

City of Detroit



Downtown Development Authority

500 Griswold, Suite 2200, 22nd Floor

Detroit, Michigan 48226

Phone: 313 963 2940

Fax: 313 963 8839

CODE DDA 19-04-02-615

APPROVAL OF MINUTES OF JANUARY 23, 2019

RESOLVED, that the minutes of the Regular meeting of January 23, 2019 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Downtown Development Authority.

April 10, 2019

City of Detroit



Downtown Development Authority

500 Griswold, Suite 2200, 22nd Floor

Detroit, Michigan 48226

Phone: 313 963 2940

Fax: 313 963 8839

**DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS REGULAR MEETING
WEDNESDAY, JANUARY 23, 2019 – 3:00 P.M.**

BOARD MEMBERS PRESENT: Marvin Beatty
Austin Black
Charity Dean
Sonya Delley
Richard Hosey
James Jenkins
Tom Lewand (Mayor's Representative)
John Naglick
Steve Ogden

BOARD MEMBERS ABSENT: David Blaszkiewicz
Ehrlich Crain
Melvin Hollowell
David Massaron

OTHERS PRESENT: Gay Hilger (DEGC/DDA)
Denise Hundley (DEGC/DDA)
Eileen Iannone (Bedrock)
Malinda Jensen (DEGC/DDA)
Paul Kako (DEGC/DDA)
Kumar Kintava (Bedrock)
Glen Long, Jr. (DEGC/DDA)
Rebecca Navin (DEGC/DDA)
Sarah Pavelko (DEGC/DDA)

City of Detroit



Downtown Development Authority

500 Griswold, Suite 2200, 22nd Floor

Detroit, Michigan 48226

Phone: 313 963 2940

Fax: 313 963 8839

**MINUTES OF THE DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS REGULAR MEETING
WEDNESDAY, JANUARY 23, 2019
DETROIT ECONOMIC GROWTH CORPORATION
500 GRISWOLD STREET, SUITE 2200 – 3:00 P.M.**

GENERAL

Call to Order

Noting that a quorum was present, Mr. Lewand, the Chairman's Representative, called the Regular meeting of the Downtown Development Authority Board of Directors to order at 3:05 p.m.

Approval of Minutes

Mr. Lewand questioned whether there were any additions, deletions or corrections to the minutes of the November 14, 2018 Regular Board meeting. Hearing none, the Board took the following action:

On a motion by Mr. Beatty, seconded by Mr. Ogden, Resolution Code DDA 19-01-02-614 was unanimously approved.

Receipt of Treasurer's Report

Mr. Naglick reviewed the Treasurer's Report of Receipts and Disbursements for the Months of October and November 2018 for the benefit of the Board and responded to questions.

Subsequent to the discussion, the Board took the following action:

On a motion by Mr. Ogden, seconded by Mr. Beatty, Resolution Codes 19-01-03-490 and 19-01-03-91 were unanimously approved.

PROJECTS

DDA Loan – SVM Tobin; Proposed Discounted Payoff

Mr. Long stated that Ms. Hundley was not in due to the weather and he would present this agenda item. In 1989, The City of Detroit Downtown Development Authority ("DDA")

approved and allocated up to 1 million dollars in tax increment funds for the acquisition of the property and placement of public improvements within the Harmonie Park (now known as Paradise Valley) project area. SVM Development (the "Borrower"), a Michigan corporation headed by David Schervish, was selected as the developer for the Harmonie Park project, which included the renovation of five buildings: Harmonie Club, Powell, Skupien, Leopold and the Tobin building (the "Project").

The terms and conditions of the Project were pursuant to the terms of a 1992 Development and Loan Agreement. The Project would be completed in phases. The City of Detroit, in consideration for the development, secured from the United States Department of Housing and Urban Development an Urban Development Action Grant ("UDAG") in the amount of \$6,075,000.00. The City of Detroit transferred the UDAG funds to the DDA and the DDA loaned the UDAG funds and other loan funds to the developer to assist in the Project.

Phase one of the development included complete renovation of the Tobin building located at 277 Gratiot Street. On July 6, 1992, the Borrower executed a Promissory Note with the DDA in the amount of \$1,425,000.00 at 0% interest. The maturity date of the note was August 30, 2008. The note was secured by a UDAG mortgage. In 2007, DDA modified the note to extend the maturity date to August 2016.

In 2004, Borrower received a \$2,300,000.00 loan from Sterling Bank, secured by a mortgage on the Tobin building. DDA assumed a subordinated position. The Sterling note was modified in 2007, 2009 & 2011. In 2014, the note was modified to extend the maturity date to January 2019. The loan balance is \$1,530,428.57.

During the years, the phase I of the Project incurred many financial challenges. Some of the challenges involved mortgage taxes and utility obligations that were unpaid. In 2007, David Schervish as developer, entered into an Assignment of Interests with Beal Properties, LLC, on behalf of SVM. Mr. Schervish no longer has any remaining ownership interest in the Project. Beal Properties worked diligently using personal funds to pay some delinquent mortgage fees, property taxes and utility obligations.

In 2016, due to still resolving financial obligations, the Borrower was unable to remit the DDA payment of \$1,425,000.00. Over time, DDA and the Borrower remained in discussions regarding resolutions of payment. In 2017, the Borrower had requested to repay the loan at 2% interest amortized over 20 years with monthly payments of \$7,208.84. DDA staff had discussions but did not reach a conclusion. In December 2018 the Borrower reached back out to DDA and proposed a loan discounted payoff in the amount of \$1,000,000.00.

Beal Properties has paid delinquent mortgage payments, property taxes and utility expenses to maintain the property, remitted required loan documentation and remained responsive to DDA.

The DDA Finance Committee has reviewed this transaction and stated its willingness to recommend a discounted payoff in the amount of \$1,075,000, rather than the proposed \$1,000,000. Borrower was agreeable to this increased payoff. The remaining \$350,000 balance of the loan would be written off.

Mr. Ogden added that the Committee, looking at the options, which were \$1,075,000 now which is the value on the books or 20 more years of \$7,000 payments, felt the discounted payoff the best option.

A resolution was included for the Board's consideration.

Subsequent to the discussion, the Board took the following action:

On a motion by Ms. Delley, seconded by Mr. Beatty, Resolution Code DDA 19-01-110-47 was unanimously approved.

Adams/Park Investments Partial Loan Settlement (Shield's Pizza)

Ms. Navin reported that on April 30, 2008, the City of Detroit Downtown Development Authority ("DDA") made a loan to Adams/Park Investments, L.L.C. (the "Borrower") in the original principal amount of \$200,000.00 (the "Loan") in connection with a proposed Shield's Pizza franchise location in the Kales Building (the "Project"). The Loan was secured, in part, by joint and several guaranties of Frank Wolicki, Anthony DiGirolamo, and Kenneth Leonard. Following the disbursement of the Loan the Project failed and the Borrower was unable to make the required payments. DDA staff has been pursuing payment from the Borrower and personal guarantors. On September 20, 2012, the Wayne County Circuit Court issued a judgment against the Borrower and personal guarantors in favor of the DDA in the amount of \$208,400.60. This amount represents payment of the Loan, interest, and attorneys' fees resulting from the legal action.

DDA staff sought to collect the judgment amount from each of the personal guarantors, but certain conditions made this task difficult. First, personal guarantor Kenneth Leonard's obligations in connection with the Loan were discharged due to the filing of a personal bankruptcy. Second, following the court's issuance of the judgment, personal guarantor Anthony DiGirolamo did not have any available assets or income immediately available to engage in collection efforts to collect on his portion of the remaining balance of the Loan. The DDA and its legal counsel on this matter, Kotz, Sangster, Wysocki and Berg, P.C. ("Kotz"), continued to pursue the personal guarantors for payment on the defaulted Loan. To date, the DDA has collected \$13,411.98, with the majority of these funds being collected from Mr. DiGirolamo in relation to a garnishment and charging order. As of December 31, 2018, the outstanding balance on the Loan was \$184,463.02.

On November 5, 2018 Mr. DiGirolamo reached out to Kotz and proposed a settlement between himself, as personal guarantor, and the DDA. The terms of the proposed settlement include the following:

- (a) Mr. DiGirolamo will remit to DDA a lump sum payment of \$10,000 following the approval of the settlement terms and execution of a settlement agreement;
- (b) Following the lump sum payment, Mr. DiGirolamo will make monthly payments to the DDA in the minimum amount of \$100 until the aggregate amount of such monthly payments equals \$10,000;
- (c) After the DDA receives \$20,000 from Mr. DiGirolamo, being the lump sum payment of \$10,000 and the aggregate amount of the monthly payments totaling

\$10,000, the DDA will release all liens and claims against Mr. DiGirolamo as a personal guarantor of the Loan;

DDA's settlement with Mr. DiGirolamo will not release Borrower or Mr. Wolicki from any obligations each may have under the Loan or Guaranty. DDA staff and Kotz will continue to pursue DDA's rights under the Loan to secure payment of the outstanding balance.

DDA staff, in consultation with Kotz, reviewed the proposed settlement terms and felt that this is a reasonable settlement offer. The DDA Finance Committee reviewed the proposed terms of the settlement and recommended approval by the Board.

Ms. Delley added that it is important to reiterate that Mr. DiGirolamo has been the only partner who has made an attempt to honor his obligation.

Mr. Jenkins expressed concern that this may set a precedent for other loans. Ms. Navin responded that we have become more aggressive in pursuing these loans over the last several years. The fact that we are still pursuing payment of this loan after ten years, that, too, sets a precedent that we are not giving up.

A resolution was included for the Board's consideration.

Subsequent to the discussion, the Board took the following action:

On a motion by Mr. Naglick, seconded by Ms. Delley, Resolution Code DDA 19-01-74-71 was unanimously approved.

Catalyst Development Project: Amendment to Project Specific Development Agreement (Building C, Unit 2)

Ms. Navin explained that pursuant to the Concession Management Agreement (the "CMA") and Master Development and Reimbursement Agreement (the "MDA") relating to the Events Center and Catalyst Development Project, Olympia Development of Michigan, LLC ("ODM") has the right to take title to portions of the Events Center that it desires to put into private use. On December 13, 2017, the City of Detroit Downtown Development Authority (the "DDA") Board approved a Master Deed creating a condominium dividing the building within the Events Center Project located along Henry Street, known as Building C (the "Building") into 3 units, Unit 1 of which consists of the existing retail podium, Unit 2 of which consists of a portion of the 2nd floor of the Building, and Unit 3 of which consists of the 2nd and 3rd floors of the Building. At the same meeting, the DDA Board approved a Project Specific Development Agreement which was executed on December 2017 (as amended, the "Development Agreement") relating to the use of Unit 3 by ODM (or its affiliate) as office space to be leased to Google.

In November 2018, Google formally opened its offices located in Unit 3 of the Building. Currently, about 100 Google employees work out of the 29,178 square foot space in Unit 3. Desiring to increase its presence in the Building, Google has exercised its option to expand its current leased space into the entire leasable space available in Unit 2. Google's expansion into Unit 2 requires that the DDA and Developer execute an Amendment to Development Agreement (the "Amendment") providing that the terms of the Development Agreement will extend to Unit 2 as well. Notably, ODM is not seeking to include any costs of improvements to Unit 2 in its Eligible Costs set forth in the

Development Agreement. A proposed Amendment is attached as **Exhibit A** hereto. Following the completion of this transaction, the Developer will own Units 2 and 3 and the DDA will continue to own Unit 1.

DDA staff is seeking Board approval for the execution of the Amendment in a form substantially similar to that provided in **Exhibit A** included in the Board material to complete the transaction contemplated herein. A resolution was also included for the Board's consideration.

Mr. Black requested that Olympia Development staff provide an update presentation on the Arena District at a future meeting.

Mr. Lewand responded that there has been a delay on some of the projects that are not happening quite as quickly as hoped, but we will have a full report at the right time, and we'll know more hopefully fairly soon.

Subsequent to the discussion, the Board took the following action:

On a motion by Ms. Delley, seconded by Mr. Hosey, Resolution Code DDA 19-01-123-69 was unanimously approved.

Appointment of Directors to the Michigan Avenue Parking Facility Condominium Association

Ms. Navin advised that on December 2, 2008, the DDA executed a master deed for the parking facility located at 150 Michigan Avenue. The execution of the deed established the Michigan Avenue Parking Facility Condominium (the "Condominium"). The Condominium is administered by the Michigan Avenue Parking Facility Condominium Association (the "Association") with the rights and obligations of individuals with an ownership interest in the Condominium being governed by the Association's by-laws (the "By-laws"). Ownership interests are subdivided into three (3) individual units: Unit 1, Unit 2, and Unit 3. The DDA currently owns all three units of the Condominium.

According to the terms of the By-laws, the Association shall include a Board of Directors comprising of three (3) members. The owners of Unit 1, Unit 2, and Unit 3 are considered members of the Association and are each entitled to appoint or elect one (1) director. All the directors appointed to the Association's Board of Directors must be members of the Association or officers, partners, trustees, employees, or agents of non-individual members of the Association.

As a corporation under the laws of the State of Michigan, the Association is required to file an annual report with the State detailing the purpose of the Association, the individuals serving on the Association's Board of Directors, and the individuals serving as Directors of the Association. Currently, no individual has been appointed or elected to the Association's Board of Directors. The DDA, as the owner of Unit 1, Unit 2, and Unit 3 is entitled to appoint three (3) individuals to the Association's Board of Directors under the terms of the By-laws. In order to file the 2018 annual report, and all annual reports thereafter, DDA staff is requesting that the DDA Board of Directors approve the following individuals to serve on the Association's Board of Directors: Glen Long, Malinda Jensen and Jennifer Kanalos. Each individual is an authorized agent of the DDA and therefore eligible to serve on the Association's Board of Directors.

A resolution approving the appointment of three members to the Association's Board of Directors was provided for this Board's consideration.

Subsequent to a discussion, the Board took the following action:

On a motion by Mr. Ogden, seconded by Mr. Naglick, Resolution Code DDA 19-01-44-52 was unanimously approved.

Proposed Amendment to Development Agreement Between Rosko Development Company LLC and the DDA

Ms. Pavelko reported that in November 2016, the City of Detroit Downtown Development Authority (the "DDA") approved the sale of several properties known as the former Bates Garage and the Monroe Block (collectively, the "**Property**") to Rosko Development Company LLC, an affiliate of Bedrock Real Estate Services, (the "**Developer**"). In December, 2018, the DDA and Developer entered into the Development Agreement (the "**Development Agreement**") relating to the development of the Property. In January 2019, the Developer closed on the Property and has commenced site preparation activities on the Property.

Given the complexity of the Property and the changes to the site master plan, the Developer has requested an extension for the commencement and completion of Phase Two construction and of the construction completion date of Phase Two as set forth in the Development Agreement. These changes include:

- Commencement of construction of Phase Two to begin 20 months after closing
- Construction of Phase Two to be completed within 40 months after commencement.

Based on a review of the project master plan, and predevelopment and construction schedule, staff requested approval for this extension.

A resolution was included for the Board's consideration.

Subsequent to a discussion, the Board took the following action:

On a motion by Ms. Delley, seconded by Mr. Jenkins, Resolution Code DDA 19-01-112-18 was approved, with Mr. Ogden abstaining.

Catalyst Development Project: Detroit Tigers Ticket Donation Program - 2018 Final Activity Report (For Information Only)

Ms. Jensen advised that Board members have been provided the final report of the 2018 Tigers Ticket Donation Program (attached) for their review and comments. The Board thanked Ms. Jensen for the report and stated that if there were questions, they would be raised at a future meeting.

This report is for information only; no Board action was taken.

ADMINISTRATION

PUBLIC COMMENT

OTHER MATTERS

Mr. Lewand apologized for not introducing the newest DDA Board member, Charity Dean, at the beginning of the meeting. She is with the City of Detroit and is Director of Civil Rights, Inclusion, and Opportunity. Ms. Dean has been with the City for about two years and has been in her current position since last August. She is changing the whole department in dramatic ways to help find Detroiters to get hired and is also making sure of compliance with Executive Order 22. She is an even-handed, fair, enforcement officer who gets money into the workforce development programs. She advised that she would be happy to speak with Board members after the meeting.

ADJOURNMENT

With there being no other business to be brought before the Board, Mr. Lewand adjourned the meeting at 3:48 p.m.

Detroit Tigers - 2018 Ticket Donation Summary
By City and County

Name of City / County / State / Country	Number of Organizations	Tickets Donated	%
City of Detroit	122	19,095	38%
Wayne County (cities other than Detroit)	114	9,403	19%
Oakland County	73	7,716	15%
Macomb County	43	4,873	10%
Washtenaw County	19	2,745	5%
St. Clair County	12	1,405	3%
Livingston County	3	434	1%
Genesee County	8	430	1%
Calhoun County	3	335	1%
Other Counties	49	3,564	7%
Total	446	50,000	

Top 25 Cities	
City	# Tix
Detroit	19,095
Ypsilanti	1,766
Taylor	1,550
Southfield	1,149
Farmington Hills	1,040
Redford	1,030
Ann Arbor	979
Roseville	885
Novi	809
Clinton Township	670
Livonia	625
Port Huron	610
Royal Oak	598
Shelby Twp.	585
Troy	570
Westland	570
Dearborn	551
Canton	530
Auburn Hills	520
Pontiac	495
Warren	440
Harper Woods	420
Sterling Heights	392
St. Clair Shores	365
Brighton	350
Sub Total	36,594
Other Cities	13,406
Grand Total	50,000

Top 25 Counties	
County	# Tix
Wayne	28,498
Oakland	7,716
Macomb	4,873
Washtenaw	2,745
St. Clair	1,405
Livingston	434
Genesee	430
Calhoun	335
Saginaw	292
Hillsdale	280
Berrien	255
Ingham	245
Lenawee	190
Isabella	200
Kent	200
Missaukee	200
Monroe	195
Jackson	160
Van Buren	156
Charlevoix	150
Alpena	100
Osceola	100
Perry	97
Grand Traverse	85
Ottawa	80
Sub Total	49,421
Other Counties	579
Grand Total	50,000

**Detroit Tigers
2018 Ticket Donation Summary**

Game Date(s)	Organization Name	# Tix per game	Description
4/19/18	Archdiocese of Detroit, Catholic Schools	2,500	Field trip to reward students for academic achievement, positive behavior and/or community service
Various	DPS Community District	2,178	Field trip to reward students for academic achievement, positive behavior and/or community service
Various	Detroit PAL	1,852	Group outings for PAL youth as well as youth RBI teams playing in Regional Tournament hosted by PAL in Detroit
Various	Team Tigers	860	Group outings for Detroit area t-ball, youth baseball and youth softball teams
5/28/18	Village Oaks Elementary School	809	Field trip to reward students for academic achievement, positive behavior and/or community service
Various	Jalen Rose Leadership Academy	800	Field trip to reward students for achievement, to incentivize students and parents to remain transparent with staff
6/4/18	Detroit Delta Prep	550	Field trip to reward students for academic achievement, positive behavior and/or community service
8/22/18	Miracle League of Michigan	520	Group outing for children with mental and/or physical challenges and their families that participate in Michigan
Various	Junior League World Series	500	Group outings for youth baseball teams competing in tournament hosted in Taylor, MI
6/26/18	Positive Athlete Foundation	500	Group outing for local student-athletes who have overcome difficult circumstances and act as leaders in their community
9/21/18	BME State Convention Youth Auxiliary	400	Group outing for youth attending state convention focused on rewarding self-discipline, responsibility and academic virtues
8/1/18	Boys and Girls Club of SE Michigan	400	Group outing for youth members to reward good character and healthy eating habits
Various	Buffalo / Charles Terrace Association	400	Group outing for children and families to reward education and hard work
5/16/18	Dossin Elementary/Middle School	400	Field trip to reward students for academic achievement, positive behavior and participation on basketball/cheer teams
6/8/18	Girls on the Run of SE Michigan	400	Group outing to reward youth volunteers with focus on increasing positive self image in girls
4/17/18	Hope of Detroit Academy	400	Field trip to reward students for academic achievement, positive behavior and/or community service
5/31/18	Weston Academy	375	Field trip to reward students for academic achievement, positive behavior and/or community service
5/16/18	GREAT Day	350	Field trip to reward students for positive behavior, delinquency prevention and community service
6/27/18	Heidelberg Project, The	350	Group outing for youth and their families to reward community development
4/2/18	Kment Elementary	350	Field trip to reward students for academic achievement, positive behavior and/or community service
6/3/18	Make-A-Wish Michigan	350	Group outing for "Wish" children and their families
Various	New Breed CDC	350	Field trip for underprivileged youth campers, concluding free day camp for inner-city children
9/8/18	Michigan Medicine Department of Radiology	320	Group outing for children and their families that were honored at Drive to Make a Difference event
6/10/18	Bishop Elementary School	300	Field trip to reward high achieving 5th grade students and exchange students from Spain
5/2/18	Conner Creek Academy East	300	Field trip to reward students for academic achievement, positive behavior and/or community service
5/30/18	Holland Elementary	300	Field trip to reward students for academic achievement, positive behavior and/or community service
5/31/18	Holmes Elementary School	300	Field trip to reward students for academic achievement, positive behavior and/or community service
6/26/18	St. Clement of Rome	300	Group outing for youth volunteers (includes Youth Groups, Altar Servers, Pantry volunteers, etc.)
6/27/18	St. Mary Mystical Rose	300	Group outing to thank youth volunteers and their families in our food pantry/Youth Ministry Program
8/15/18	United Way for Southeastern Michigan	300	Group outing for students and children to reward higher education and health throughout the community
5/31/18	West Middle School	300	Field trip to reward students for academic achievement, positive behavior and/or community service
Various	Arts Academy in the Woods	290	Group outing for youth members of Leadership Council, as a thank you for their service and commitment
5/16/18	University Prep Middle School	271	Field trip to reward students for academic achievement, positive behavior and/or community service
6/14/18	East Shore Leadership Academy	250	Field trip to reward students for academic achievement, positive behavior and/or community service

Detroit Tigers
2018 Ticket Donation Summary

Game Date(s)	Organization Name	# Tix per game	Description
5/16/18	Holland Woods Middle School	250	Field trip to reward students for academic achievement, positive behavior and/or community service
5/15/18	Hoover Middle School	250	Field trip for students who serve on Safety and Service Squad to reward hard work
6/9/18	Juvenile Diabetes Research Foundation (JDRF)	250	Group outing to allow youth and families affected by type 1 diabetes to enjoy a day with family
7/20/18	Law Enforcement Officer and Youth Support Foundation	250	Field trip for youth and law enforcement officers to maintain the joy and positive meaning of being a youth
7/31/18	Leukemia & Lymphoma Society, The	250	Group outing for children, families and volunteers affected by Leukemia
5/28/18	Rainbow Connection, The	250	Group outing for Wish Children and their families
3/31/18	Star International Academy	250	Field trip to reward students for academic achievement, positive behavior and/or community service
4/13/18	Wisconsin Church of God	250	Field trip to reward students with outstanding academic achievement and service at school and church events
5/16/18	McIntyre Elementary School	244	Field trip to reward students for academic achievement, positive behavior and/or community service
Various	YMCA of Metro Detroit	240	Field trip to reward youth participants across Metro Detroit who attend YMCA Summer Day Camp
5/27/18	Berrien County DHHS	225	Field trip for foster care children and foster families
Various	Family Enrichment Center	220	Field trip for foster care children and foster families
Various	Little Rock Baptist Church	220	Field trip for Children that attend Rock of Angel Summer Camp
Various	Methodist Children's Home Society	216	Field trip for foster care children and foster families
5/2/18	Jefferson International Academy Upper School	210	Field trip to reward students for academic achievement, positive behavior and/or community service
6/13/18	Bennett Elementary	200	Field trip to reward high achieving 1st and 3rd grade students
5/2/18	Detroit Edison Public School Academy	200	Field trip to reward students for academic achievement, positive behavior and/or community service
Various	Distinctive College Prep	200	Field trip to reward students for academic achievement, positive behavior and/or community service
8/13/18	Great Faith Ministries	200	Group outing for teens of the congregation to reward the principles of the church's foundation
6/28/18	Livonia YMCA	200	Field trip to reward youth participants who attend the Livonia YMCA Summer Day Camps
6/12/18	Lyman Foundation, The	200	Field trip for students who attend the Burger School for Students with Autism
8/26/18	McLaren Choice Committee	200	Group outing for families and children who volunteer in employee programs
5/16/18	Memphis Junior / Senior High School	200	Field trip to reward PBIS students for academic achievement, positive behavior and/or community service
5/12/18	Morse Elementary	200	Field trip to reward students for academic achievement, positive behavior and/or community service
8/26/18	Muscular Dystrophy Association	200	Field trip for youth, caregivers and families affected by muscular dystrophy
Various	New Greater Christ Baptist Church	200	Field trip during Annual Youth Explosion (week filled of various fun and motivating activities)
9/20/18	North Star Reach	200	Group outing for youth campers with serious health challenges and their families
Various	Rehoboth Reformed Church	200	Field trip for students who are active in church programs
6/26/18	Resurrection Parish Vacation Bible School	200	Field trip for youth and volunteers participating in the Vacation Bible School program
5/16/18	South Pointe Scholars	186	Field trip to reward students for academic achievement, positive behavior and/or community service
4/21/18	Macomb Academy	180	Field trip to reward students with various disabilities for good attendance, graduation and/or special projects
8/13/18	Team Farmington Special Olympics	180	Group outing for youth athletes to reward hard work with sports training and life lessons
6/14/18	Vandenberg Elementary School	180	Field trip to reward students for academic achievement, positive behavior and/or community service
Various	Boys and Girls Club of Oakland and Macomb Counties	178	Group outing for youth members to reward good character and healthy eating habits

Detroit Tigers
2018 Ticket Donation Summary

Game Date(s)	Organization Name	# Tix per game	Description
5/31/18	Huron Park Elementary	175	Field trip to reward students for academic achievement, positive behavior and/or community service
4/22/18	Carr Elementary	174	Field trip to reward students for academic achievement, positive behavior and/or community service
4/20/18	Keewahdin Elementary School	170	Field trip to reward students for academic achievement, positive behavior and/or community service
6/4/18	Farmington STEAM Academy	160	Field trip to reward students for showing leadership in the new STEAM Academy
5/16/18	James and Grace Lee Boggs School, The	160	Field trip to reward students for academic achievement, positive behavior and/or community service
5/16/18	Our Lady of Good Counsel School	160	Field trip to reward students for academic achievement, positive behavior and/or community service
8/10/18	Summer in the City	160	Field trip rewarding students volunteering within community
5/2/18	Central Academy	159	Field trip to reward students who were proficient in Math and ELA in the MSTEP Test
6/14/18	St. Charles Elementary School	155	Field trip to reward students for academic achievement, positive behavior and/or community service
5/2/18	Addams Elementary	150	Field trip to reward students for academic achievement, positive behavior and/or community service
9/8/18	Avengers Youth Mentoring Organization	150	Group outing for youth, served as a celebration to end Summer camp
6/12/18	Bethlehem Temple Apostolic Faith Church	150	Field trip for Church youth group
Various	Burton Elementary	150	Field trip to reward students for academic achievement, positive behavior and/or community service
5/26/18	Camp Quality Michigan	150	Group outing for youth campers affected by cancer and their families
8/24/18	Central Baptist Church	150	Group outing for teens of the congregation to reward involvement within the church's KIDS.com and TEEN programs
6/10/18	Clinton Valley Little League Challenger Baseball	150	Field trip for special needs children and their families
7/27/18	Detroit Public Library Campbell Branch	150	Field trip to reward students for participation in intensive summer reading programs
4/22/18	Foreign Language Immersion School	150	Field trip to reward students for academic achievement, positive behavior and/or community service
5/26/18	Franklin Middle School	150	Field trip to reward students for academic achievement, positive behavior and/or community service
5/25/18	Hope Community Church	150	Field trip for Church youth group
5/16/18	Jefferson Elementary	150	Field trip to reward students for academic achievement, positive behavior and/or community service
4/20/18	Max Paun Elementary School	150	Field trip to reward students for academic achievement, positive behavior and/or community service
4/30/18	Oddis Group, The	150	Field trip for students who are active in church programs
6/25/18	OnBase with GRPD	150	Group outing for Boys & Girls Club organized by Grand Rapids Police Department
5/16/18	Redford Service Learning Academy	150	Field trip to reward students for academic achievement, positive behavior and/or community service
8/13/18	Wayne State Summer Bridge Program	150	Group outing for underprivileged youth who are part of APEX Scholars Program at WSU with their mentors
5/25/18	William D. Ford Career Tech	150	Field trip to reward students for academic achievement, positive behavior and/or community service
7/29/18	Women in Touch	150	Group outing served as an incentive for youth participating in youth empowerment program
Various	Flint Jackson Park Youth League	145	Group outing for youth baseball players from the Flint RBI Program to encourage participation in the upcoming season
5/2/18	Violet Elementary	145	Field trip to reward students for academic achievement, positive behavior and/or community service
8/1/18	Independence Township	140	Field trip to reward youth campers enrolled in Clintonwood, Bay Court and Discover Camps
5/2/18	Salk Elementary	139	Field trip to reward students for academic achievement, positive behavior and/or community service
Various	Big Brothers Big Sisters of Metro Detroit	130	Group outing for youth members (Littles) and their mentors (Bigs) to reward good character and strengthen relationships
8/22/18	Guidance Opportunity Development Under Construction	130	Group outing to reward youth for positive behavior and involvement within the community

Detroit Tigers
2018 Ticket Donation Summary

Game Date(s)	Organization Name	# Tix per game	Description
8/12/18	Marysville Little League Challenger Division	130	Field trip for special needs children and their families
4/20/18	Shelby Junior High School	130	Field trip to reward students for academic achievement, positive behavior and/or community service
5/2/18	Henry Ford Elementary	127	Field trip to reward students for academic achievement, positive behavior and/or community service
5/2/18	Allen Park Middle School	125	Field trip to reward students for academic achievement, positive behavior and/or community service
Various	Courageous Kids	125	Group outing for youth and families affected by life-threatening illnesses
3/29/18	DPS Community High School	125	Field trip to reward student-athletes and students looking for a purpose and need to belong with a larger group
5/31/18	Hazel Park Junior High	125	Field trip to reward students for academic achievement, positive behavior and/or community service
4/18/18	Marine City Middle School	125	Field trip to reward students for academic achievement, positive behavior and/or community service
5/2/18	Masonic Heights Elementary	125	Field trip to reward students for academic achievement, positive behavior and/or community service
5/11/18	Pine River Elementary	125	Field trip to reward students for academic achievement, positive behavior and/or community service
6/27/18	St. Louis Catholic Church	125	Group outing for underprivileged youth and mentors to enhance the life of the children
6/28/18	City of Southfield Day Camps	120	Group outing served as an incentive to campers, ages 5-13 years old, to help better their future
Various	Davison Elementary School	120	Field trip to reward students for academic achievement, positive behavior and/or community service
5/2/18	Laurus Academy	120	Field trip to reward students for academic achievement, positive behavior and/or community service
8/15/18	Wolverine Human Services	120	Group outing for foster children and foster families
6/14/18	Beacon Elementary School	115	Field trip to reward high achieving 3rd grade students
5/26/18	Science and Engineering Fair of Metro Detroit	115	Field trip to reward students for academic achievement, positive behavior and/or community service
Various	Mae Ava Carse Foundation	114	Field trip for Detroit Public School students who complete Foundation's youth enrichment programs
5/31/18	Cornell Elementary	110	Field trip to reward students for academic achievement, positive behavior and/or community service
6/1/18	Play Ball Weekend	110	Group outings for Detroit area t-ball, youth baseball and youth softball teams
8/13/18	Christian Youth Fellowship Association	107	Group outing for youth and teens from several churches in the Saginaw area to help improve skills and teamwork
5/31/18	Harwood Elementary	107	Field trip to reward students for academic achievement, positive behavior and/or community service
5/2/18	Gill Elementary	105	Field trip to reward students for becoming a cohesive unit while thwarting bullying exclusion
5/16/18	Roberts Elementary	105	Field trip to reward students for academic achievement, positive behavior and/or community service
5/27/18	Alpena Childcare	100	Field trip to reward students for academic achievement, positive behavior and/or community service
6/14/18	Ann Arbor Trail Elementary	100	Field trip to reward students for academic achievement, positive behavior and/or community service
Various	Assistance League Southeastern Michigan	100	Field trip to reward students for academic achievement, positive behavior and/or community service
5/16/18	Berkshire Middle School	100	Field trip to reward students for academic achievement, positive behavior and/or community service
5/16/18	Capac Junior - Senior High School	100	Field trip to reward students for academic achievement, positive behavior and/or community service
5/27/18	Center Line Public Schools	100	Field trip to reward students for academic achievement, positive behavior and/or community service
5/2/18	Cesar Chavez Academy Elementary - Lower	100	Field trip to reward students who exemplified the school's mission and demonstrated positive behavior
4/2/18	Cesar Chavez Academy Middle School	100	Field trip to reward students who were proficient in Math and were working hard on the NWEA and MSTEP Tests
5/2/18	Concordia University & St. Paul Lutheran School	100	Group outing for 3rd graders and their mentors to reward good character and strengthen relationships
5/2/18	Edison Elementary	100	Field trip to reward students for academic achievement, positive behavior and/or community service

**Detroit Tigers
2018 Ticket Donation Summary**

Game Date(s)	Organization Name	# Tix per game	Description
5/25/18	Forever Families	100	Field trip for foster care children and staff / their mentors
4/2/18	George Washington Carver Academy	100	Field trip to reward students for academic achievement, positive behavior and/or community service
Various	Greater New Hope Missionary Baptist Church	100	Group outing for children and families to reward involvement within the church and surrounding community
5/13/18	Hands Across the Water	100	Field trip for foster care children and foster families
8/1/18	Healing Springs	100	Group outing to celebrate second year in the community with the children within the church
Various	Hearts of Hope	100	Group outing for youth who suffer from heart conditions and their families
5/16/18	Henry Ford Academy	100	Field trip to reward students for academic achievement, positive behavior and/or community service
7/6/18	Hillsdale DHHS	100	Field trip for foster care children and foster families
8/22/18	It Takes a Village Too	100	Field trip for foster care children and their biological families
5/13/18	Litchfield District Library	100	Field trip to reward students for participation in intensive summer reading programs
8/25/18	Livonia Elks Lodge #2246	100	Group outing for children and families of special needs members, families of Veteran members
4/30/18	Mann Elementary School	100	Field trip to reward students for academic achievement, positive behavior and/or community service
8/24/18	Monroe County DHHS	100	Field trip for foster care children and foster families
8/10/18	Mosaic Church of Detroit	100	Group outing for congregation's youth group
8/22/18	National Christians in Action	100	Group outing to reward children for outstanding attendance, grade point averages and accomplishments
7/27/18	New Level Sports Ministries	100	Group outing to introduce underprivileged student athletes to Tigers Baseball
8/24/18	New Life in Christ Ministries	100	Group outing for congregation children and families to reward involvement within the surrounding community
5/31/18	Pearl Lean Elementary	100	Field trip for students who serve on Safety and Service Squad to reward hard work
4/4/18	Pine River High School	100	Field trip to reward 8th graders for academic achievement, positive behavior and/or community service
6/27/18	REACH Youth Initiative	100	Field trip for children who attend and develop new skills at Reach Summer Camp
7/8/18	Rochester Hills Little League	100	Group outing for youth baseball teams
8/15/18	SMASH	100	Field trip to reward students for academic achievement in STEM courses to helping them to be successful in tech
6/28/18	South Redford Schools	100	Field trip to reward youth participants who attend the South Redford Schools Summer Camp program
4/15/18	Warner Middle School BOLD	100	Field trip to reward students for academic achievement, positive behavior and/or community service
9/9/18	Warren Police Athletic League	100	Group outings for PAL youth as well as youth RBI teams playing in Regional Tournament hosted by PAL in Warren
6/1/18	Wayne - Westland Board of Education	100	Field trip to reward students for academic achievement, positive behavior and/or community service
5/30/18	Wayne Memorial High School	100	Field trip to reward students for academic achievement, positive behavior and/or community service
8/22/18	Workshops Plus	100	Field trip to reward students from Inkster, Westland and Detroit for participation in academic and housing programs
8/13/18	Ypsilanti District Library	100	Field trip to reward youth for academic participation in Summer reading program
6/25/18	Yunion Inc., The	100	Field trip to reward students involved in S.W.A.G. Program (Students with awareness and goals)
7/29/18	Miracle League of Findlay	97	Group outing for children with mental and/or physical challenges and their families that participate in Findlay
8/26/18	Our Lady of Good Counsel Catholic Church	96	Field trip to reward youth that serve the church as altar servers
5/16/18	Quarton Elementary	95	Field trip to reward students for academic achievement, positive behavior and/or community service
5/1/18	St. Clair Middle School	95	Field trip to reward students for academic achievement, positive behavior and/or community service

**Detroit Tigers
2018 Ticket Donation Summary**

Game Date(s)	Organization Name	# Tix per game	Description
8/1/18	Jewish Community Center Day Camps, Metro Detroit	90	Field trip for children who attend and develop new skills at Day Camp
4/21/18	Lawrence Jr. / Sr. High School	90	Field trip to reward students for academic achievement, positive behavior and/or community service
5/16/18	Mary Helen Guest Elementary	90	Field trip for students who serve on the 5th grade Safety and Service Squad to reward hard work
5/16/18	Oak Ridge Elementary	90	Field trip to reward students for academic achievement, positive behavior and/or community service
6/28/18	Project Challenge	90	Group outing for children affected by HIV and are involved in monthly support group
5/16/18	Walker Winter Elementary	90	Field trip to reward students for academic achievement, positive behavior and/or community service
Various	Washtenaw County DHHS	90	Group outing for foster children and foster families
4/2/18	Wegienka Elementary	90	Field trip for students who serve on Safety and Service Squad to reward hard work
Various	Mack Alive	86	Field trip to reward youth and families for their academic achievement and participation
8/11/18	Centro Multicultural La Familia	85	Group outing for children exposed to domestic violence and parental mental illness to encourage family time
5/30/18	PD Graham Elementary	85	Field trip to reward students for academic achievement, positive behavior and/or community service
8/14/18	Transforming Outside Our Walls	85	Field trip to serve as a bonding experience for youth members
5/31/18	Beech Elementary	80	Field trip for students who serve on Safety and Service Squad to reward hard work
Various	Blue Nose Football, The	80	Group outing to reward students for good grades and positive behavior
8/10/18	Christ's Ardent Disciples in Action	80	Group outing to reward youth and young leaders for volunteering during the year
Various	Eden Gardens Block Club	80	Field trip to reward youth and families from block club for helping out in the garden and at block club events
7/8/18	Family Service and Children's Aid	80	Group outing for children in foster care and their caregivers
Various	Lomax Temple AME Zion Church	80	Group outing for the young men and the positive male role models of the Male Mentorship Program
5/16/18	Salem High School	80	Field trip to reward students for academic achievement, positive behavior and/or community service
7/22/18	School District of the City of Holland	80	Group outing for disadvantaged youth who are attending a baseball camp to learn baseball and life skills
7/31/18	South Farmington Little League	80	Group outing for youth members of Lady Bombers softball teams
5/2/18	St. Joseph School	80	Field trip for students who serve on Safety and Service Squad to reward hard work
6/13/18	TMP Development Services	80	Group outing for young men who participated in mentoring group "The manhood Project" with their mentors
5/2/18	William Ford Elementary	80	Field trip to reward students for academic achievement, positive behavior and/or community service
Various	Barney McCosky Baseball / Basketball League	79	Group outings for Detroit area t-ball, youth baseball and youth basketball teams
Various	Shiloh Deliverance Church	78	Field trip for Church youth group
8/12/18	Cure SMA	77	Group outing for youth and families affected by spinal muscular atrophy
6/1/18	American Montessori Academy	75	Field trip to reward students for academic achievement, positive behavior and/or community service
6/25/18	Boy Scouts - Michigan Crossroads Council	75	Group outing to reward scouts for hours of hard work and dedication in Detroit and Pontiac area
6/28/18	Boys and Girls Club of Troy	75	Field trip for children attending Boys & Girls Club of Troy summer camp program
5/12/18	Branch County DHHS	75	Field trip for foster care children and foster families
5/2/18	Byron Area Schools	75	Field trip to reward students for academic achievement, positive behavior and/or community service
9/23/18	Detroit Chapter of the Association for Talent Development	75	Field trip to reward students and their families for participation in "Back to School Kids & You" event encouraging learning
5/2/18	Garfield Elementary	75	Field trip to reward students for academic achievement, positive behavior and/or community service

Detroit Tigers
2018 Ticket Donation Summary

Game Date(s)	Organization Name	# Tix per game	Description
8/21/18	Northline Church	75	Group outing for church youth and families
7/21/18	Samaritas	75	Group outing for foster children and foster families
7/8/18	Second Ebenezer Church	75	Group outing for youth and their families to reward community development
6/25/18	Sylvester Broome Empowerment Village	75	Field trip to reward students for academic achievement, positive behavior and/or community service
7/8/18	Young Israel of Southfield	75	Field trip to reward youth for community service
5/16/18	Salem High School	71	Field trip to reward students for academic achievement, positive behavior and/or community service
7/6/18	Indiana Ave. Church of God in Christ	70	Field trip for Church youth participating in annual Summer Camp
5/2/18	Lindemann Elementary	70	Field trip to reward students for academic achievement, positive behavior and/or community service
5/31/18	State Road Elementary	70	Field trip to reward students for academic achievement, positive behavior and/or community service
Various	Vision Initiative, The	70	Group outing for youth to reward students for participation in mentorship and other programs
6/14/18	Academy of the Americas	66	Field trip to reward students for academic achievement, positive behavior and/or community service
9/23/18	Christian Temple Baptist Church	65	Group outing for youth of the congregation with family members
5/28/18	Hamilton Academy	65	Field trip to reward students for academic achievement, positive behavior and/or community service
7/27/18	TC Christian Baseball	65	Group outing for youth athletes to reward hard work fundraising efforts for the program
8/25/18	Think Beyond the Chair	65	Field trip to youth with various disabilities to experience social activities and events and learn to be advocates
5/2/18	Webb Elementary School	65	Field trip for students who serve on Safety and Service Squad to reward hard work
8/1/18	Alice's Place	60	Field trip for youth in enrichment program
Various	Arab American and Chaldean Council	60	Group outing to reward youth for positive behavior and involvement within the community
6/28/18	Big Brothers Big Sisters of Washtenaw County	60	Group outing for youth members (Littles) and their mentors (Bigs) to reward good character and strengthen relationships
4/4/18	Branch Line School	60	Field trip for students who serve on Safety and Service Squad to reward hard work
5/2/18	Charles Wright Academy	60	Field trip for students who serve on Safety and Service Squad to reward hard work
5/2/18	Eastland Middle School	60	Field trip to reward students for academic achievement, positive behavior and/or community service
Various	Family and Community Services	60	Field trip for foster care children and foster families
6/13/18	Family Care Network	60	Field trip for foster care children and staff / their mentors
9/17/18	Grosse Pointe Woods/Shores Little League	60	Group outing for youth baseball team and family members
7/7/18	Macomb / St. Clair Autism Society	60	Group outing for children and families of the Macomb / St. Clair Chapter
9/23/18	MICHAEL Organization	60	Field trip to celebrate the beginning of the school year and reward students for involvement within the community
Various	Neighborhood Building Urban Gardens	60	Group outing to reward youth and their parents that have been volunteering in the community garden
5/2/18	Parkway Christian School	60	Field trip to reward students for academic achievement, positive behavior and/or community service
8/1/18	Peck Community Schools	60	Field trip to reward 6th graders to open their students' horizons living in the thumb if the state
5/15/18	Plymouth Educational Center	60	Field trip to reward students for academic achievement, socio-emotional growth and real world learning
5/31/18	Poupard Elementary	60	Field trip for students who serve on Safety and Service Squad to reward hard work
Various	Redford Brightmoor Initiative	60	Field trip for children who live below the poverty line and benefit from the services of the RBI programming
5/12/18	Redford Church of Christ	60	Field trip for church youth and young men involved in Men's ministry among other church programs

**Detroit Tigers
2018 Ticket Donation Summary**

Game Date(s)	Organization Name	# Tix per game	Description
5/2/18	Snow Elementary	60	Field trip to reward students for academic achievement, positive behavior and/or community service
6/12/18	St. Paul AME Zion Church	60	Group outing for youth volunteers and program participants as a reward and to incentivize future participation
Various	Student Advocacy Center	60	Field trip to reward students working hard in school and realizing their access to quality public education
5/26/18	Wayne Metro Community Action Agency	60	Group outing for underprivileged youth and families
9/22/18	Bethany Christian Services	58	Field trip for foster care children and foster families
6/14/18	Taft Galloway Elementary School	58	Field trip to reward students for academic achievement, positive behavior and/or community service
5/2/18	Allen Elementary School	56	Field trip for students who serve on Safety and Service Squad to reward hard work
5/28/18	Bloomington Middle and High School	56	Field trip to reward students for academic achievement, positive behavior and/or community service
3/31/18	Boy Scouts - Troop 732	56	Group outing to reward scouts for hours of hard work and dedication in Livonia area
5/16/18	Rainbow Elementary	56	Field trip for students who serve on Safety and Service Squad to reward hard work
6/28/2018	Boys and Girls Club of Lenawee	55	Field trip for Boys & Girls Clubs members
5/12/18	John R. King Academy	55	Field trip to reward students who were proficient in Math and Reading on the MAP Test
5/31/2018	Northwood Elementary Student Senate	55	Field trip to reward student members of the Northwood Student Senate for being leaders in the school
5/2/2018	St. Valentine School	55	Field trip for students who serve on Safety and Service Squad to reward hard work
5/12/2018	Tecumseh Campfire Boys and Girls of America	55	Group outing for youth participants in the program which provides informal education and opportunities for success
5/31/18	Fisher Elementary	53	Field trip for students who serve on Safety and Service Squad to reward hard work
5/31/18	Duvall Elementary	52	Field trip to reward students for academic achievement, positive behavior and/or community service
5/2/2018	Pere Gabriel Richard Elementary	52	Field trip for students who serve on Safety and Service Squad to reward hard work
Various	Moss Foundation, The	51	Group outing for members of organization that supports youth with mental health/special needs and in transitional housing
	SUBTOTAL	44,834	
Various	Miscellaneous	5,166	Ticket donations of 50 or fewer
	GRAND TOTAL	50,000	

City of Detroit



Downtown Development Authority

500 Griswold, Suite 2200, 22nd Floor

Detroit, Michigan 48226

Phone: 313 963 2940

Fax: 313 963 8839

CODE DDA 19-01-02-614

APPROVAL OF MINUTES OF NOVEMBER 14, 2018

RESOLVED, that the minutes of the Regular meeting of November 14, 2018 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 Downtown Development Authority.

January 23, 2019

City of Detroit



Downtown Development Authority

500 Griswold, Suite 2200, 22nd Floor

Detroit, Michigan 48226

Phone: 313 963 2940

Fax: 313 963 8839

CODE DDA 19-01-03-491

RECEIPT OF TREASURER'S REPORT FOR OCTOBER 2018

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period ending October 31, 2018, as presented at this meeting, is hereby in all respects received by the Downtown Development Authority.

January 23, 2019

City of Detroit



Downtown Development Authority

500 Griswold, Suite 2200, 22nd Floor

Detroit, Michigan 48226

Phone: 313 963 2940

Fax: 313 963 8839

CODE DDA 19-01-03-492

RECEIPT OF TREASURER'S REPORT FOR NOVEMBER 2018

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period ending November 30, 2018, as presented at this meeting, is hereby in all respects received by the Downtown Development Authority.

January 23, 2019

City of Detroit



Downtown Development Authority

500 Griswold, Suite 2200, 22nd Floor

Detroit, Michigan 48226

Phone: 313 963 2940

Fax: 313 963 8839

CODE DDA 19-01-110-47

**PARADISE VALLEY BUSINESS & ENTERTAINMENT DISTRICT: DDA LOAN-SVM
TOBIN; PROPOSED DISCOUNTED PAYOFF**

WHEREAS, the City of Detroit Downtown Development Authority ("DDA") selected SVM Development (the "Borrower"), a Michigan Corporation headed by David Schervish, as the developer for the Harmonie Park project, which included the renovation of five buildings: Harmonie Club, Powell, Skupien, Leopold and the Tobin building (the "Project"); and

WHEREAS, the first phase of the Project included the renovation of the Tobin building and on July 6, 1992, the Borrower executed a Promissory Note with the DDA in the amount of \$1,425,000.00 at 0% interest which was secured by a UDAG mortgage for the renovation (the "Loan"); and

WHEREAS, in 2007, DDA modified the note to extend the maturity date to August 2016; however, the Project experienced some financial difficulty and in 2016, the Borrower was unable to remit the DDA payment of \$1,425,000.00 on the loan; and

WHEREAS, following several months of discussions regarding potential Loan modifications, in December 2018 the Borrower reached out to DDA staff and proposed a Loan discounted payoff in the amount of \$1,000,000.00; and

WHEREAS, the DDA Finance Committee has reviewed this transaction and recommended approval of a discounted Loan payoff in the amount of \$1,075,000 rather than \$1,000,000 and the Borrower has agreed to such increased payoff; and

WHEREAS, the DDA Board of Directors has reviewed the proposal and has determined it is in the best interests of the DDA to approve a discounted Loan payoff of \$1,075,000.

NOW, THEREFORE, BE IT RESOLVED, that the DDA Board of Directors hereby approves discounted payoff of the Loan as detailed above.

BE IT FURTHER RESOLVED, that the DDA Board of Directors hereby authorizes any two of its Officers or any two of its Authorized Agents or any one Officer and any one

Authorized Agent to negotiate and execute all documents, contracts and papers and take such other actions necessary or appropriate to implement the provisions and intent of this resolution on behalf of the DDA.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any Officer or Authorized Agent of the DDA, in the name and on behalf of the DDA, 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.

January 23, 2019

City of Detroit



Downtown Development Authority

500 Griswold, Suite 2200, 22nd Floor

Detroit, Michigan 48226

Phone: 313 963 2940

Fax: 313 963 8839

CODE DDA 19-01-74-71

SBLT LOAN PROGRAM: ADAMS/PARK INVESTMENTS PARTIAL LOAN SETTLEMENT

WHEREAS, on April 30, 2008, the City of Detroit Downtown Development Authority ("DDA") made a loan to Adams/Park Investments, L.L.C. (the "Borrower") in connection with a proposed Shield's Pizza franchise location in the original principal amount of \$200,000.00 (the "Loan") which was secured, in part, by joint and several guaranties of Frank Wolicki, Anthony DiGirolamo, and Kenneth Leonard; and

WHEREAS, the Borrower has been unable to make the required payments and on September 20, 2012, the Wayne County Circuit Court issued a judgment against the Borrower and personal guarantors in favor of the DDA in the amount of \$208,400.60 for the unpaid balance of the Loan, interest, and attorneys' fees resulting from the legal action; and

WHEREAS, to date, the DDA has collected \$13,411.98 on the Loan; and

WHEREAS, personal guarantor Kenneth Leonard's obligations in connection with the Loan have been discharged due to the filing of a personal bankruptcy; and

WHEREAS, On November 5, 2018, personal guarantor Anthony DiGirolamo proposed a settlement between himself and the DDA in the amount of \$20,000 on the following terms:

(a) Mr. DiGirolamo will remit to DDA a lump sum payment of \$10,000 following the approval of the settlement terms and execution of a settlement agreement;

(b) Following the lump sum payment, Mr. DiGirolamo will make monthly payments to the DDA in the minimum amount of \$100 until the aggregate amount of such monthly payments equals \$10,000;

(c) After the DDA receives \$20,000 from Mr. DiGirolamo, being the lump sum payment of \$10,000 and the aggregate amount of the monthly payments

totaling \$10,000, the DDA will release all liens and claims against Mr. DiGirolamo as a personal guarantor of the Loan

; and

WHEREAS, but DDA's settlement with Mr. DiGirolamo will not release Borrower nor Mr. Wolicki from any obligations each may have under the Loan; and

WHEREAS, the DDA Finance Committee has reviewed this partial settlement and recommends its approval to the Board of Directors.

NOW, THEREFORE, BE IT RESOLVED, that the DDA Board of Directors hereby approves the partial settlement of the Loan as detailed above.

BE IT FURTHER RESOLVED, that the DDA Board of Directors hereby authorizes any two of its Officers or any two of its Authorized Agents or any one Officer and any one Authorized Agent to negotiate and execute all documents, contracts and papers and take such other actions necessary or appropriate to implement the provisions and intent of this resolution on behalf of the DDA.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any Officer or Authorized Agent of the DDA, in the name and on behalf of the DDA, 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.

January 23, 2019

City of Detroit



Downtown Development Authority

500 Griswold, Suite 2200, 22nd Floor

Detroit, Michigan 48226

Phone: 313 963 2940

Fax: 313 963 8839

CODE DDA 19-01-123-69

CATALYST DEVELOPMENT PROJECT: AMENDMENT TO PROJECT SPECIFIC DEVELOPMENT AGREEMENT (BUILDING C, UNIT 2)

WHEREAS, on December 13, 2017, the City of Detroit Downtown Development Authority (the "DDA") Board approved a Master Deed creating a condominium dividing the building within the Events Center Project located along Henry Street, known as Building C (the "Building") into 3 units; and

WHEREAS, DDA conveyed Unit 3 to Arena Mixed Use, LLC (the "Developer"), a Delaware limited liability company and an affiliate of Olympia Development of Michigan, LLC; and

WHEREAS, in order to allow Developer to lease Unit 3 to Google, the Developer and the DDA entered into a Project Specific Development Agreement on December 20, 2017 and a First Amendment to Project Specific Development Agreement on March 2, 2018 (collectively, the "Agreements") to remove Unit 3 of Building from the Events Center Project area; and

WHEREAS, Google currently leases Unit 3 from the Developer and has exercised its option to expand its current leased space into the entire leasable space available in Unit 2; and

WHEREAS, exercising this option requires the DDA and Developer to execute a Second Amendment to Project Specific Development Agreement (the "Amendment") in a form substantially similar to that provided for in **Exhibit A** hereto; and

WHEREAS, upon review of the Amendment, the DDA Board has determined that the execution of the Amendment is within DDA's statutory purpose and otherwise in the best interests of the DDA and the Catalyst Development Project.

NOW THEREFORE BE IT RESOLVED that the Amendment is hereby approved.

BE IT FURTHER RESOLVED that the DDA Board hereby authorizes any two of its Officers, or any two of its Authorized Agents, or one Officer and any one Authorized Agent to execute the Amendment, substantially in the form of the attached, together with

such other modifications to the Amendment as deemed appropriate by such Authorized Agents and counsel which are not inconsistent with this resolution and do not alter the substance of the Amendment or adversely affect the rights and/or obligations of the DDA under the Amendment.

BE IT FURTHER RESOLVED that the DDA Board hereby authorizes any two of its Officers or any two of its Authorized Agents or one Officer and any one Authorized Agent to take any other actions and execute any other documents necessary or appropriate to implement the provisions and intent of this resolution.

BE IT FINALLY RESOLVED that all of the acts and transactions of any Officer or Authorized Agent of the DDA, in the name and on behalf of the DDA, 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.

January 23, 2019

City of Detroit



Downtown Development Authority

500 Griswold, Suite 2200, 22nd Floor

Detroit, Michigan 48226

Phone: 313 963 2940

Fax: 313 963 8839

CODE DDA 19-01-44-52

**APPOINTMENT OF DIRECTORS TO THE MICHIGAN AVENUE PARKING FACILITY
CONDOMINIUM ASSOCIATION**

WHEREAS, on December 2, 2008, the DDA executed a master deed for the parking facility located at 150 Michigan Avenue which established the Michigan Avenue Parking Facility Condominium (the "Condominium"); and

WHEREAS, the Condominium is administered by the Michigan Avenue Parking Facility Condominium Association (the "Association") with the rights and obligations of individuals with an ownership interest in the Condominium being governed by the Association's by-laws (the "By-laws"); and

WHEREAS, the ownership rights of the Condominium are subdivided into three (3) individual units being Unit 1, Unit 2, and Unit 3, and the DDA is the current owner of all three units; and

WHEREAS, pursuant to the terms of the By-laws, the Association shall include a Board of Directors comprising of three (3) members, each of which shall be appointed by the owners of the Condominium units; and

WHEREAS, in order to file the 2018 annual report for the Association, and all annual reports thereafter, DDA staff is requesting that the DDA Board of Directors approve the following individuals to serve on the Board of Directors of the Association: Glen Long, Malinda Jensen and Jennifer Kanalos. and

WHEREAS, the DDA Board has determined that the appointment of the aforementioned members to the Association's Board of Directors is in the best interests of the DDA.

NOW, THEREFORE, BE IT RESOLVED, that the DDA Board of Directors hereby appoints Glen Long, Malinda Jensen and Jennifer Kanalos to the Association's Board of Directors.

BE IT FURTHER RESOLVED the DDA Board of Directors hereby authorizes any two of its Officers or any two of its Authorized Agents or any one Officer and any one Authorized Agent to execute all other documents, contracts and papers and take such

other actions necessary or appropriate to implement the provisions and intent of this resolution on behalf of the DDA.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any Officer or Authorized Agent of the DDA, in the name and on behalf of the DDA, 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.

January 23, 2019

City of Detroit



Downtown Development Authority

500 Griswold, Suite 2200, 22nd Floor

Detroit, Michigan 48226

Phone: 313 963 2940

Fax: 313 963 8839

CODE DDA 19-01-112-18

QUICKEN LOANS: AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN ROSKO DEVELOPMENT COMPANY LLC AND THE DDA

WHEREAS, In November 2016, the City of Detroit Downtown Development Authority (the "DDA") approved the sale of several properties known as the former Bates Garage and the Monroe Block (collectively, the "Property") to Rosko Development Company LLC, an affiliate of Bedrock Real Estate Services, (the "Developer"); and

WHEREAS, in December 2018, the DDA and Developer entered into the Development Agreement (the "Development Agreement") relating to the development of the Property and in January 2019, the Developer has commenced site preparation activities on the Property; and

WHEREAS, the Developer has requested an extension that the commencement of construction of Phase Two begin within 20 months after closing and an extension that construction of Phase Two be completed within 40 months after commencement of its construction; and

WHEREAS, the DDA Board of Directors has determined that it is in the best interests of the DDA and the project to amend the Development Agreement to extend the timeline as detailed above.

NOW, THEREFORE, BE IT RESOLVED, that the DDA Board of Directors does hereby authorize the negotiation and execution of an amendment setting forth the extended timeline described above, upon terms deemed appropriate by staff and counsel and otherwise not inconsistent with the terms described herein.

BE IT FURTHER RESOLVED that any two Officers, any two of the Authorized Agents of the DDA, or any one of the Officers and any one of the Authorized Agents of the DDA, shall hereafter have the authority to negotiate and execute an amendment, and the 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 DDA.

BE IT FINALLY RESOLVED that all of the acts and transactions of any Officer or Authorized Agent of the DDA, in the name and on behalf of the DDA, 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.

January 23, 2019