias commended Mr. Howell on the efforts he has put into the progress of the Uniroyal Site.

Eastern Market Gateway Brownfield Plan: Request for Extension

Mr. Vosburg presented the Eastern Market Gateway Brownfield Plan: Request for Extension to the DBRA Board.

Eastern Market Gateway Brownfield Redevelopment Plan (the "Plan") was approved by the DBRA Board of Directors on September 12, 2018 and by Detroit City Council (the "Council") on October 23, 2018. The Reimbursement Agreement was executed on December 18, 2018.

Dev Detroit 1346 Gratiot LLC is the developer (the "Developer") for Plan which consists of a one combined parcel of land bounded loosely by Gratiot Avenue to the north, Russell Street to the east, Maple Street to



the south, and Rivard Street to the west and includes the rights-of-way in Detroit's Eastern Market neighborhood. The project entails the construction of residential units, retail and commercial spaces, and a parking structure.

The project has encountered numerous challenges relating to the increases in interest rates and constructions costs. Due to these and other factors, the Developer is requesting an additional extension of 5 years to complete all eligible activities by December 18, 2028.

DBRA staff recommended the approval of the extension.

A resolution granting the extension of the Eastern Market Gateway Brownfield Redevelopment Plan duration requirements is attached for your review and approval.

Mr. Scott asked if there has been any work done on the property at this time. Mr. Vosburg stated that the DBRA has not received any requests for the reimbursement of Eligible Activities but that there was a structure on the property that was demolished at the request of the City.

Ms. DeSantis asked if a 5-year extension is an average amount of time for an extension request or if that is longer or shorter than the average amount of time for an extension request. Mr. Vosburg stated that it is slightly on the longer side of the average amount of time for an extension request, but due to the scale and phasing of the project, it is an appropriate amount of time for the extension request.

Ms. DeSantis asked Ms. Mays for more information on the progress that has been made on the project to date. Ms. Mays stated that the original project was planned to be a single development project with a significant amount of retail space and given the Covid pandemic, those plans have changed to a phased development with approximately 80 affordable residential units with a phase 2 and possibly a phase 3 to follow. Ms. Mays added that there was some conflict with a neighboring property owner who was displeased with the slow progress of the project and the Developer has been working with them and the City to resolve those issues and move forward with the project.

Mr. Scott called for a motion to approve the Eastern Market Gateway Brownfield Plan: Request for Extension, as presented. The Board took the following action:

Mr. George made a motion to approve the Eastern Market Gateway Brownfield Plan: Request for Extension, as presented. Ms. Elias seconded the motion.
DBRA Resolution Code 24-10-260-04 was approved. Ms. Mays abstained.

7850 East Jefferson Avenue Phase V Brownfield Plan

Mr. Vosburg presented the 7850 East Jefferson Avenue Phase V Brownfield Plan to the DBRA Board.

Project Introduction

Ginosko Development Company is the project developer ("Developer"). The property comprising the eligible property consists of one parcel that is currently divided into 151 condominium units, consisting of 150 apartments in two new buildings, owned separately and rented to low-income tenants, plus one condo unit which will encompass an additional 33 apartment units in a future Building #3 for a total of 184 condos in the entire campus. The project seeking Brownfield TIF support is Condominium unit 151 will house Building #3 with a total of 33 apartments. It is the current Condo Unit 151, and its future 33 apartment units in Building #3 (also known as Phase V), that are the subject of this Brownfield Plan. All 33 new residential units will have two-bedrooms and each of the apartments will be approximately 1,200 gross square feet. 16 of the new residential units will be available at 80% of Area Median Income (AMI) and 17 of the units



will be available at 120% of AMI. Additional amenities will include storage and shared laundry facilities and on-site parking. Residents will enjoy a landscaped park area near the Detroit River, created as part of the land balancing required for the project, as well as connecting sidewalks planned throughout the larger community. It is currently anticipated that construction will begin in 2024.

The total investment is estimated to be \$9.3 million. The Developer is requesting \$4,849,258.00 in TIF reimbursement.

There are approximately 118 temporary construction jobs and approximately 3 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the “Property”) consists of one (1) parcel, 7850 East Jefferson Avenue, and is located on the south side of East Jefferson Avenue between Seyburn Street and Van Dyke Avenue in the East Riverfront 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 will be developed as Housing Property.

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 Housing Development Activities (i.e. reimbursement to Developer to fill the financing gap associated with the development of housing units priced for Income Qualified Households (as defined by Section 2(z) of Act 381). 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. Financing Gap (Project Rent Loss) *	\$4,849,258.00
Total Reimbursement to Developer	\$4,849,258.00
2. Authority Administrative Costs	\$1,181,688.00
3. State Brownfield Redevelopment Fund	\$281,850.00
4. Local Brownfield Revolving Fund	\$1,565,123.00
TOTAL Estimated Costs	\$7,877,920.00

* Note: Although the project has eligible activities of \$12,301,650 in Project Rent Loss, this Plan is only requesting \$4,849,258 in TIF Reimbursement, which is the maximum amount of TIF projected to be captured over 25 years.



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 not seeking additional incentives.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the September 11, 2024 CAC meeting. Attached is the DBRA-CAC's letter of recommendation for the DBRA Board's consideration.

Public Comments

The DBRA public hearing for the Plan was held on Tuesday, October 1, 2024 at 5:30 pm at St. Charles Church. The results of the DBRA public hearing are attached.

Attached for the Board's review and approval was a resolution approving the 7850 East Jefferson Avenue Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Ms. DeSantis encouraged the Developer to secure additional letters of support for the Plan from nearby neighborhood organizations prior to Detroit City Council approval of the Plan. Mr. George supported Ms. DeSantis' comments and stated that it is important for the neighborhood groups that have been working in the community to be aware of the projects that are happening in their area.

Mr. Scott called for a motion to approve the 7850 East Jefferson Avenue Phase V Brownfield Plan and its submittal to Detroit City Council, as presented. The Board took the following action:

Mr. George made a motion to approve the 7850 East Jefferson Avenue Phase V Brownfield Plan and its submittal to Detroit City Council, as presented. Ms. Mays seconded the motion. DBRA Resolution Code 24-10-329-02 was approved.

Vernor Scotten Brownfield Plan: Recommendation to City Council to Abolish

Mr. Vosburg presented the Vernor Scotten 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.

Vernor Scotten is a Plan approved by Council on September 14, 2005 and consisted of a Single Business Tax Credit. The project, developed by Latin Americans for Social and Economic Development, proposed the redevelopment of eleven parcels located at or adjacent to 1921- 1923 Scotten and 4200-4222 Vernor and included the rehabilitation of the two existing buildings into residential units and retail/commercial spaces. 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 Vernor Scotten 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 the Board’s 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.

3169 Woodward Brownfield Plan: Recommendation to City Council to Abolish

Mr. Vosburg presented the 3169 Woodward 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.

3169 Woodward Avenue is a Plan approved by Council on June 1, 2010, and consisted of a Michigan Business Tax Credit and an approved amount of tax increment financing that was not utilized.* The project, developed by DCC Community Development, LLC, proposed the renovation and rehabilitation of a historic car wash/gasoline service center building for reuse as a pharmacy and office 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 3169 Woodward Avenue 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 the Board’s 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.



*A letter from the Developer dated June 4, 2015 states that TIF reimbursement would not be requested under the Plan.

8900 Gratiot Brownfield Plan: Recommendation to City Council to Abolish

Mr. Vosburg presented the 8900 Gratiot 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.

8900 Gratiot is a Plan approved by Council on June 1, 2010, and consisted of a Michigan Business Tax Credit and an approved amount of tax increment financing that was not utilized.* The project, developed by Detroit Catholic Pastoral Alliance, proposed a two-story, mixed-use commercial/residential new construction development located 3 blocks southeast of the intersection of 1-94 and Gratiot on the eastside of Detroit in the Gratiot Woods Neighborhood. 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 8900 Gratiot 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 the Board’s 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.

*A letter from the Developer dated May 27, 2015 states that TIF reimbursement would not be requested under the Plan.

The Board took the following action:

Ms. Mays made a motion to tie-bar the resolutions for the: Vernor Scotten Brownfield Plan, 3169 Woodward, and 8900 Gratiot Brownfield Plan: Recommendations to City Council to Abolish. Ms. DeSantis seconded the motion. The motion was approved.

Mr. Scott called for a motion to approve the resolutions for the Vernor Scotten Brownfield Plan, 3169 Woodward, and 8900 Gratiot 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 Vernor Scotten Brownfield Plan, 3169 Woodward, and 8900 Gratiot Brownfield Plan: Recommendations to City Council to Abolish, as presented. Mr. George seconded the motion.
DBRA Resolution Codes
24-10-99-03
24-10-188-03, and
24-10-193-03 were approved.

Ms. DeSantis asked for clarification on the Plans that are in the queue for termination or abolishment if they include either an MBT or SBT credit and also a TIF request. Mr. Vosburg stated that all of the Plans that have been presented thus far have only included either an MBT or SBT credit. When there is a Plan that includes both a credit and TIF and the project has been constructed, the Plan cannot be abolished until the TIF reimbursement has been also been completed.

ADMINISTRATIVE

Ms. Kanalos reiterated to the Board the importance of communicating their ability to attend Board meetings to DBRA Staff in order to secure quorums.

OTHER

None.

ADJOURNMENT

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



On a motion by Mr. George the meeting was adjourned at 4:43 PM.



CODE DBRA 24-10-02-342

APPROVAL OF MINUTES OF SEPTEMBER 25, 2024

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

October 23, 2024



CODE DBRA 24-10-262-61

LAND ASSEMBLY PROJECT (STELLANTIS): AUTHORIZATION TO ENTER INTO AMENDMENT TO MSF INVESTMENT AGREEMENT AND CITY FUNDING AGREEMENT

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

WHEREAS, In June, 2019, the DBRA and the Michigan Strategic Fund (“MSF”) entered into that certain Investment Agreement (as amended, the “Investment Agreement”) pursuant to which the MSF made available to DBRA approximately \$55 million (the “MSF Funds”) in furtherance of DBRA’s land assembly and site preparation obligations for the Stellantis (fka FCA) (“Stellantis”) Mack and Conner facility (the “Project”); and

WHEREAS, following the completion of the Project, there is approximately \$2.8 million in unencumbered MSF Funds; and

WHEREAS, the MSF has approved an amendment of the Investment Agreement (the “MSF Amendment”) to extend the period of expenditure for the remaining MSF Funds through January 31, 2027 and to allow such remaining funds to be used to fund additional community benefits in the Project impact area, including the implementation of Phase 3 of the City’s Home Repair Program in the FCA Impact Area (the “Program”), which Program will be implemented by the City’s Bridging Neighborhoods program, subject to City Council approval;

WHEREAS, DBRA staff is requesting the Board’s approval of the MSF Amendment and a funding agreement with the City with respect to the transfer to the City of the remaining unencumbered MSF Funds for the implementation of the Program; and

WHEREAS, the Board has determined that the requested actions are in the best interest of the Project and otherwise consistent with the statutory purposes of the DBRA.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby authorizes the MSF Amendment and a funding agreement with the City with respect to the transfer to the City of the remaining unencumbered MSF Funds for the implementation of the Program.

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

BE IT FINALLY RESOLVED, that all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

October 23, 2024



Stellantis Phase 3 Home Repair Program

The document provides an overview of the use of the approximately \$2.8 million in remaining grant funds to provide critical home repairs to residents living in the Impact Area that was set forth in the community benefits agreement for Fiat Chrysler Jefferson North Assembly Plant Expansion (see attached map).

ADMINISTRATION / FUNDING

- The Housing and Revitalization Department's Bridging Neighborhoods subdivision will administer the program.
- Funding for the project will go toward the implementation and administration of the program.
- Additional funding of \$600,000 is expected to be allocated toward home repairs stemming from the Greater Warren Conner Planning Study and will be coordinated with these funds.
- A total of 130 homes will receive home repairs. Repairs are expected to fall generally in the \$15k to \$20k range.

PROGRAM HISTORY

- Phase I of the FCA Home Repair Program provided repairs to 55 homes on Beniteau Street.
- Phase II of the FCA Home Repair Program provided repairs to 59 homes in the Stellantis Impact Area.
- Phase III will be offered to all residents in the Stellantis Impact Area and the Greater Warren Conner Planning Study Impact Area.

WHAT REPAIRS MAY BE INCLUDED?

Selection of repairs will be limited to repairs that impact **critical health and safety** concerns. Repairs that address aesthetic changes or remodeling will not be considered. Examples of critical health and safety repairs include: roof replacement, plumbing drains, sewer line replacements, French drains, electrical updates, furnace and hot water tank replacements, porch replacements, and repair to damaged windows and siding.

WHO IS ELIGIBLE:

- Homeowners who live in their homes in the Stellantis Impact Area or homeowners who live in their homes in the Greater Warren Conner Planning Study Impact Area.

WHO IS NOT ELIGIBLE:

- Businesses
- Schools or Churches
- Non-Resident Landlords
- Tenants



- Owners of housing such as a condominium or co-op where an entity, not the homeowner, is responsible for the physical systems and/or improvements of the home

ELIGIBILITY CRITERIA:

- Be an owner-occupant living in the Stellantis Impact Zone or an owner-occupant living in the Warren Conner Planning Study Impact Area (\$600k funding only).
- Have no delinquent property taxes or are in good standing in a property tax payment plan by the end of the selection period.
- Pay off any blight tickets prior to construction.
- Have not received home repair grants from the City of Detroit totaling more than \$10,000 in past 10 years.
- Household income must be lower than 90k annually.
- Home must be in a condition such that the home is structurally sound, habitable and safe for contractors to complete work in the home.

PRIORITIZATION OF APPLICATIONS:

A prioritization / selection process will be finalized and take into account the factors that were determined to be of most importance through the Warren Conner Planning Study: households with vulnerable populations, household income level, proximity to home ownership, length of home ownership, and previous application to the FCA Home Repair Phase 2 program.

NEXT STEPS AFTER SELECTION:

- Bridging Neighborhoods staff will walk through each home to perform an assessment and learn about what repairs are most needed.
- The contractor will perform a final walk and generate a detailed Scope of Work which will then be approved by the homeowner and Bridging Neighborhoods.
- A Bridging Neighborhoods housing inspector will perform a final walk with the homeowner and contractor to inspect the work.
- BSEED permits will be pulled for work, as required by code.
- If issues are identified, the contractor will address issues and schedule a follow-up walk with the homeowner and BN inspector until the work is completed satisfactorily. The homeowner and BN inspector will sign off on the work as completed per the scope of work.
- All construction work is covered by a 12-month contractor warranty mandated by the State of Michigan. Items installed (ex. furnaces, windows, etc.) will carry the manufacturer's warranty.
- Contractors must be insured, follow lead-safe practices, and have demonstrated experience in the work to be completed.
- Bridging Neighborhoods is committed to being responsive to homeowners' concerns before, during, and after the construction process and resolving issues as they arise.



DBRA

BROWNFIELD REDEVELOPMENT AUTHORITY

500 Griswold, Suite 2200
Detroit, MI 48226



TIMELINE

January 2025

Application period opens
RFP for construction contracts

February 2025

Bids received

March 2025

Application period closes

April 2025

Contracts approved by city council
Collection/review of application documentation

June 2025

Selection of participants
Home assessments commence

August 2025

Scope sign offs / repairs commence

January 2026

30% repairs complete

June 2026

70% repairs complete

October 2026

100% home repair work complete

December 2026

Documented funds spending complete



FAQ

Q: Can renters apply?

A: No, this program is only for people who own and live in their home.

Q: Is homeowner's insurance required?

A: While we strongly encourage homeowners have homeowner's insurance, it is not a requirement for participation in the program.

Q: How many homes will be selected for home repairs?

A: Home repairs will be provided for 130 homes. The amount to be spent will vary depending upon the repairs needed at the home.

Q: Can I participate if I owe property taxes?

A: Yes, if you are current in a property tax payment plan. To learn more about signing up for a payment plan, visit: <https://www.waynecounty.com/elected/treasurer/taxpayer-assistance.aspx>

Q: Will homes that received home repairs in Phase 1 or Phase 2 be eligible?

A: No, homeowners who have received \$10,000 or more in home repairs from the City of Detroit in the last 10 years will not be eligible to receive additional repairs.

Q: I had a bad experience with a contractor in the past. What can I do if I have an issue with a contractor in this program?

A: Bridging Neighborhoods is committed to working with homeowners to resolve any questions and concerns that arise before, during, and after construction. A Bridging Neighborhoods housing consultant will be assigned to each home and will assist homeowners in addressing issues and getting answers to questions as they arise.

Q: How will you secure my financial information?

A: The City of Detroit stores documents securely electronically. Only City of Detroit staff working on this project will have access to those files. Information will not be shared with third parties without the applicant's permission.



DBRA
BROWNFIELD REDEVELOPMENT AUTHORITY

500 Griswold, Suite 2200
Detroit, MI 48226

Map of Impact Area and Greater Warren Conner Impact Area





CODE DBRA 24-10-130-21

ACCEPTANCE OF FUNDS AND TERMINATION OF DEVELOPMENT AGREEMENT FOR THE UNIROYAL SITE

WHEREAS, on June 15, 2005, the Detroit Brownfield Redevelopment Authority (“DBRA”) entered into a Development Agreement (as amended, the “Original Agreement”) with Bettis/Betters Development, LLC (the “Developer”) for the property commonly known as the Uniroyal Site (the “Site”); and

WHEREAS, following various extensions, in March, 2020, the DBRA Board approved revised development terms that contemplated the development of the Uniroyal Site in 3-phases, pursuant to which DBRA and Developer executed an Amended and Restated Development Agreement dated August 31, 2023 (the “Amended Agreement”); and

WHEREAS, following the passage of April 30, 2024 deadline for closing of Phase 1 under the Amended Agreement, the DBRA staff and Developer have reached a proposal for an amicable resolution as follows (the “Proposed Termination Terms”):

- DBRA and Developer will agree to a termination of and mutual releases under the Amended Agreement.
- Developer will agree not to contest the termination of the brownfield plan approved by DBRA and City Council in 2006, which will allow approval of a future brownfield plan for the Uniroyal Site.
- DBRA will pay Developer an amount equal to \$900,000 as fair compensation and partial reimbursement of Developer’s substantial investment in the Uniroyal Site to date (the “Termination Payment”); and

WHEREAS, with respect to the Termination Payment, DBRA staff proposes the execution of a funding agreement with the Economic Development Corporation of the City of Detroit (“EDC”) as contemplated by the Interlocal Agreement (the “Interlocal Agreement”) entered into between the DBRA and the EDC on September 24th, 2013 relating to the implementation of the East Riverfront Plan, which funding agreement will provide that EDC will fund the Termination Payment and to the extent DBRA receives any future land proceeds from sale of the Uniroyal Site, the transferred funds would be reimbursed to EDC from such sale proceeds (the “Funding Agreement”); and

WHEREAS, the EDC Board of Directors approved the transfer of EDC funds to DBRA for the Termination Payment at its October 22, 2024 meeting.

WHEREAS, staff is requesting the DBRA Board approve the Proposed Termination Terms and authorize the negotiation and execution of (i) a termination and mutual release consistent with the Proposed Termination Terms and (ii) the Funding Agreement; and

WHEREAS, the DBRA Board of Directors has reviewed the Proposed Termination Terms and the proposed Funding Agreement and has determined that staff’s recommendation is reasonable and in the best interest of the project and the City of Detroit and otherwise consistent with the terms of the Interlocal Agreement and DBRA’s statutory purposes.

NOW, THEREFORE, BE IT RESOLVED that the DBRA Board of Directors hereby approves the Proposed Termination Terms.



BE IT FURTHER RESOLVED that any two officers, any two of the Authorized Agents or any one of the Officer and any one of the Authorized Agents of the DBRA, shall hereafter have the authority to negotiate and execute a termination and mutual release consistent with the Proposed Termination Terms and the Funding Agreement consistent with the foregoing, and any and all other documents, contracts or other papers, or take any and 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.

October 23, 2024



CODE DBRA 24-10-260-04

EASTERN MARKET GATEWAY BROWNFIELD REDEVELOPMENT PLAN: REQUEST FOR EXTENSION

WHEREAS, pursuant to 381 PA 1996 (“Act 381”), the Eastern Market Gateway Brownfield Redevelopment Plan (the “Plan”) was approved by the Detroit Brownfield Redevelopment Authority (the “DBRA”) on September 12, 2018 and Detroit City Council (the “Council”) on October 23, 2018; and

WHEREAS, Dev Detroit 1346 Gratiot LLC is the developer (the “Developer”) for the Plan which consists of a one combined parcel of land bounded loosely by Gratiot Avenue to the north, Russell Street to the east, Maple Street to the south, and Rivard Street to the west and includes the rights-of-way in Detroit’s Eastern Market neighborhood. The project entails the construction of residential units, retail and commercial spaces, and a parking structure; and

WHEREAS, the Developer is requesting an extension of 5 years to complete all eligible activities by December 18, 2028; and

WHEREAS, DBRA staff recommends the approval of the Plan duration extension based upon the Developers ability to complete the eligible activities within the timeframe of the extension by December 18, 2028.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors approves the Plan duration extension as follows: 1) one extension for 5 years to complete all eligible activities.

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

October 23, 2024



CODE DBRA 24-10-329-02

7850 EAST JEFFERSON AVENUE PHASE V BROWNFIELD REDEVELOPMENT PLAN

WHEREAS, pursuant to 381 PA 1996, as amended (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) has been established by resolution of the City Council of the City of Detroit (the “City Council”) for the purpose of promoting the revitalization of environmentally distressed areas in the City of Detroit; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Brownfield Plan for the **7850 East Jefferson Avenue Redevelopment Project** (the “Plan”) to the Community Advisory Committee for its consideration and comment and has solicited comments by the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

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

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

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **7850 East Jefferson Avenue Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.
2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.
3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.
4. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.
5. That all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.



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

October 23, 2024



CODE DBRA 24-10-99-03

VERNOR SCOTTEN 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 20, 2005, the DBRA Board of Directors approved the Vernor Scotten Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on September 14, 2005, City Council 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 Latin Americans for Social and Economic Development (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.

October 23, 2024



CODE DBRA 24-10-188-03

3169 WOODWARD AVENUE 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 14, 2010, the DBRA Board of Directors approved the 3169 Woodward Avenue Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on June 1, 2010, City Council 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 DCC Community Development, 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.

October 23, 2024



CODE DBRA 24-10-193-03

8900 GRATIOT 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 14, 2010, the DBRA Board of Directors approved the 8900 Gratiot Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on June 1, 2010, City Council 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 Detroit Catholic Pastoral Alliance (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.

October 23, 2024