



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, MARCH 22, 2023
4:00 PM**

BOARD MEMBERS PRESENT:

John George
Juan Gonzalez
Pamela McClain
Eric Dueweke
Maggie DeSantis
Stephanie Washington

BOARD MEMBERS ABSENT:

Raymond Scott
Sonya Mays
Amanda Elias

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)	Darryl Carter (Avanath Capital Management)
Brian Vosburg (DEGC/DBRA)	Jared Belka (Warner Norcross)
Cora Capler (DEGC/DBRA)	Jason Jones (Tekton Development)
Malinda Jensen (DEGC/DBRA)	Dan Gough (EGLE)
Monika McKay-Polly (DEGC/DBRA)	Ponce Clay (DBRA-CAC)
Paul Kako (DEGC)	Tyson Gersh (Michigan Urban Farming Initiative)
Glen Long, Jr. (DEGC)	Phil Talbert
Kaci Jackson (DEGC)	Fayette Garth
Catherine Frazier (DEGC)	Pinky
Ngozi Nwaesei (Lewis & Munday)	Thomas's iPad
Anne Jamieson (Jamieson Consulting)	Lbrinker
Kurt Hines (Marigold Houses, LLC)	Mary Bennett King
Elizabeth Masserang (PM Environmental)	RIGLLC
Sarah Pavelko (Greatwater Opportunity Capital)	Josh Helmandollar
Richard Barr (Honigman)	Electra
Sheila Cockrel (Crossroads Consulting)	iPhone (82)
Emmett Moten (Bagley Development Group)	
Ron McDonald (Avanath North End Parcel Owner I, LLC)	



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, MARCH 22, 2023**

CALL TO ORDER

Vice-Chairperson John George 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 Agenda:

Mr. George called for a motion approving the agenda of the March 22, 2023 DBRA meeting, as presented.

The Board took the following action:

Ms. DeSantis made a motion approving the agenda of the March 22, 2023 DBRA meeting, as presented. Mr. Gonzalez seconded the motion.

Approval of Minutes:

Mr. George called for a motion approving the minutes of March 8, 2023, as presented.

The Board took the following action:

Mr. Dueweke made a motion approving the minutes of the March 8, 2023 Board meeting, as presented. Ms. McClain seconded the motion.
DBRA Resolution Code 23-03-02-319 was unanimously approved.

Treasurer's Report – February 2023

Mr. Long presented the February 2023 Treasurer's Report.

Mr. George called for a motion accepting the February 2023 Treasurer's Report, as presented. The Board took the following action:

Ms. McClain made a motion accepting the February 2023 Treasurer's Report, as presented. Mr. Dueweke seconded the motion.
DBRA Resolution Code 23-03-03-233 was unanimously approved.

Ms. Washington joined the meeting at 4:05 PM.

PROJECTS

Danish Brotherhood Hall Brownfield Redevelopment Plan: Reimbursement Agreement

Ms. Capler presented the Danish Brotherhood Hall Brownfield Redevelopment Plan: Reimbursement Agreement to the DBRA Board.

On January 11, 2023, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for Danish Brotherhood

Hall (the “Plan”) to Detroit City Council (“City Council”) with a recommendation for approval. The City Council public hearing for the Plan was held on February 9, 2023 and City Council approved the Plan on February 14, 2023. A requirement for Tax Increment Financing reimbursement pursuant to the Plan is that a Reimbursement Agreement (the “Agreement”) be entered into between the DBRA and XYZ 20-01 DBH, LLC. The Agreement has been prepared between the DBRA and XYZ 20-01 DBH, LLC and is presented to the DBRA for review and approval.

Project Introduction

XYZ 20-01 DBH, LLC is the project developer (“Developer”). The Property was developed as the Florian Apartments in 1911, stores and flats in 1913, and the Danish Brother Hood Hall in 1915. The Florian Apartments, stores and flats at 1785 W. Forest Avenue were removed in the early 2000’s. Historical uses include a laundry, clothes presser, cleaner and tailor in 1921 and 1940. The Property is currently vacant and was last used as a church around 2010. The project includes the redevelopment of the former fraternal hall building at 1775 W Forest into a multi-use community event space with three small commercial spaces as well as two short-term rental units.

The total investment is estimated to be \$8.2 million. The Developer is requesting \$1,416,445.00 in TIF reimbursement.

There will be approximately 32 temporary construction jobs and approximately 27 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the “Property”) consists of two (2) parcels, 1775 and 1785 W Forest Avenue, which are located on the south side of W Forest Avenue between Rosa Parks Boulevard and Avery Street in the Woodbridge neighborhood.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) the Property is a historic resource as defined by Act 381.

Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include department specific activities, demolition, lead and asbestos abatement, infrastructure improvements, site preparation, interest, and the development, preparation and implementation of a brownfield plan and Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

1. Pre-Approved Activities	\$14,800.00
2. Lead, Asbestos, and Mold Surveys	\$4,900.00
3. Response Activities	\$84,493.00
4. Demolition	\$306,000.00
5. Lead, Asbestos, and Mold Abatement	\$148,820.00
6. Site Preparation	\$56,100.00
7. Infrastructure Improvements	\$65,175.00

8. Brownfield Plan & Work Plan	\$35,000.00
9. Contingency (15%)	\$99,088.00
10. Interest	\$602,069.00
Total Reimbursement to Developer	\$1,416,445.00
11. Authority Administrative Costs	\$196,386.00
12. State Brownfield Redevelopment Fund	\$72,760.00
13. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$1,685,591.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is not seeking additional incentives.

Ms. Capler noted the requested change to the standard timeline for starting and completing Eligible Activities from starting within 18 months and completing Eligible Activities within 3 years, to starting Eligible Activities within 24 months and completing them within 4 years.

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

Ms. DeSantis asked for the reasoning behind the request for the extended timeline for starting and completing Eligible Activities under the Plan. Mr. Lockwood stated that given the market uncertainties, increasing interest rates, and the current conditions of the Property, the Developer would like more time to complete the project.

Mr. George called for a motion approving the Danish Brotherhood Hall Brownfield Redevelopment Plan: Reimbursement Agreement, as presented. The Board took the following action:

Ms. McClain made a motion approving the Danish Brotherhood Hall Brownfield Redevelopment Plan: Reimbursement Agreement, as presented. Ms. DeSantis seconded the motion. DBRA Resolution Code 23-03-313-03 was unanimously approved.

450 Amsterdam Brownfield Plan

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

Project Introduction

9450 AMSTERDAM LLC is the project developer (“Developer”). The project will rehabilitate the historic Cadillac Motor Car Company Assembly Plant that was originally built in 1935. The building was most recently occupied by Westcott Displays, Inc. until operations were shuttered, and the buildings was vacated. The rehabilitation will provide approximately 90 loft-style apartment units, ranging from studios to two-bedroom units. At least 20% of the units will be designated as affordable at 80% of the Area Median Income (AMI). The development also includes resident parking on the adjacent surface parking lot, tenant storage, and amenity space. It is currently anticipated construction will begin in spring 2023 and eligible activities will be completed within 14 months.

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

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

Property Subject to the Plan

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

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) the Property is a historic resource and "Functionally Obsolete" as defined by Act 381.

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include baseline environmental assessment activities, demolition, lead and asbestos abatement, site preparation, interest, and the development, preparation and implementation of a brownfield plan and Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

14. Environmental Assessment Activities	\$14,000.00
15. Demolition	\$989,000.00
16. Lead and Asbestos Abatement	\$517,500.00
17. Site Preparation	\$47,500.00
18. Brownfield Plan & Work Plan	\$40,000.00
19. Contingency (15%)	\$233,100.00
20. Interest	\$130,705.00
Total Reimbursement to Developer	\$1,971,805.00
21. Authority Administrative Costs	\$564,269.00
22. State Brownfield Redevelopment Fund	\$181,619.00
23. Local Brownfield Revolving Fund	\$641,115.00
TOTAL Estimated Costs	\$3,358,808.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which includes local and/or state approval of a Neighborhood Enterprise Zone (PA 147) Tax Abatement.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the March 8, 2023 CAC meeting. Attached was 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 Monday, March 20, 2023 at 5:00 pm via Zoom. The results of the DBRA public hearing were attached for Board review.

Attached for the Board's review and approval was a resolution approving the 450 Amsterdam Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Mr. Dueweke noted an editing error in the memorandum referring to another brownfield plan.

Mr. George called for a motion to approve the 450 Amsterdam Brownfield Plan and its submittal to Detroit City Council, as presented. The Board took the following action:

Mr. Dueweke made a motion to approve the 450 Amsterdam Brownfield Plan and its submittal to Detroit City Council, as presented. Mr. Gonzalez seconded the motion.
DBRA Resolution Code 23-03-315-02 was unanimously approved.

3200 Tyler Brownfield Plan

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

Project Introduction

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

The total investment is estimated to be \$2 million. The Developer is requesting \$473,776.00 in TIF reimbursement.

There will be approximately 6-10 temporary construction jobs and approximately 2 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel, 3200 Tyler Street, which is bounded by an alleyway to the north, Wildemere Street to the east, Tyler Street to the south and the property line to the west in the Russell Woods/Narden Park neighborhood.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) the Property is "Functionally Obsolete" as defined by Act 381.

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include environmental assessment activities, demolition, lead and asbestos abatement, site preparation, public infrastructure improvements, and the development, preparation and implementation of a brownfield plan and Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

1. Environmental Assessment Activities	\$2,500.00
2. Demolition	\$74,700.00
3. Lead and Asbestos Abatement	\$36,050.00
4. Site Preparation	\$9,500.00
5. Infrastructure Improvements	\$237,000.00
6. Brownfield Plan & Work Plan	\$60,000.00
7. Contingency (15%)	\$54,026.00
Total Reimbursement to Developer	\$473,776.00
8. Authority Administrative Costs	\$93,235.00
9. State Brownfield Redevelopment Fund	\$24,037.00
10. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$591,048.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which includes local and/or state approval of an Obsolete Property Rehabilitation Act (PA 146) Tax Abatement. Mr. Vosburg added that the developer is discussing an LBRF grant and/or loan which is planned to be presented at the next DBRA Board meeting.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the March 8, 2023 CAC meeting. Attached was 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 Wednesday, March 15, 2023 at 5:00 pm via Zoom. The results of the DBRA public hearing were attached for Board review.

Attached for the Board's review and approval was a resolution approving the 3200 Tyler Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Mr. Dueweke stated that he is happy to see a project like this one in the neighborhood and asked for more information on the estimated construction jobs for the project and how the number was determined. Mr. Vosburg stated that originally the Developer had stated they would create 7 or 9 construction jobs which seemed very low, and the DBRA Staff asked the Developer to reevaluate the number of construction jobs to be created and the Developer estimated 77 new individual construction jobs to be created over the complete life of the project.

Ms. DeSantis asked if the current state of the Property is the reason behind the number of estimated construction jobs. Mr. Hines stated that the number of estimated construction jobs is based on the number of individuals that will be needed to work on the project (not the Full Time Equivalent (FTE)) because of the current state of the Property and the number of workers that will be required for the abatement and demolition on the Property is what determined the number of construction jobs expected to be created by the project.

Mr. George called for a motion to approve the 3200 Tyler Brownfield Plan and its submittal to the Detroit City Council, as presented. The Board took the following action:

Ms. DeSantis made a motion to approve the 3200 Tyler Brownfield Plan and its submittal to the Detroit City Council, as presented. Ms. McClain seconded the motion.
DBRA Resolution Code 22-03-316-02 was unanimously approved.

3200 Tyler Brownfield Plan: Proposed Local Brownfield Revolving Fund Grant and Loan Request for Marigold Houses, LLC

Mr. Vosburg presented the 3200 Tyler Brownfield Plan: Proposed Local Brownfield Revolving Fund Grant and Loan Request for Marigold Houses, LLC to the DBRA Board.

Marigold Houses, LLC, (the “Developer”) is development team led by Kurt Hines. The Developer is seeking to redevelop a vacant 15-unit apartment building on a single parcel of land at 3200 Tyler into a restored 15-unit apartment building (the “Project”) with an estimated Project cost of approximately \$1.5 Million. The Developer is currently seeking brownfield incentives for the Project and the Project’s 3200 Tyler Brownfield Plan (the “Brownfield Plan”) is scheduled to be considered by the City of Detroit Brownfield Redevelopment Authority (“DBRA”) Board of Directors for approval on March 22, 2023 and to be voted on by City Council at a future date. Work Plan approval via delegate approval would be able to occur approximately one to two months after City Council approval for the Michigan Strategic Fund (the “MSF”).

In furtherance of the Project, the Developer has also received approval for loan funding from Horizon Bank in the amount of \$761,300 and the Developer will be providing \$311,863 in cash equity, \$114,581 in land & building contribution, and \$45,000 in deferred developer fees. However, due to the significant amount of brownfield eligible activities identified at the Project site, Developer is seeking a grant in the amount of \$100,000 (the “Grant”) and a loan in the amount of \$159,000.00 (the “Loan”) from the DBRA’s Local Brownfield Revolving Fund (the “LBRF”).

The Grant and Loan proceeds will be used to reimburse the Developer for Brownfield eligible costs. These funds will support a \$1.5 million renovation of a 2 story, 15-unit apartment building with significant green features such as bioswales & rain gardens, sealing and insulation that greatly exceeds building codes, as well as all-electric high-efficiency HVAC systems and appliances. \$473,776 in Brownfield TIF revenue is projected to captured for eligible activities which include environmental studies, demolition, lead & asbestos abatement, site preparation, public infrastructure, green stormwater systems, and brownfield and work plan preparation.

Furthermore, this Project brings back to life a notable vacant apartment building in the neighborhood near the intersection of Davison & Dexter in the Dexter Linwood neighborhood. It is projected to create 77 construction jobs and 2 FTEs permanent jobs.

Under the LBRF, funds are available to developers to use for only brownfield plan eligible activities with approved brownfield plans. Grants are available for government, non-profit and Detroit headquartered developers. Loans and grants are available for all eligible activities on eligible property defined under Michigan Public Act 381 of 1996, as amended.

Please find below the proposed terms of the DBRA Grant and Loan, and a Sources and Uses table.

Grantee/Borrower Name:	Marigold Houses, LLC
Grantee/Borrower Location:	3200 Tyler, Detroit MI 48238
Request:	Grant: \$100,000.00 Loan: \$159,000.00
Fee:	1% of the Grant and Loan amount due at application.
Interest Rate:	1.0% per annum
Loan Term:	10 years, amortized over 25 years
Loan Repayment:	Interest only payments for years 1-3, principal & interest years 4-10. Balloon payment at end of term.

Loan Security: First lien position on Brownfield TIF revenue. Brownfield TIF will have an estimated value of \$476,698 with the Brownfield Plan.

Loan Guaranty: Personal Guaranty of Kurt Hines.

Eligible Uses: Eligible activities identified in the Brownfield Plan including environmental studies & investigation, demolition, lead & asbestos abatement, infrastructure (including green storm water systems), site preparation, brownfield & work plan preparation & implementation.

Disbursement: Owner will first make equity contributions of at least \$187,000 before Loan and Grant funds are disbursed. DBRA will disburse Grant and Loan funds no more frequently than on a monthly basis to reimburse the Developer for requested Brownfield Plan eligible expenses.

Conditions: (i) Satisfactory review and acceptance of standard due diligence items; (ii) Binding commitments for construction loan(s); (iii) Evidence of minimum \$180,000 equity investment for the Project prior to Grant and Loan funding; (iv) Developer shall have received approval of the Brownfield Plan and the Work Plan by the DBRA, the City of Detroit, and the MSF, as applicable; (v) Developer will provide itemized schedule and use of funds; and (vi) Execution of mutually acceptable loan and grant documents.

TOTAL SOURCES		
Senior Debt		
Horizon Bank	\$761,300	51.05%
DBRA LBRF Loan	\$159,000	10.66%
Subordinate Debt/Grants		
DBRA LBRF Grant	\$100,000	6.70%
Deferred Fees/Cash Equity		
Deferred Developer Fees	\$45,000	3.02%
Cash Equity Owner	\$311,863	20.91%
Land/Building Contribution by Owner	\$114,581	7.68%
TOTAL DEVELOPMENT SOURCES	\$1,491,774	100.0%

ELIGIBLE USES OF \$259,000 LBRF GRANT & LOAN FUNDS FROM BROWNFIELD PLAN	
Eligible Costs	
Environmental Studies & Investigations	\$2,500
Demolition	\$74,700
Lead & Asbestos Abatement	\$85,355
Site Preparation	\$33,360
Infrastructure Improvements (incl. Green Stormwater Systems)	\$166,757
Brownfield & Work Plan Preparation & Implementation	\$60,000
15% Contingency	\$54,026

The DBRA LBRF Committee has recommended the approval of the proposed Grant and Loan to the DBRA Board of Directors and DBRA staff now seeks approval of the proposed Grant and Loan to Developer consistent with the terms noted above. A resolution was attached for the Board's consideration.

Mr. George called for a motion to approve the 3200 Tyler Brownfield Plan: Proposed Local Brownfield Revolving Fund Grant and Loan Request for Marigold Houses, LLC, as presented. The Board took the following action:

Ms. McClain made a motion to approve the 3200 Tyler Brownfield Plan: Proposed Local Brownfield Revolving Fund Grant and Loan Request for Marigold Houses, LLC, as presented. Mr. Gonzalez seconded the motion.

DBRA Resolution Code 22-03-316-03 was unanimously approved.

North End Landing Brownfield Plan

Mr. Vosburg noted that there were members of the public in attendance for this Plan, and asked if the DBRA Board would like to entertain public comment before taking action on this item. Mr. George stated that they could hear public comments for this project after Mr. Vosburg's presentation and before taking action on this item.

Mr. Vosburg presented the North End Landing Brownfield Plan to the DBRA Board.

Project Introduction

Avanath North End Parcel Owner I, LLC is the project developer ("Developer"). The project is a residential development across eleven (11) buildings expected to create a total of approximately one hundred seventy-seven (177) new rental apartments and flats as well as eight (8) for-sale townhomes. Two larger buildings will be traditional 3-4 story apartment buildings dedicated to senior living. The remaining buildings will be attached, stacked flats (2-story) containing 6-14 units. It is currently anticipated that construction will begin in early 2024 and that eligible activities will be completed within thirty-six (36) months thereafter. Each building is anticipated to be constructed over a 9-12-month period with construction beginning on 4 buildings in 2024, 3 buildings in 2025, and 4 buildings in 2026.

The total investment is estimated to be \$43.4 million. The Developer is requesting \$7,646,475.00 in TIF reimbursement.

There will be approximately 200 temporary construction jobs and approximately 4 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the "Property") consists of twenty-five (25) parcels, which are bounded by Caniff Street to the north, I-75 to the east, E. Grand Boulevard to the south and Woodward Avenue to the west in North End neighborhood.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) the Property is "Facilities" as defined by Act 381; or (d) adjacent and contiguous to a parcel that is a "Facility" as defined by Act 381.

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include baseline environmental assessment activities, department specific activities, due care activities, site preparation, infrastructure improvements, interest, and the development, preparation and implementation of a brownfield plan and Act 381 Work Plan. The

eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

1. Environmental Assessment Activities	\$107,455.00
2. Due Care Activities	\$2,485,381.00
3. Demolition	\$367,552.00
4. Asbestos Assessment and Abatement	\$20,000.00
5. Site Preparation	\$181,497.00
6. Infrastructure Improvements	\$1,933,049.00
7. Stormwater Management	\$229,150.00
8. Brownfield Plan & Work Plan	\$60,000.00
9. Contingency (15%)	\$782,494.00
10. Interest	\$1,479,897.00
Total Reimbursement to Developer	\$7,646,475.00
11. Authority Administrative Costs	\$1,580,759.00
12. State Brownfield Redevelopment Fund	\$871,350.00
13. Local Brownfield Revolving Fund	\$3,718,155.00
TOTAL Estimated Costs	\$13,817,739.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which includes local and/or state approval of a Neighborhood Enterprise Zone (PA 147) and a Commercial Rehabilitation Act (PA 210) Tax Abatements.

Attached for the Board's review and approval was a resolution authorizing the North End Landing Brownfield Plan for submittal to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the proposed Plan. In addition, it authorizes the President of the Detroit Economic Growth Corporation, or any person designated by him, as a representative of the DBRA, to conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

Mr. George called for public comment for the North End Landing Brownfield Plan and stated that each person would receive two minutes to provide their public comment.

Mr. Tyson Gersh stated that he is a property owner immediately adjacent to the proposed development and that he has been vocal about this project through his involvement in the Lower North End Block Club, and that the community has requested that the Developer include more for-sale residential units in the development and that 200 new residential units in the area is significant and will change the entire dynamic of the neighborhood, and would like more opportunities for homeownership to have more long-term invested residents and that the Developer did not change the development plans significantly enough to accommodate this request. Mr. Gersh added that the Developer had represented to the community that they were fully funding this project on their own, and now that they are requesting public subsidies, they need to take feedback from the community into account.

Ms. DeSantis asked for more information on the capital stack for the project. Mr. Vosburg stated that the sole funding source for the project is equity, with the tax increment financing through the Plan, and approval of the additional property tax incentives.

Mr. Carter provided more information about the Developer including its development experience nationally, and the community engagement conducted for the project, and the current funding for the project.

Mr. McDonald provided more information about the Developer and the project including the partnerships with Vanguard CDC and Tekton Development, the use of Detroit-based firms for the architectural services and environmental services, the engagement with Detroit City Council President Sheffield's Office and the Housing and Revitalization Department regarding the use of Section 8 vouchers for the project, the preference for local Detroit residents for the affordable residential units, the design of the development to blend with the current housing structures in the community, the community engagement conducted for the project and the efforts to respond to concerns from the community including the inclusion of for-sale residential units, the addition of greenspace in the development, the creation of a \$100,000 fund for small businesses in the North End neighborhood, \$3,000 to the property owners adjacent to the Property for exterior improvements to their homes, programming for art in the area, and covered the anticipated construction timeline for the project including the phasing of the project so as to limit the impacts of the construction and the influx of new residential units. Mr. McDonald added that the anticipated rental rates for the affordable units will be studios at \$1,050 per month and the two-bedroom units at \$1,500 per month, and the market rate studio units will be \$1,250 per month and the two-bedroom units will be \$2,200 per month.

Ms. DeSantis asked for more information on the opportunities for deeper affordability for the project. Mr. Carter stated that the Developer is exploring the option of accepting Section 8 vouchers for the project.

Ms. DeSantis asked for more information on the capital stack for the project. Mr. Carter stated that the project will be funded through private capital and may seek financing for the project for the later phases. Mr. Barr added that the project is seeking approval of Neighborhood Enterprise Zone (PA 147) and a Commercial Rehabilitation Act (PA 210) Tax Abatements. Mr. McDonald stated that the Developer has always stated that private capital would be used to fund the project and that public subsidies would be sought to make the project feasible.

Mr. George asked if there are any occupied properties included in the Property. Mr. McDonald stated that none of the parcels included in the Property are occupied and that a couple of existing vacant structures will need to be demolished for the project.

Mr. George asked if the Developer is planning on making any upgrades to the Bennett Park in the neighborhood. Mr. McDonald stated that the Bennett Park is one of the more well-developed parks in the City and that it is well maintained so the Developer looks to invest in youth activities for the park.

Ms. DeSantis asked for more information on the role that Vanguard CDC is playing in the project and if they will receive any financial benefit from the project. Mr. McDonald stated that Vanguard CDC is working in a project management role for the project and the maintenance of the Property in advance of the project construction and confirmed that Vanguard CDC will benefit financially from the project.

Ms. Capler noted that there was one additional member of the public that would like to provide public comment for the North End Landing project.

Ms. Bennett King stated that she has a long standing history in the North End neighborhood including the development of the Bennett Park by the City of Detroit, and that in the last couple of years she has been meeting with the Developer about the project and plans for the Park, and that she's aware of the issues other members of the community have raised about the increase in population of the area as a result of this project and others in the neighborhood, and that she welcomes the new residents and that the Property included in the project is an eyesore and that she is happy that the Developer will be redeveloping the Property.

Mr. George called for a motion to authorize a public hearing for the North End Landing Brownfield Plan and its referral to the DBRA-CAC, as presented. The Board took the following action:

Ms. DeSantis made a motion to authorize a public hearing for the North End Landing Brownfield Plan and its referral to the DBRA-CAC, as presented. Mr. Gonzalez seconded the motion. DBRA Resolution Code 23-03-317-01 was unanimously approved.

Former United Artists Theatre Building Redevelopment Project at 150 Bagley Street Brownfield Plan

Mr. Vosburg presented the Former United Artists Theatre Building Redevelopment Project at 150 Bagley Street Brownfield Plan to the DBRA Board.

Project Introduction

Bagley Development Group, LLC is the project developer (“Developer”). The project is the rehabilitation of the building into approximately 217,300 square feet of mixed-use residential and commercial retail/restaurant space. The rehabilitated building will include all of the modern amenities of a first class building and is projected to house ground floor and basement level commercial office/retail/restaurant space. Floors 2 through 18 will house a mix of one-bedroom and two-bedroom apartments (20% will be affordable at 80% AMI). Construction of the project began in the spring of 2022 (demolition commenced in March 2022) and is expected to be completed within the next twenty-four (24) months.

The total investment is estimated to be \$43.4 million. The Developer is requesting \$6,355,000.00 in TIF reimbursement.

There will be approximately 150 temporary construction jobs and approximately 60 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, 150 Bagley Street, which is located at the corner of Clifford Street and Bagley Street with W. Adams Avenue to the west, Park Avenue to the north, Bagley Street to the east and Clifford Street to the south in Downtown Detroit.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) the Property is a “Historic Resource” as defined by Act 381.

Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include demolition, lead and asbestos abatement, and the development, preparation and implementation of a brownfield plan and Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

1. Demolition	\$3,500,000.00
2. Lead and Asbestos Abatement	\$2,000,000.00
3. Brownfield Plan & Work Plan	\$30,000.00

4. Contingency (15%)	\$825,000.00
Total Reimbursement to Developer	\$6,355,000.00
5. Authority Administrative Costs	\$867,182.00
6. State Brownfield Redevelopment Fund	\$398,706.00
7. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$7,620,888.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which includes local and/or state approval of a Neighborhood Enterprise Zone (PA 147) and an Obsolete Property Rehabilitation Act (PA 146) Tax Abatements.

Attached for the Board’s review and approval was a resolution authorizing the Former United Artists Theatre Building Redevelopment Project at 150 Bagley Street Brownfield Plan for submittal to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the proposed Plan. In addition, it authorizes the President of the Detroit Economic Growth Corporation, or any person designated by him, as a representative of the DBRA, to conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

Mr. Belka provided more information about the project including the increase in the costs for the project due to unanticipated levels of abatement that was required for the redevelopment and the request for the tax increment financing through the Plan to strengthen the financials of the project. Mr. Moten added that the project has a Federal Historic Tax Credit which has timing requirements that have put a constraint on the project given the increase in costs, and that the commercial space included in the project had to be modified.

Mr. Dueweke asked who the owner of the Property is. Mr. Moten stated that Olympia Development is the owner of the Property and that the Developer has a 70-year ground lease for the Property which has been negotiated down from the original rate of \$400,000 per year to \$69,000 per year in order to help the Developers make the project feasible and profitable.

Mr. George called for a motion to authorize a public hearing for the Former United Artists Theatre Building Redevelopment Project at 150 Bagley Street Brownfield Plan and its referral to the DBRA-CAC, as presented. The Board took the following action:

Ms. Washington made a motion to authorize a public hearing for the Former United Artists Theatre Building Redevelopment Project at 150 Bagley Street Brownfield Plan and its referral to the DBRA-CAC, as presented. Mr. Gonzalez seconded the motion.
 DBRA Resolution Code 23-03-318-01 was unanimously approved.

ADMINISTRATIVE

None.

OTHER

None.

PUBLIC COMMENT

None.

ADJOURNMENT

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

On a motion by Ms. DeSantis, seconded by Mr. Gonzalez, the meeting was unanimously adjourned at 4:56 PM.



CODE DBRA 23-03-02-319

APPROVAL OF MINUTES OF MARCH 8, 2023

RESOLVED, that the minutes of the regular meeting of March 8, 2023 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Detroit Brownfield Redevelopment Authority.

March 22, 2023



DBRA 23-03-03-233

ACCEPTANCE OF TREASURER'S REPORT FOR FEBRUARY 2023

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period February 1 through February 28, 2023, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

March 22, 2023



CODE DBRA 23-03-313-03

DANISH BROTHERHOOD HALL BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT

WHEREAS, on January 11, 2023, the Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Brownfield Plan (the “Plan”) for a project captioned Danish Brotherhood Hall (the “Project”); and

WHEREAS, on February 14, 2023, the Detroit City Council voted to approve the Plan; and

WHEREAS, a condition to reimbursing the developer for eligible activities under the Plan is that a Reimbursement Agreement (the “Agreement”) be entered into between the DBRA and XYZ 20-01 DBH, LLC as developer of the Project; and

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

WHEREAS, the Board of Directors desires to approve the Agreement and authorize its execution and delivery on behalf of the DBRA; and

NOW THEREFORE, BE IT RESOLVED, by the DBRA Board of Directors as follows:

1. The Agreement, in substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications additions, deletions or completions as are approved by DBRA legal counsel and the Officers or designated Authorized Agents of the DBRA executing the Agreement.
2. Any two Officers or designated Authorized Agents or one Officer and one designated Authorized Agent of the DBRA are authorized and directed to execute and deliver the Agreement.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be and the same hereby are repealed insofar as such conflict arises.
4. This Resolution shall take effect immediately upon its adoption.

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

March 22, 2023



CODE DBRA 23-03-315-02

450 AMSTERDAM 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 **450 Amsterdam 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 **450 Amsterdam 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.

March 22, 2023



CODE DBRA 23-03-316-02

3200 TYLER AVENUE 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 **3200 Tyler 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 **3200 Tyler 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.

March 22, 2023



CODE DBRA 23-03-316-03

3200 TYLER BROWNFIELD REDEVELOPMENT PLAN: LOCAL BROWNFIELD REVOLVING FUND GRANT AND LOAN

WHEREAS, Marigold Houses, LLC, (the “Developer”) is seeking to redevelop an existing vacant apartment building located at 3200 Tyler into a 15-unit apartment development (the “Project”); and

WHEREAS, the 3200 Tyler Brownfield Plan was approved by the DBRA on March 22, 2023 and is scheduled for approval by City Council at a future date, and Work Plan approval will tentatively occur by the Michigan Strategic Fund one to two months later; and

WHEREAS, in order to facilitate the development, the Developer is seeking a \$100,000.00 grant (the “Grant”) and \$159,000.00 loan (the “Loan”) from the City of Detroit Brownfield Redevelopment Authority (“DBRA”) Local Brownfield Revolving Fund (the “LBRF”); and

WHEREAS, under the LBRF, funds are available to developers to use for only brownfield plan eligible activities and funds in the form of a grant are available for government, non-profit and Detroit headquartered developers and funds in the form of loans and grants are available for all eligible activities on eligible property defined under Michigan Public Act 381 of 1996, as amended; and

WHEREAS, DBRA staff has reviewed the Developer’s financial documentation and proposes the following terms and conditions for the Loan and Grant :

Request:	Grant: \$100,000.00 Loan: \$159,000.00
Interest Rate:	1.0% per annum
Fee:	1% of the Grant and Loan amount due at application.
Loan Term:	10 years, amortized over 25 years.
Loan Repayment:	Interest only payments for years 1-3, principal & interest years 4-10. Balloon payment at end of term.
Loan Security:	First lien position on Brownfield TIF revenue. Brownfield TIF will have an estimated value of \$476,698 with the Brownfield Plan.
Loan Guaranty:	Personal Guaranty of Kurt Hines.

- Eligible Uses:** Eligible activities identified in the Brownfield Plan including environmental studies & investigation, demolition, lead & asbestos abatement, infrastructure (including green storm water systems), site preparation, brownfield & work plan preparation & implementation.
- Disbursement:** Owner will first make equity contributions of at least \$187,000 before Loan and Grant funds are disbursed. DBRA will disburse Grant and Loan funds no more frequently than on a monthly basis to reimburse the Developer for requested Brownfield Plan eligible expenses.
- Conditions:** (i) Satisfactory review and acceptance of standard due diligence items; (ii) Binding commitments for construction loan(s); (iii) Evidence of minimum \$180,000 equity investment for the Project prior to Grant and Loan funding; (iv) Developer shall have received approval of the Brownfield Plan and the Work Plan by the DBRA, the City of Detroit, and the MSF, as applicable; (v) Developer will provide itemized schedule and use of funds; and (vi) Execution of mutually acceptable loan documents.

WHEREAS, DBRA staff presented such information to the DBRA LBRF Committee which recommends the approval of the LBRF Grant and Loan in accordance with the terms noted above; and

WHEREAS, the DBRA Board of Directors has reviewed the terms of the Grant and Loan and determined that providing the Grant and Loan is in the best interest of the DBRA.

NOW, THEREFORE, BE IT, RESOLVED, that the DBRA Board of Directors hereby approves the provision of the Grant and Loan to Developer and the execution of the Grant and Loan Agreement with the terms provided herein are hereby approved, contingent upon approval of the Brownfield Plan by City Council and the Work Plan by the Michigan Strategic Fund.

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 evidencing the Grant and Loan together with such other terms and conditions that are determined by such Authorized Agents and/or Officers to be customary or appropriate and not inconsistent with this resolution, and to negotiate and execute all other documents, contracts, or papers, and take all actions, necessary or appropriate to implement the provisions and intent of this resolution on behalf of the DBRA.

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

March 22, 2023



CODE DBRA 23-03-317-01

NORTH END LANDING BROWNFIELD REDEVELOPMENT PLAN – TRANSMITTAL OF BROWNFIELD PLAN TO THE COMMUNITY ADVISORY COMMITTEE

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

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

WHEREAS, under the resolution establishing the DBRA and the bylaws of the DBRA requires the DBRA, prior to the approval of a brownfield plan, submit the proposed brownfield plan to the Community Advisory Committee for consideration and comment and solicit comments by publication of notice that the proposed brownfield plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies.

NOW, THEREFORE, BE IT RESOLVED:

1. The City of Detroit Brownfield Redevelopment Authority acknowledges receipt of the proposed Brownfield Plan for the **North End Landing Brownfield Redevelopment Plan** (the “Proposed Plan”) and authorizes and directs the Chairperson to cause the Proposed Plan to be transmitted to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the Proposed Plan.

2. The President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, shall conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

3. The Chairperson is authorized and directed to cause there to be published notice that the Proposed Plan has been submitted to the Community Advisory Committee and of the public hearing to be held pursuant to this resolution.

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

March 22, 2023



CODE DBRA 23-03-318-01

FORMER UNITED ARTISTS THEATRE BUILDING REDEVELOPMENT PROJECT AT 150 BAGLEY STREET BROWNFIELD REDEVELOPMENT PLAN – TRANSMITTAL OF BROWNFIELD PLAN TO THE COMMUNITY ADVISORY COMMITTEE

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

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

WHEREAS, under the resolution establishing the DBRA and the bylaws of the DBRA requires the DBRA, prior to the approval of a brownfield plan, submit the proposed brownfield plan to the Community Advisory Committee for consideration and comment and solicit comments by publication of notice that the proposed brownfield plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies.

NOW, THEREFORE, BE IT RESOLVED:

1. The City of Detroit Brownfield Redevelopment Authority acknowledges receipt of the proposed Brownfield Plan for the **Former United Artists Theatre Building Redevelopment Project at 150 Bagley Street Brownfield Redevelopment Plan** (the “Proposed Plan”) and authorizes and directs the Chairperson to cause the Proposed Plan to be transmitted to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the Proposed Plan.

2. The President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, shall conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

3. The Chairperson is authorized and directed to cause there to be published notice that the Proposed Plan has been submitted to the Community Advisory Committee and of the public hearing to be held pursuant to this resolution.

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

March 22, 2023



DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

DBRA BOARD MEETING & CAC MEETING

Wednesday, March 22, 2023



North End Landing Brownfield Plan

**PUBLIC ACT
381**

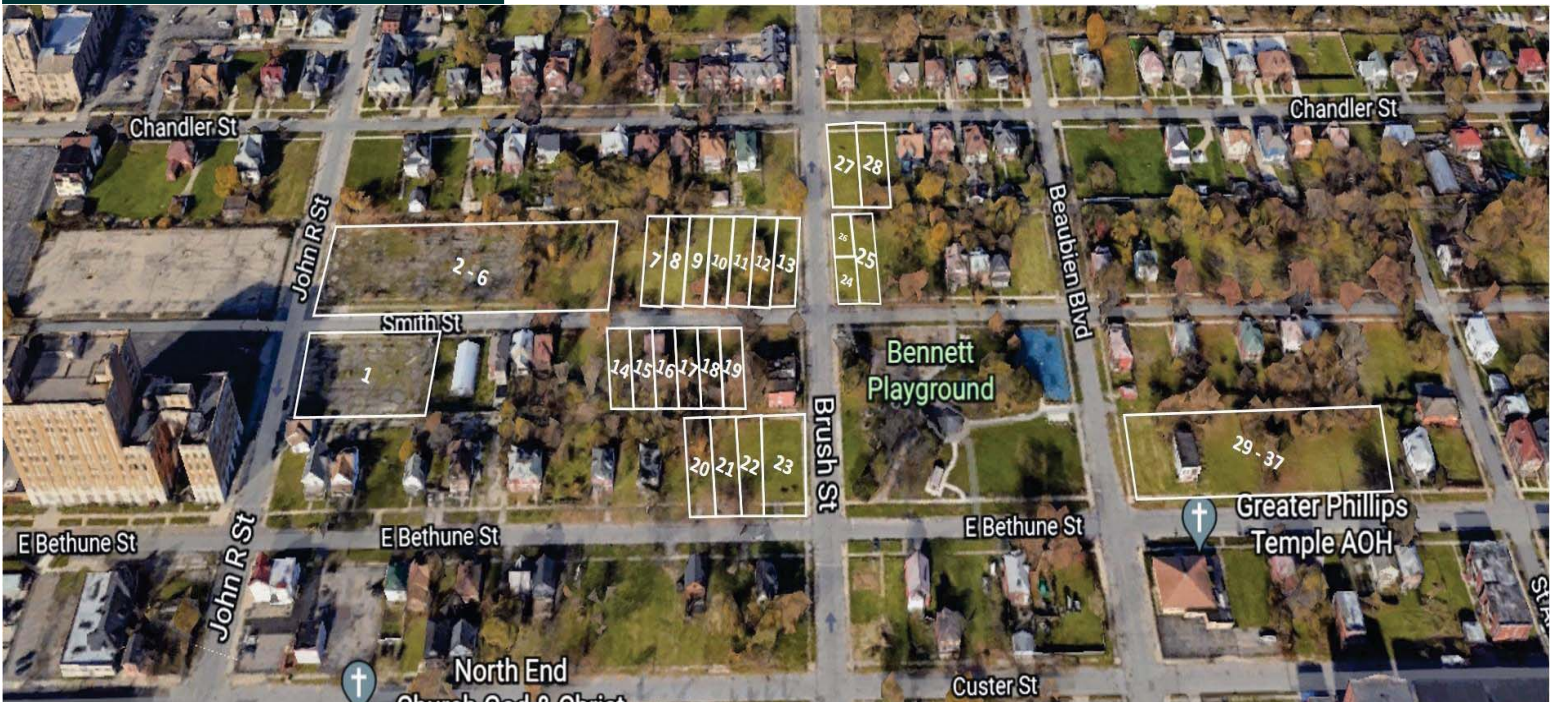




North End Landing Brownfield Plan | LOCATION MAP



North End Landing Brownfield Plan | LOCATION MAP





North End Landing Brownfield Plan | PROJECT PLANS

OVERALL SITE PLAN



NORTH END LANDING

HamiltonAnderson | DEVELOPMENT LLC | VANCUARD | avanath | TEKTON | NOVEMBER 2022



North End Landing Brownfield Plan | RENDERING



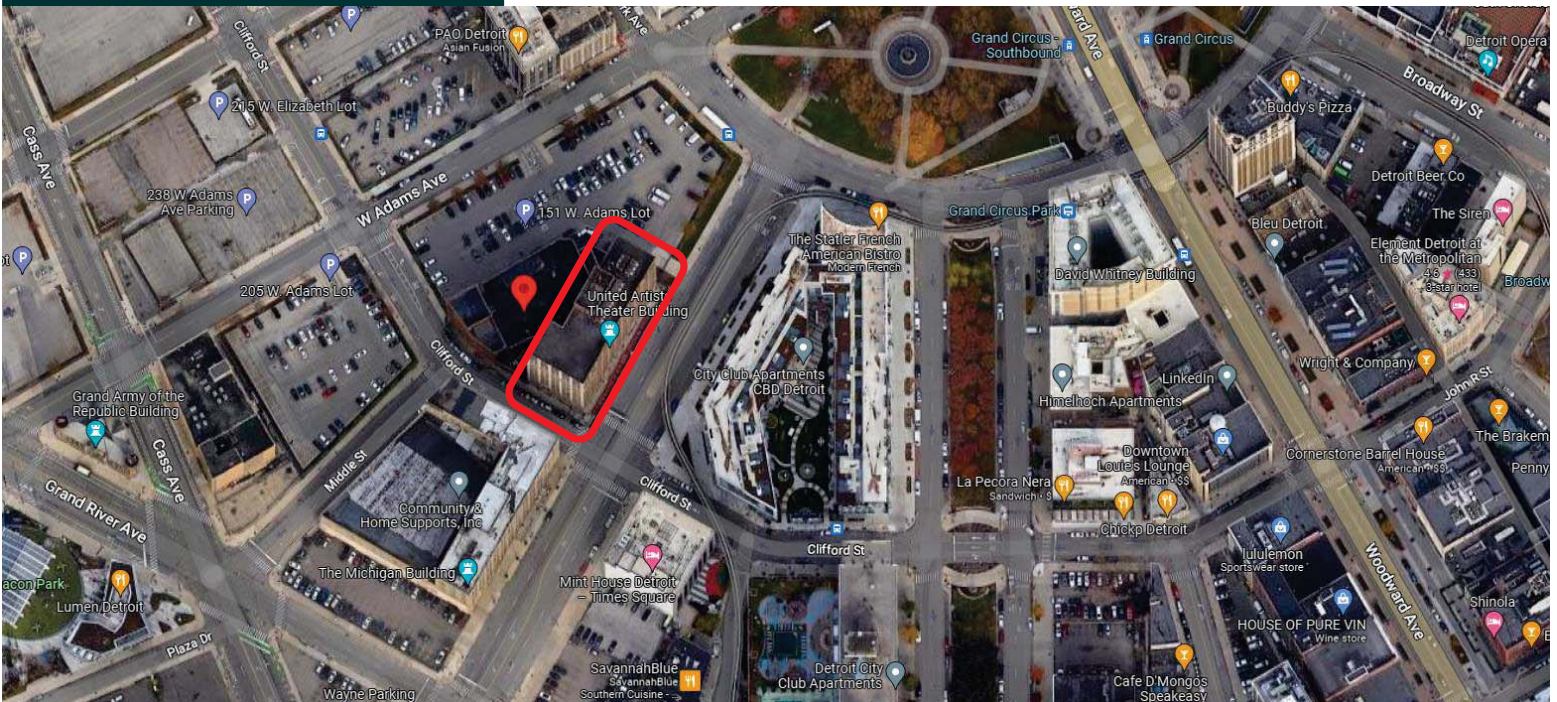


150 Bagley Brownfield Plan

**PUBLIC ACT
381**



150 Bagley Brownfield Plan | LOCATION MAP





150 Bagley Brownfield Plan | CURRENT CONDITIONS



150 Bagley Brownfield Plan | CURRENT CONDITIONS





150 Bagley Brownfield Plan | RENDERING



150 Bagley Brownfield Plan | RENDERING





HUD 221D4 A Loan	\$36,119,667.00
HUD 221D4 B Loan	\$6,192,733.00
CDBG	\$3,000,000.00
MSF Loan	\$7,000,000.00
DDA Loan	\$7,100,000.00
Cash Equity	\$4,061,688.00
HTC Investor Equity	\$10,133,639.00
Ground Lease – Non-Cash	\$1,170,000.00
Accrued Interest on Soft Debt	\$439,257.00
Total	\$75,216,984.00

QUESTIONS?

Cora Capler

BROWNFIELD REDEVELOPMENT
MANAGER

CCAPLER@DEGC.ORG

