



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
REGULAR BOARD OF DIRECTORS MEETING  
WEDNESDAY, JANUARY 27, 2021  
4:00 PM**

**BOARD MEMBERS PRESENT:**

Donele Wilkins  
John George  
Pamela McClain  
Raymond Scott  
Sonya Mays  
Stephanie Washington

**BOARD MEMBERS ABSENT:**

Maggie DeSantis  
Juan Gonzalez  
Amanda Elias

**OTHERS PRESENT:**

Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Malinda Jensen (DEGC)  
Paul Kako (DEGC)  
Catherine Frazier (DEGC)  
Glen Long (DEGC)  
Kaci Jackson (DEGC)  
Rebecca Navin (DEGC)  
Charlotte Fisher (DEGC)  
Ngozi Nwaesei (Lewis & Munday)  
Bret Stuntz (SME)  
Mark LoPatin  
Elizabeth Masserang (PM Environmental)  
Jared Belka (Warner Norcross)  
Jason Grobbel (Grobbel)  
David Tobar  
Izegbe N'Namdi (N'Namdi Holdings)  
George N'Namdi (N'Namdi Holdings)  
Rod Hardamon (URGE Development)  
Benecia Cousin (URGE Development)  
Ryan Chapp (Grobbel)  
Seth Herkowitz (Hunter Pasteur)  
Matthew Naimi (Life is a Dreamtroit)  
Darnell Adams  
Maureen Anway  
Judith McNeely  
Dylan Hengy



**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY REGULAR MEETING  
WEDNESDAY, JANUARY 27, 2021  
HELD VIA ZOOM VIRTUAL MEETING**

**CALL TO ORDER**

Chairperson Ray Scott called the meeting to order at 4:02 PM.

Ms. Capler took a roll call of the DBRA Board Members present.

**GENERAL**

**Approval of Minutes:**

Mr. Scott called for a motion approving the minutes of November 4, 2020 as presented. The Board took the following action:

Mr. George made a motion approving the minutes of the November 4, 2020 Board meeting, as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. George, Ms. Wilkins, Ms. Washington, Mr. Scott, and Ms. McClain

Nays: None.

DBRA Resolution Code 21-01-02-286 was approved.

**Treasurer's Report – October 2020**

Mr. Long presented the October 2020 Treasurer's Report.

Mr. Scott called for a motion accepting the October 2020 Treasurer's Report as presented. The Board took the following action:

Ms. Wilkins made a motion accepting the October 2020 Treasurer's Report, as presented. Ms. Washington seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. George, Ms. Wilkins, Ms. Washington, Mr. Scott, and Ms. McClain

Nays: None.

DBRA Resolution Code 21-01-03-205 was approved.

**Treasurer's Report – November 2020**

Mr. Long presented the November 2020 Treasurer's Report.

Mr. Scott called for a motion accepting the November 2020 Treasurer's Report as presented. The Board took the following action:

Mr. George made a motion accepting the November 2020 Treasurer's Report, as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. George, Ms. Wilkins, Ms. Washington, Mr. Scott, and Ms. McClain

Nays: None.

DBRA Resolution Code 21-01-03-206 was approved.

Ms. Mays joined the meeting at 4:08 pm.

### **Treasurer's Report – December 2020**

Mr. Long presented the December 2020 Treasurer's Report.

Mr. Scott called for a motion accepting the December 2020 Treasurer's Report as presented. The Board took the following action:

Mr. George made a motion accepting the December 2020 Treasurer's Report, as presented. Ms. Wilkins seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. George, Ms. Wilkins, Ms. Washington, Mr. Scott, Ms. Mays and Ms. McClain  
Nays: None.

DBRA Resolution Code 21-01-03-207 was approved.

### **PROJECTS**

#### **Life is a Dreamtroit Brownfield Redevelopment Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues**

Ms. Capler presented the Life is a Dreamtroit Brownfield Redevelopment Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues to the DBRA Board.

On February 28, 2020, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the Life is a Dreamtroit Redevelopment Project (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council public hearing for the Plan was held on May 28, 2020 and City Council approved the Plan on June 2, 2020. The Reimbursement Agreement (the "Agreement") between the DBRA and Life is a Dreamtroit, LLC ("Developer"), was entered into on June 4, 2020.

Since then, the Developer has requested that the DBRA sign-off on the attached Security Agreement and Collateral Assignment of Tax Increment Revenues ("Assignment"). As a result, the Developer would like to assign the TIF capture from the Plan to Capital Impact Partners as a condition of a loan made to the Developer by Capital Impact Partners.

A copy of the Assignment and a resolution approving the Assignment and its subsequent execution were attached for the DBRA Board's review and approval.

Mr. George experienced technical difficulties and was dropped from the meeting.

Mr. Scott asked for clarification on how the three collateral assignment agreements will work together for the same Plan. Ms. Nwaesei stated that the structure of the three assignments and which lender has priority will be set forth in an Intercreditor Agreement entered into between the three lenders and that the DBRA does not take any action on the assignment of tax increment revenues unless the DBRA receives a notice that there has been a default on one of the loans.

Mr. Scott called for a motion approving the Life is a Dreamtroit Brownfield Redevelopment Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues, as presented. The Board took the following action:

Ms. McClain made a motion to approve the Life is a Dreamtroit Brownfield Redevelopment Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues, as presented. Ms. Washington seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. Wilkins, Ms. Washington, Mr. Scott, Ms. Mays and Ms. McClain  
Nays: None.

DBRA Resolution Code 21-01-283-05 was approved.

#### **Life is a Dreamtroit Brownfield Redevelopment Plan: Collateral Assignment of TIF Reimbursements**

Ms. Capler presented the Life is a Dreamtroit Brownfield Redevelopment Plan: Collateral Assignment of TIF Reimbursements to the DBRA Board.

On February 28, 2020, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the Life is a Dreamtroit Redevelopment Project (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council public hearing for the Plan was held on May 28, 2020 and City Council approved the Plan on June 2, 2020. The Reimbursement Agreement (the "Agreement") between the DBRA and Life is a Dreamtroit, LLC ("Developer"), was entered into on June 4, 2020.

Since then, the Developer has requested that the DBRA sign-off on the attached Collateral Assignment of TIF Reimbursements ("Assignment"). As a result, the Developer would like to assign the TIF capture from the Plan to the Michigan Strategic Fund as a condition of a loan made to the Developer by the Michigan Strategic Fund.

A copy of the Assignment and a resolution approving the Assignment and its subsequent execution were attached for the DBRA Board's review and approval.

Mr. George rejoined the meeting.

Mr. Scott called for a motion approving the Life is a Dreamtroit Brownfield Redevelopment Plan: Collateral Assignment of TIF Reimbursements, as presented. The Board took the following action:

Ms. Wilkins made a motion to approve the Life is a Dreamtroit Brownfield Redevelopment Plan: Collateral Assignment of TIF Reimbursements, as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. Wilkins, Ms. Washington, Mr. Scott, Ms. Mays and Ms. McClain

Nays: None.

Abstentions: Mr. George

DBRA Resolution Code 21-01-283-06 was approved.

**Life is a Dreamtroit Brownfield Redevelopment Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues**

Ms. Capler presented the Life is a Dreamtroit Brownfield Redevelopment Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues to the DBRA Board.

On February 28, 2020, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the Life is a Dreamtroit Redevelopment Project (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council public hearing for the Plan was held on May 28, 2020 and City Council approved the Plan on June 2, 2020. The Reimbursement Agreement (the "Agreement") between the DBRA and Life is a Dreamtroit, LLC ("Developer"), was entered into on June 4, 2020.

Since then, the Developer has requested that the DBRA sign-off on the attached Security Agreement and Collateral Assignment of Tax Increment Revenues ("Assignment"). As a result, the Developer would like to assign the TIF capture from the Plan to Detroit AHLF-CDFI Fund, LLC as a condition of a loan made to the Developer by Detroit AHLF-CDFI Fund, LLC.

A copy of the Assignment and a resolution approving the Assignment and its subsequent execution were attached for the DBRA Board's review and approval.

Mr. Scott called for a motion approving the Life is a Dreamtroit Brownfield Redevelopment Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues, as presented. The Board took the following action:

Mr. George made a motion to approve the Life is a Dreamtroit Brownfield Redevelopment Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues, as presented. Ms. Washington seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. George, Ms. Wilkins, Ms. Washington, Mr. Scott, Ms. Mays and Ms. McClain  
Nays: None.

DBRA Resolution Code 21-01-283-07 was approved.

### **Former Cadillac Stamping Plant Redevelopment Project at 9501 Conner Street Brownfield Redevelopment Plan: Assignment of Reimbursement Agreement**

Mr. Vosburg presented the Former Cadillac Stamping Plant Redevelopment Project at 9501 Conner Street Brownfield Redevelopment Plan: Assignment of Reimbursement Agreement to the DBRA Board.

On September 23, 2020, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the Former Cadillac Stamping Plant Redevelopment Project at 9501 Conner Street Redevelopment Project (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council public hearing for the Plan was held on October 29, 2020 and City Council approved the Plan on November 4, 2020. The Reimbursement Agreement (the "Agreement") between the DBRA and Northpoint Development, LLC ("Developer"), was entered into on November 13, 2020.

Since then, the Developer has requested that the DBRA sign-off on the attached Assignment of Reimbursement Agreement ("Assignment"). As a result, the Developer would like to assign the Reimbursement Agreement from the Developer to Northpoint Conner Avenue Industrial, LLC. The Developer established Northpoint Conner Avenue Industrial, LLC as a special-purpose entity to incur the eligible activities and complete construction of the development

A copy of the Assignment and a resolution approving the Assignment and its subsequent execution were attached for the DBRA Board's review and approval.

Mr. Scott called for a motion to approve the Former Cadillac Stamping Plant Redevelopment Project at 9501 Conner Street Brownfield Redevelopment Plan: Assignment of Reimbursement Agreement, as presented. The Board took the following action:

Ms. Wilkins made a motion to approve the Former Cadillac Stamping Plant Redevelopment Project at 9501 Conner Street Brownfield Redevelopment Plan: Assignment of Reimbursement Agreement, as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. George, Ms. Wilkins, Ms. Washington, Mr. Scott, Ms. Mays and Ms. McClain  
Nays: None

DBRA Resolution Code 21-01-292-04 was approved.

### **Godfrey Hotel Brownfield Plan: Reimbursement Agreement**

Ms. Capler presented the Godfrey Hotel Brownfield Plan: Reimbursement Agreement to the DBRA Board.

On October 21, 2020, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the Godfrey Hotel Redevelopment Project (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council public hearing for the Plan was held on November 12, 2020 and City Council approved the Plan on November 17, 2020.

#### **Project Introduction**

Godfrey Detroit PropCo, LLC is the project developer (the "Developer") for the Plan. The project entails the construction of a new, 227-room hotel located along Michigan Avenue in Detroit's historic Corktown neighborhood, one mile west of the central business district. The proposed hotel includes a ground-level lobby, bar and restaurant, an approximately 6,000 square-foot ballroom with prefunction space, and a rooftop café and amenity space.

The total investment is estimated to be \$74.1 million. The Developer is requesting \$2,569,492.00 in TIF reimbursement.

There will be approximately 350 temporary construction jobs and 160-200 FTE jobs.

Property Subject to the Plan

The eligible property (the “Property”) consists of two (2) parcels located at 1401 and 1411 Michigan Avenue roughly bounded by Michigan Avenue to the north, 8<sup>th</sup> Street to the east, Leverette Street to the south, and the property line to the west in Detroit’s Corktown neighborhood.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a “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 department specific activities (environmental assessments, due care activities, and other response activities), demolition, lead and asbestos abatement, site preparation, infrastructure improvements, interest, and 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. BEA Activities	\$19,500.00
2. Due Care Activities	\$30,000.00
3. Additional Response Activities	\$79,592.00
4. Demolition & Abatement	\$113,880.00
5. Site Preparation	\$3,091,452.00
6. Infrastructure Improvements	\$416,006.00
7. Brownfield Plan & Work Plan Preparation	\$30,000.00
8. Brownfield Plan & Work Plan Implementation	\$30,000.00
9. Contingency (15%)	\$559,640.00
10. Interest	\$1,021,741.00
<b>Total Reimbursement to Developer</b>	<b>\$5,391,811.00</b>
11. Authority Administrative Costs	\$1,309,685.00
12. State Brownfield Redevelopment Fund	\$294,687.00
13. Local Brownfield Revolving Fund	\$1,735,043.00
<b>TOTAL Estimated Costs</b>	<b>\$8,731,226.00</b>

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

### Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of a Commercial Rehabilitation Abatement (PA 210).

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

Mr. Scott called for a motion to approve the Godfrey Hotel Brownfield Plan: Reimbursement Agreement, as presented. The Board took the following action:

Ms. McClain made a motion to approve the Godfrey Hotel Brownfield Plan: Reimbursement Agreement, as presented. Ms. Washington seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. George, Ms. Wilkins, Ms. Washington, Mr. Scott, Ms. Mays and Ms. McClain

Nays: None.

DBRA Resolution Code 21-01-293-03 was approved.

### **Land Assembly Project: Grobbel Food Processing, Manufacturing and Cold Storage Land Sale**

Ms. Frazier presented the Land Assembly Project: Grobbel Food Processing, Manufacturing and Cold Storage Land Sale to the DBRA Board.

From 2018 to 2020, the Economic Development Corporation of the City of Detroit led a Neighborhood Framework Planning Study (the "Framework Plan") for the Eastern Market area of the city of Detroit on behalf of the City of Detroit Planning Department. The three main goals of the Framework Plan are: 1) create jobs for Detroiters by expanding the food sector; 2) improve the quality of life for residents; and 3) keep the authenticity and function of Eastern Market.

In July 2020, the Detroit Brownfield Redevelopment Authority ("DBRA") Board of Directors approved the terms of land transfer agreements with each of the City of Detroit (the "City") and the Detroit Land Bank Authority (the "DLBA") pursuant to which certain parcels owned by each of the City and the DLBA would be transferred to DBRA for land assembly activities, including the sale of the parcels to third party developers.

DBRA staff has identified a site ideal for development consistent with the goals of the Framework Plan. The site includes properties that are generally bound by Dequindre Railway, west of St. Aubin Street, south of Superior Street and north of Illinois Street in Detroit's Eastern Market district (collectively, the "Property"). The Property is currently owned by the City, DLBA, and Eastern Market Development Corporation ("EMDC"). The City and DLBA owned Property will be transferred to the DBRA pursuant to the terms of the aforementioned land transfer agreements and EMDC has also agreed to transfer the portion of the Property it owns to DBRA. The Property and Property ownership is depicted on Exhibit A of the term sheet attached hereto as Exhibit A.

DBRA staff has identified E. W. Grobbel Sons, Inc (the "Developer") as a potential end-use of the Property. Developer was founded in Detroit in 1883 and specializes in meat processing, and distribution. As America's oldest and largest corned beef processor, the Developer ships nationwide, and customers include the largest retailers in the world. As a food innovation specialist, the Developer also provides customized culinary solutions to major food service distributors, and some of the nation's largest restaurant groups. Developer has recently acquired additional product lines and is seeking to expand their facilities to accommodate the growth of their business.

To accommodate such growth, Developer proposes the construction of new food manufacturing, processing, and cold storage facility on the Property. Construction is planned in two phases: Phase 1 will include approximately 87,000 sq. ft. for a food manufacturing, processing and cold storage facility, with a small portion of company offices on the southern portion of the Property, and Phase 2 will include an approximately 53,000 sq. ft. expansion on the northern portion of the Property. The storage facility will include a cooler, freezer, shipping and receiving, and office areas. The project will also include stormwater

detention ponds designed to meet current City requirements. A bioswale and greenway are planned for the eastern side of the Property. Permeable paving is planned in the alley that runs north-south, adjacent to the planned bioswales/greenway.

The proposed terms for the sale and development of the Property are provided in Exhibit A (the "Proposed Terms") and include the sale of the Property for a purchase price of \$525,892 for public land, and \$119,468 for EMDC land, for a total land cost of \$645,360. The final purchase price may vary, based upon final land survey. The public land purchase price will be calculated on a square foot basis of \$1.25 per square foot. The Developer commits to hire 150 new full-time employees upon the completion of Phase 1, and an additional 150 new full-time employees upon the completion of Phase 2. Total project investment is \$33 Million.

DBRA staff seeks the Board's approval of the Proposed Terms, the negotiation and execution of a land transfer agreement with EMDC for the transfer of the EMDC owned Property, and the negotiation and execution of a Development Agreement with the Developer consistent with the Proposed Terms.

Ms. Frazier added that Grobbel has a hiring program that includes "banning the box" on asking about criminal convictions until after a candidate is a candidate for hiring, does not test for marijuana as a condition of hiring, and currently 80% of its workforce are Detroit residents.

Mr. George asked how many employees presently work for Grobbel. Mr. Grobbel stated that there are currently 250 base employees and an additional 100 employees seasonally, for about six months of the year and added that the 300 jobs to be created through the project (150 in the first phase and another 150 in the second phase) are in addition to the current employees. Mr. Grobbel added that currently, about 80% of Grobbel's workforce are Detroit residents and that Grobbel has a mission to hire as many Detroit residents as possible to continue its practice of employing local residents and has published a book on its hiring practices called Leading America Back to Work.

Mr. Scott asked for clarification on the number of new jobs to be created through the project. Mr. Grobbel stated that there will be 300 new jobs created through both phases of the project which will be in addition to the existing positions.

Ms. Washington stated that she thinks this is a great development and project and that the Developer has hit on key marks including the hiring of Detroit residents, listening to the neighbor's concerns surrounding noise levels and truck traffic and she appreciates the Developer's efforts on those items.

Ms. Wilkins stated that she also appreciates the recognition of the complications that some Detroit residents may have with hiring requirements and thanked the Developer for addressing those issues to make it easier for Detroit residents to qualify for the new positions.

Mr. Scott called for a motion to approve the Land Assembly Project: Grobbel Food Processing, Manufacturing and Cold Storage Land Sale, as presented. The Board took the following action:

Mr. George made a motion to approve the Land Assembly Project: Grobbel Food Processing, Manufacturing and Cold Storage Land Sale, as presented. Ms. Washington seconded the motion.

A roll call vote was conducted with the following result:

Ayes: Mr. George, Ms. Wilkins, Ms. Washington, Mr. Scott, and Ms. McClain

Nays: None.

DBRA Resolution Code 20-01-290-02 was approved.

### **Grobbel Cold Storage Brownfield Redevelopment Plan: Approve Plan and Submit to City Council**

Mr. Vosburg presented the Grobbel Cold Storage Brownfield Redevelopment Plan to the DBRA Board and noted to the Chair that staff see that there are members of the public present who have spoken at previous meetings regarding Grobbel and the board may wish to consider allowing the public to speak before voting.



### Project Introduction

E.W. Grobbel Sons, Inc. is the project developer (the “Developer”) for the Plan. The project entails the construction of a new cold storage facility on the Property (defined below). Construction is planned in two phases: an approximately 87,000 sq. ft. Phase I on the southern portion of the Property, and an approximately 53,000 sq. ft. Phase II expansion on the northern portion of the Property for a total of approximately 140,000 sq. ft. The storage facility will include a cooler, freezer, shipping and receiving, and office areas. The project will also include stormwater detention ponds designed to meet current City requirements. A bioswale and greenway are planned for the eastern side of the Property. Permeable paving is planned in the alley that runs north-south, adjacent to the planned bioswales/greenway.

The total investment is estimated to be \$33 million total for both phases. The Developer is requesting \$10,535,146.00 in TIF reimbursement.

There will be approximately 200 temporary construction jobs and a total of 300 FTE jobs created (150 FTE for Phase I and 150 FTE for Phase II).

### Property Subject to the Plan

The eligible property (the “Property”) consists of fifty-five (55) parcels located east of Dequindre Street, west of St. Aubin Street, south of Superior Street and north of Illinois Street in Detroit’s Eastern Market district.

### Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for commercial, industrial, public, or residential purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be “Blighted” as defined by Act 381 or adjacent and contiguous to a blighted parcel.

### 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 site assessment and baseline environmental assessment (BEA) activities, due care activities, infrastructure improvements, demolition, site preparation, and 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. BEA Activities	\$34,000.00
2. Due Care Activities	\$67,250.00
3. Additional Response Activities	\$1,378,132.00
4. Demolition & Abatement	\$408,000.00
5. Site Preparation	\$2,180,700.00
6. Infrastructure Improvements	\$2,494,000.00
7. Brownfield Plan & Work Plan Preparation	\$30,000.00
8. Brownfield Plan & Work Plan Implementation	\$30,000.00
9. Contingency (15%)	\$979,212.00
10. Interest	\$2,933,852.00
<b>Total Reimbursement to Developer</b>	<b>\$10,535,146.00</b>

11. Authority Administrative Costs	\$2,326,873.00
12. State Brownfield Redevelopment Fund	\$547,031.00
13. Local Brownfield Revolving Fund	\$2,103,436.00
<b>TOTAL Estimated Costs</b>	<b>\$15,512,486.00</b>

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

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of an Industrial Facilities Exemption Abatement (PA 198).

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the October 21, 2020 CAC meeting. Attached is the DBRA-CAC's letter of recommendation for the DBRA Board's consideration.

Public Comments

The DBRA public hearing for the Plan was held on Thursday, October 29, 2020 at 5:00 pm via Zoom. The results of the DBRA public hearing are attached.

Attached for the DBRA Board's review and approval was a resolution approving the Grobbel Cold Storage Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Mr. Scott asked how many members of the public were present for the meeting. Mr. Vosburg stated that there were a few members of the public present for the meeting.

Mr. Scott asked the DBRA Board Members if they had any objections to allowing members of the public to provide public comment for the Plan before the Board takes action on the Plan. No DBRA Board Members objected.

Mr. Scott called for public comment. No members of the public provided public comment for the project.

Mr. Scott called for a motion to approve the Grobbel Cold Storage Brownfield Redevelopment Plan and its submittal to Detroit City Council, as presented. The Board took the following action:

Mr. George made a motion to approve the Grobbel Cold Storage Brownfield Redevelopment Plan and its submittal to Detroit City Council, as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. George, Ms. Wilkins, Ms. Washington, Mr. Scott, and Ms. McClain

Nays: None.

Abstentions: Ms. DeSantis

DBRA Resolution Code 21-01-294-02 was approved.

**7303 W. McNichols Brownfield Redevelopment Plan: Authorize Public Hearing and Refer to CAC**

Ms. Capler presented the 7303 W. McNichols Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

7303 West McNichols, LLC is the project developer (the "Developer") for the Plan. The project entails the demolition of the current vacant structures and the construction of a new mixed-use development with approximately 6,100 square feet of retail space on the ground floor with approximately 38 residential units on the upper floors. The residential units will consist of studio, one and two-bedroom units. All 38 of the residential units will be affordable with rental rates between 60-80% of the Area Median Income (AMI). The development is designed to have both a walk-up style building along Prairie Street and a traditional apartment building with elevator entry along McNichols Road. There will be a shared outdoor roof deck

space available to the residents. With respect to parking there will be a surface lot on-site with 29 parking spaces to the rear of the development which will include approximately 14 covered spots and 15 uncovered spots. Additional parking is expected to be available on a City-owned offsite parking lot.

The total investment is estimated to be \$9.7 million. The Developer is requesting \$1,155,552.00 in TIF reimbursement.

There will be approximately 103 temporary construction jobs, 2 permanent jobs related to property management will be created by the Developer and approximately 23 permanent jobs are expected to be created by the retail tenants.

Property Subject to the Plan

The eligible property (the “Property”) consists of three (3) parcels bounded to the north by McNichols Road; to the south by a public alley; to the west by Prairie Street, and to the east by Monica Street along the northern border of the Fitzgerald neighborhood.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for commercial and industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a “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 environmental assessment activities, department specific activities and additional response activities, demolition, site preparation, infrastructure improvements, and 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	\$32,100.00
2. Environmental Remediation Activities	\$274,900.00
3. Demolition & Asbestos Abatement	\$239,500.00
4. Site Preparation	\$30,884.00
5. Infrastructure Improvements	\$368,500.00
6. Urban Stormwater Management System	\$50,000.00
7. Brownfield Plan & Work Plan Preparation	\$15,000.00
8. Brownfield Plan & Work Plan Implementation	\$15,000.00
9. Contingency (15%)	\$144,568.00
<b>Total Reimbursement to Developer</b>	<b>\$1,155,452.00</b>
10. Authority Administrative Costs	\$211,174.00
11. State Brownfield Redevelopment Fund	\$80,967.00
12. Local Brownfield Revolving Fund	\$0.00
<b>TOTAL Estimated Costs</b>	<b>\$1,447,593.00</b>

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

#### Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of a Commercial Rehabilitation Act (PA 210) and a Neighborhood Enterprise Zone (PA 147) Abatement. The Developer also plans to pursue a loan through the Michigan Economic Development Corporation's Community Revitalization Program (CRP) and a grant through the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

Attached for the DBRA Board's review and approval was a resolution authorizing the 7303 W. McNichols Detroit 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. Hardamon provided more information about the project including the members of the development team, the goal of adding residential density to help activate the commercial corridor on McNichols Road, the commitment to affordable housing for this project to make it as accessible as possible, the plans to provide a portion of the retail space to Detroit entrepreneurs to use as a pop-up format for retail, the goal of the design of the development to blend with the existing housing in the neighborhood, and the Developer's community engagement efforts for the project. Mr. N'Namdi added that this project will help to make McNichols a more active and dense community retail corridor.

Ms. McClain stated that she is happy to see new development on McNichols Road and asked what the current structures were used for. Mr. Hardamon stated that the current structures were used as an auto repair facility and a commercial building that has been vacant for three or four decades and that all three parcels are vacant.

Mr. George stated that he thinks this is a great project and asked how far it is from the project that The Platform is working on in the area. Mr. Hardamon stated that this project is not far from the project that The Platform is working on and that this project is closer to Livernois on McNichols Road.

Ms. Washington stated that is exciting to see a minority developer presenting a project in a neighborhood and that she loves the unique design for the development.

Mr. Scott called for a motion to authorize a public hearing for the 7303 W. McNichols Brownfield Redevelopment Plan and its referral to the CAC, as presented. The Board took the following action:

Ms. McClain made a motion authorize a public hearing for the 7303 W. McNichols Brownfield Redevelopment Plan and its referral to the CAC, as presented. Ms. Wilkins seconded the motion.

A roll call vote was conducted with the following result:

Ayes: Mr. George, Ms. Wilkins, Ms. Washington, Mr. Scott, and Ms. McClain

Nays: None.

Abstentions: Ms. DeSantis

DBRA Resolution Code 21-01-295-01 was approved.

#### **ADMINISTRATIVE**

##### **Expenditures Report Under Delegation of Authority**

Mr. Vosburg presented the Expenditures Report Under Delegation of Authority to the DBRA Board.

In an effort to streamline the process for authorization of expenditures, the DBRA Board of Directors approved DBRA Resolution #18-10-01-204 on October 10, 2018. The resolution authorizes Officers and Authorized Agents ("Designated Parties") to review and approve contracts in an amount up to Fifty

Thousand and 00/100 (\$50,000.00) Dollars and to approved change orders to contracts up to 25% of the original contract amount not to exceed Twenty-Five Thousand and 00/100 (\$25,000.00) Dollars.

Attached for DBRA Board information only was the Delegation of Authority report of expenditures approved for the period of October through December of 2020.

**OTHER**

None.

**PUBLIC COMMENT**

None.

**ADJOURNMENT**

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

On a motion by Ms. McClain, seconded by Ms. Washington the meeting was unanimously adjourned at 5:03 PM.



**CODE DBRA 21-01-02-286**

**APPROVAL OF MINUTES NOVEMBER 4, 2020**

RESOLVED, that the minutes of the regular meeting of November 4, 2020 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.

January 27, 2021



**DBRA 21-01-03-205**

**ACCEPTANCE OF TREASURER'S REPORT FOR OCTOBER 2020**

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period October 1 through October 31, 2020, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

January 27, 2021



**DBRA 21-01-03-206**

**ACCEPTANCE OF TREASURER'S REPORT FOR NOVEMBER 2020**

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period November 1 through November 30, 2020, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

January 27, 2021





**DBRA 21-01-03-207**

**ACCEPTANCE OF TREASURER'S REPORT FOR DECEMBER 2020**

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period December 1 through December 31, 2020, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

January 27, 2021



**CODE DBRA 21-01-283-05**

**LIFE IS A DREAMTROI T BROWNFIELD REDEVELOPMENT PLAN: SECURITY AGREEMENT AND COLLATERAL ASSIGNMENT OF TAX INCREMENT REVENUES**

WHEREAS, on February 28, 2020, 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 Life is a Dreamtroit Redevelopment (the "Project"); and

WHEREAS, it is anticipated that on June 2, 2020, the Detroit City Council approved the Plan; and

WHEREAS, on June 4, 2020 the Reimbursement Agreement (the "Agreement") was made and entered into by and between Life is a Dreamtroit, LLC and the DBRA; and

WHEREAS, a Security Agreement and Collateral Assignment of Tax Increment Revenues (the "Assignment") between Life is a Dreamtroit, LLC and Capital Impact Partners has been drafted and approved as to form by DBRA legal counsel; and

WHEREAS, the Assignment needs to be executed by Life is a Dreamtroit, LLC and Capital Impact Partners with acknowledgement and approval by DBRA; and

WHEREAS, the DBRA Board of Directors desire to approve the substantial form of the Assignment and authorize its execution and delivery on behalf of the DBRA.

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

1. The Assignment, substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications, additions, deletions or revisions as are approved by DBRA legal counsel and the Officers or Designated Agents of the DBRA executing the Assignment.
2. Any two (2) Officers or Designated Authorized Agents or any one (1) Officer and one (1) Designated Authorized Agent of the DBRA is hereby authorized and directed to execute and deliver the Assignment.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be 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 of 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.

January 27, 2021



**CODE DBRA 21-01-283-05**

**LIFE IS A DREAMTROI T BROWNFIELD REDEVELOPMENT PLAN: COLLATERAL ASSIGNMENT OF TIF REIMBURSEMENTS**

WHEREAS, on February 28, 2020, 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 Life is a Dreamtroit Redevelopment (the "Project"); and

WHEREAS, it is anticipated that on June 2, 2020, the Detroit City Council approved the Plan; and

WHEREAS, on June 4, 2020 the Reimbursement Agreement (the "Agreement") was made and entered into by and between Life is a Dreamtroit, LLC and the DBRA; and

WHEREAS, a Collateral Assignment of TIF Reimbursements (the "Assignment") between Life is a Dreamtroit, LLC and the Michigan Strategic Fund has been drafted and approved as to form by DBRA legal counsel; and

WHEREAS, the Assignment needs to be executed by Life is a Dreamtroit, LLC and the Michigan Strategic Fund with acknowledgement and approval by DBRA; and

WHEREAS, the DBRA Board of Directors desire to approve the substantial form of the Assignment and authorize its execution and delivery on behalf of the DBRA.

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

1. The Assignment, substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications, additions, deletions or revisions as are approved by DBRA legal counsel and the Officers or Designated Agents of the DBRA executing the Assignment.
2. Any two (2) Officers or Designated Authorized Agents or any one (1) Officer and one (1) Designated Authorized Agent of the DBRA is hereby authorized and directed to execute and deliver the Assignment.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be 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 of 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.

January 27, 2021



**CODE DBRA 21-01-283-06**

**LIFE IS A DREAMTROI T BROWNFIELD REDEVELOPMENT PLAN: SECURITY AGREEMENT AND COLLATERAL ASSIGNMENT OF TAX INCREMENT REVENUES**

WHEREAS, on February 28, 2020, 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 Life is a Dreamtroit Redevelopment (the "Project"); and

WHEREAS, it is anticipated that on June 2, 2020, the Detroit City Council approved the Plan; and

WHEREAS, on June 4, 2020 the Reimbursement Agreement (the "Agreement") was made and entered into by and between Life is a Dreamtroit, LLC and the DBRA; and

WHEREAS, a Security Agreement and Collateral Assignment of Tax Increment Revenues (the "Assignment") between Life is a Dreamtroit, LLC and Detroit AHLF-CDFI Fund, LLC has been drafted and approved as to form by DBRA legal counsel; and

WHEREAS, the Assignment needs to be executed by Life is a Dreamtroit, LLC and Detroit AHLF-CDFI Fund, LLC with acknowledgement and approval by DBRA; and

WHEREAS, the DBRA Board of Directors desire to approve the substantial form of the Assignment and authorize its execution and delivery on behalf of the DBRA.

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

1. The Assignment, substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications, additions, deletions or revisions as are approved by DBRA legal counsel and the Officers or Designated Agents of the DBRA executing the Assignment.
2. Any two (2) Officers or Designated Authorized Agents or any one (1) Officer and one (1) Designated Authorized Agent of the DBRA is hereby authorized and directed to execute and deliver the Assignment.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be 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 of 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.

January 27, 2021



**CODE DBRA 21-01-292-04**

**FORMER CADILLAC STAMPING PLANT REDEVELOPMENT PROJECT AT 9501 CONNER STREET  
BROWNFIELD REDEVELOPMENT PLAN: ASSIGNMENT OF REIMBURSEMENT AGREEMENT**

WHEREAS, on September 23, 2020, 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 Former Cadillac Stamping Plant Redevelopment Project at 9501 Conner Street Redevelopment (the "Project"); and

WHEREAS, on November 4, 2020, the Detroit City Council approved the Plan; and

WHEREAS, on November 13, 2020 the Reimbursement Agreement (the "Agreement") was made and entered into by and between Northpoint Development, LLC and the DBRA; and

WHEREAS, an Assignment of Reimbursement Agreement (the "Assignment") between Northpoint Development, LLC and Northpoint Conner Avenue Industrial, LLC has been drafted and approved as to form by DBRA legal counsel; and

WHEREAS, the Assignment needs to be executed by Northpoint Development, LLC and Northpoint Conner Avenue Industrial, LLC with acknowledgement and approval by DBRA; and

WHEREAS, the DBRA Board of Directors desire to approve the substantial form of the Assignment and authorize its execution and delivery on behalf of the DBRA.

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

1. The Assignment, substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications, additions, deletions or revisions as are approved by DBRA legal counsel and the Officers or Designated Agents of the DBRA executing the Assignment.
2. Any two (2) Officers or Designated Authorized Agents or any one (1) Officer and one (1) Designated Authorized Agent of the DBRA is hereby authorized and directed to execute and deliver the Assignment.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be 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 of 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.

January 27, 2021



**CODE DBRA 20-12-293-03**

**GODFREY HOTEL BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT**

WHEREAS, on October 21, 2020, 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 Godfrey Hotel Redevelopment (the "Project"); and

WHEREAS, on November 17, 2020, 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 Godfrey Detroit PropCo, 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.

December 16, 2020



**CODE DBRA 21-01-294-02**

**GROBBEL COLD STORAGE 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 **Grobbel Cold Storage 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 **Grobbel Cold Storage 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.

January 27, 2021





**CODE DBRA 21-01-290-02**

**GROBBEL FOOD PROCESSING, MANUFACTURING AND COLD STORAGE LAND SALE**

**WHEREAS**, the Economic Development Corporation of the City of Detroit led a Neighborhood Framework Planning Study (the "Framework Plan") for the Eastern Market area of the city of Detroit on behalf of the City of Detroit Planning Department; and

**WHEREAS**, in July 2020, the Detroit Brownfield Redevelopment Authority ("DBRA") Board of Directors approved the terms of land transfer agreements with each of the City of Detroit (the "City") and the Detroit Land Bank Authority (the "DLBA") pursuant to which certain parcels owned by each of the City and the DLBA would be transferred to DBRA for land assembly activities, including the sale of the parcels to third party developers; and

**WHEREAS**, to further development in accordance with the Framework Plan, DBRA staff has identified a site generally bound by Dequindre Railway, west of St. Aubin Street, south of Superior Street and north of Illinois Street in Detroit's Eastern Market district (collectively, the "Property") as a location which is ideal to support an food processing, manufacturing and cold storage development; and

**WHEREAS**, the most parcels comprising the Property are currently owned by the City and DLBA and additional parcels comprising the Property are owned by Eastern Market Development Corporation ("EMDC"), which are anticipated to be transferred to the DBRA for purposes of subsequent transfer to Developer (as defined below); and

**WHEREAS**, DBRA staff has identified E.W. Grobbel Sons, Inc (the "Developer") as a potential end-user of the Property to construct an approximately 140,000 sf food manufacturing, production, and cold storage facility at the Property; and

**WHEREAS**, DBRA staff seeks the Board's approval of the proposed terms for the sale and development of the Property as provided in Exhibit A (the "Proposed Terms"), the negotiation and execution of the land transfer agreement with the EMDC, and the negotiation and execution of a Development Agreement with the Developer and consistent with the Proposed Terms (the "Development Agreement"); and

**WHEREAS**, the transactions contemplated herein are consistent with the DBRA's purposes of promoting the revitalization and reuse of certain properties and is otherwise consistent with its powers and purposes.

**NOW, THEREFORE, BE IT RESOLVED**, that the DBRA Board of Directors hereby approves the Proposed Terms, together with such changes that are reasonably required for the project and are approved by DBRA Authorized Agents and counsel, which changes are not inconsistent with the intent of this resolution, and the DBRA's actions required to be undertaken thereunder.

**BE IT FURTHER RESOLVED**, that any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute a land transfer agreement and the Development Agreement consistent with the Proposed Terms, together with such changes to either document that are reasonably required for the project and are

approved by DBRA Authorized Agents and counsel, which changes are not inconsistent with the intent of this resolution, and negotiate and execute all other 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.

**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.

January 27, 2021



CODE DBRA 21-01-295-01

**7303 W. MCNICHOLS 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 **7303 W. McNichols 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.

January 27, 2021