



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
REGULAR BOARD OF DIRECTORS MEETING  
WEDNESDAY, SEPTEMBER 25, 2024  
4:00 PM**

**BOARD MEMBERS PRESENT:**

John George  
Amanda Elias  
Sonya Mays  
Raymond Scott  
Maggie DeSantis

**BOARD MEMBERS ABSENT:**

Juan Gonzalez  
Pamela McClain  
Jose Lemus  
Eric Dueweke

**OTHERS PRESENT:**

Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Sierra Spencer (DEGC/DBRA)  
Sidni Smith (DEGC/DBRA)  
Rebecca Navin (DEGC/DBRA)  
Glen Long, Jr. (DEGC/DBRA)  
Medvis Jackson (DEGC)  
Ngozi Nwaesei (Lewis & Munday)  
Emery Matthews (Real Estate Interests)  
Roger Basmajian (Basco)  
Jason Jones  
DEGC Administration  
EDIS Administration



**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY REGULAR MEETING  
WEDNESDAY, SEPTEMBER 25, 2024**

**CALL TO ORDER**

Chairperson Mr. Scott called the meeting to order at 4:14 pm.

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

**GENERAL**

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

The Board took the following action:

Ms. DeSantis made a motion approving the agenda of the September 25, 2024 DBRA meeting, as presented. Mr. George seconded the motion.

**Approval of Minutes:**

Mr. Scott called for a motion approving the minutes of September 11, 2024, as presented.

The Board took the following action:

Ms. Mays made a motion approving the minutes of the September 11, 2024 Board meeting, as presented. Ms. Elias seconded the motion.  
DBRA Resolution Code 24-09-02-340 was unanimously approved.

**Treasurer's Report – July 2024**

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

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

Mr. George made a motion accepting the July 2024 Treasurer's Report, as presented. Ms. Elias seconded the motion.  
DBRA Resolution Code 24-09-03-250 was unanimously approved.

**Treasurer's Report – August 2024**

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

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

Mr. George made a motion accepting the August 2024 Treasurer's Report, as presented. Ms. DeSantis seconded the motion.  
DBRA Resolution Code 24-09-03-251 was unanimously approved.

**PUBLIC COMMENT**

None.



## **PROJECTS**

### **Amended and Restated Broadway Lofts Brownfield Plan: Collateral Assignment of TIF**

Mr. Vosburg presented the Amended and Restated Broadway Lofts Brownfield Plan: Collateral Assignment of TIF to the DBRA Board.

On April 16, 2019, the Detroit City Council approved the Brownfield Plan for the Broadway Lofts Redevelopment Project (the “Original Plan”). A Reimbursement Agreement (the “Agreement”) was entered into between the DBRA and Broadway Detroit Properties, LLC on June 25, 2019. An Assignment and Assumption Agreement was entered into between Broadway Detroit Properties, LLC and Broadway Detroit Development II, LLC.

On October 26, 2022, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution authorizing the transmittal of the to Detroit City Council (“City Council”) with a recommendation for approval. The Detroit City Council approved the Amended and Restated Brownfield Plan for Broadway Lofts (the “Amended Plan”) Plan on November 22, 2022. An Amended and Restated Reimbursement Agreement (the “Amended Agreement”) was entered into between the DBRA and Broadway Detroit Development II, LLC on January 13, 2023.

Since then, the Developer has requested that the DBRA sign-off on the attached Collateral Assignment of Reimbursement Agreement (“Assignment”). As a result, the Developer would like to collaterally assign the TIF capture from the Plan to Independent Bank (“Lender”) as a condition to secure a loan made to the Developer by Lender.

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

Ms. Elias asked if there has been any construction activity on the Property. Mr. Vosburg stated that the Developer is waiting to close on financing to start on construction for the project.

Ms. Elias asked if the scaffolding on the front of the buildings is because construction has started. Ms. Navin stated that the scaffolding on the front of the buildings is for stabilization of the façades.

Mr. Scott called for a motion to approve the Amended and Restated Broadway Lofts Brownfield Plan: Collateral Assignment of TIF, as presented. The Board took the following action:

Mr. George made a motion to approve the Amended and Restated Broadway Lofts Brownfield Plan: Collateral Assignment of TIF, as presented. Ms. Elias seconded the motion.  
DBRA Resolution Code 24-09-266-08 was approved.

### **Arthur Murray Brownfield Plan**

Mr. Vosburg presented the Arthur Murray Brownfield Plan to the DBRA Board.

#### **Project Introduction**

Aria Warren Detroit, LLC is the project developer (“Developer”). The project involves the transformation of the former Arthur Murray Building into a mixed-use development which will feature approximately thirty-two (32) residential rental units (i.e. approximately fourteen (14) studio, sixteen (16) one-bedroom, and two (2) two-bedroom units) and approximately 7,900 square feet of commercial space on the ground floor (the “Project”). For the duration of the Plan, no less than twenty percent (20%) of the residential rental units (i.e. approximately three (3) of the studio units, three (3) of the one-bedroom rental units, and one (1) of the two-bedroom units) will be reserved for lease by occupants earning no more than 80% of the Area Median



Income (AMI) (the “Affordability Commitment”). If the Plan is approved by the DBRA and adopted by Detroit City Council, the Affordability Commitment shall be a binding obligation of the Developer and the Developer’s compliance with the Affordability Commitment shall be a condition to the reimbursement of eligible activities contemplated by the Plan, as further described in the Reimbursement Agreement to be executed by the DBRA and the Developer after approval of the Plan (the “Reimbursement Agreement”).

It is currently anticipated that construction will begin in the fall of 2024 and the Project will be completed within approximately 20 months thereafter.

The total investment is estimated to be \$14.8 million. The Developer is requesting \$4,693,499.00 in reimbursement with tax increment financing under the Plan.

Approximately 72 temporary construction jobs are expected to be created by the Project.

Property Subject to the Plan

The eligible property (the “Property”) consists of one (1) parcel, located at 16621-16653 E. Warren Avenue in the City of Detroit. The Property is bounded by Yorkshire Road to the east, East Warren Avenue to the south, a private alley to the north, and additional commercial properties and Kensington Avenue to the west in the East English Village neighborhood.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2(p)(ii) because the Property includes “housing property” for which eligible activities are identified under a brownfield plan.

Section 2(y) of Act 381 defines “housing property” as (i) a property on which one or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designated to be used as a dwelling, or (ii) one or more units of residential housing proposed to be constructed or rehabilitated and located in a mixed-use project.

The Project to be completed at the Property includes the construction of approximately thirty-two (32) rental units in a mixed-use project and qualifies as “housing property” per Section 2(y)(ii) of 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 Housing Development Activities (i.e. reimbursement to Developer to fill the financing gap associated with the development of housing units priced for Income Qualified Households (as defined by Section 2(z) of Act 381). The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan. The Project is estimated to commence within 18 months of approval of the Plan and be completed within three (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 pursuant to the terms of the Reimbursement Agreement.

**COSTS TO BE REIMBURSED WITH TIF**

<b>MSHDA Housing Development Activities</b>	
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1. Demolition	\$412,000.00
2. Renovation	\$1,268,659.00
3. Financing Gap (Project Rent Loss) *	\$3,012,840.00
<b>Total Reimbursement to Developer</b>	<b>\$4,693,499.00</b>
4. Authority Administrative Costs	\$863,379.00
5. State Brownfield Redevelopment Fund	\$198,980.00
6. Local Brownfield Revolving Fund	\$0.00
<b>TOTAL Estimated Costs</b>	<b>\$5,755,858.00</b>

\* Note: Although the Project has eligible activities of approximately \$4,884,8400 in Housing TIF Eligible Activities the Plan only contemplates reimbursement to the Developer in the amount of \$4,693,499.00 over the life of the Plan (i.e. 30 years).

#### Other Incentives

The Developer has obtained local approval for a Neighborhood Enterprise Zone District (“NEZ”) under the provisions of the Neighborhood Enterprise Zone Act 147 of 1992, as amended, and a Commercial Rehabilitation Exemption District (“CRE”) under the provisions of the Commercial Rehabilitation Act 210 of 2005, as amended. The NEZ and CRE tax abatements will reduce the Property's tax obligations during the applicable periods, thereby reducing the amount of tax increment revenues available pursuant to the Plan. The aforementioned tax abatements have been included in the tax capture assumptions provided in Attachment F of the Plan.

#### DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the CAC meeting held on September 11, 2024. 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 at 5:00 pm on Monday, September 23, 2024, at Next Chapter Books. The results of the DBRA public hearing are also attached for the DBRA Board’s consideration.

Attached for the Board’s review and approval was a resolution approving the Arthur Murray Brownfield Redevelopment Plan and its submittal to Detroit City Council.

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

Mr. George made a motion to approve the Arthur Murray Brownfield Plan and its submittal to Detroit City Council, as presented. Ms. DeSantis seconded the motion.  
DBRA Resolution Code 24-09-330-02 was approved.

#### Historic Book House Brownfield Plan: Recommendation to City Council to Abolish

Mr. Vosburg presented the Historic Book House Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

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

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



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

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

Historic Book House is a Plan approved by Council on October 6, 2009, and consisted of a Michigan Business Tax Credit. The project, developed by Historic Book House, LLC, proposed the renovation of the historic James Burgess Book, Jr. House creating a mixed-use development which will be a home for the Ars Poetica Chamber Orchestra, a Michigan 501(c)(3), non-profit organization; an income-deriving apartment; offices for the chamber orchestra; mediation services; a conservatory and a retail music store. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

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

A resolution recommending the following actions for the Plan is attached for the Board’s review and approval:

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



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

**Palmer Park Brownfield Plan: Recommendation to City Council to Abolish**

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

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

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

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

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

Palmer Park is a Plan approved by Council on November 23, 2010, and consisted of a Michigan Business Tax Credit. The project, developed by Shelborne Development, proposed the creation of a total of 247 units as a result of the rehabilitation of seven buildings in Palmer Park. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

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

A resolution recommending the following actions for the Plan is attached for the Board’s review and approval:

1. Recommendation to abolish the Plan to City Council.



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

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

**Evergreen Estates Brownfield Plan: Recommendation to City Council to Abolish**

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

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

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

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

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

Evergreen Estates is a Plan approved by Council on November 23, 2010, and consisted of a Michigan Business Tax Credit. The project, developed by Ginosko Development, proposed the substantial rehabilitation of the Evergreen Estates site into 13 residential buildings consisting of 185 two- and three-bedroom units and an improved community center. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.





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

A resolution recommending the following actions for the Plan is attached for the Board's review and approval:

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

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

#### **411 W. Lafayette Brownfield Plan: Recommendation to City Council to Abolish**

Mr. Vosburg presented the 411 W. Lafayette Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

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

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

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

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



411 W. Lafayette is a Plan approved by Council on November 23, 2010, and consisted of a Michigan Business Tax Credit. The project, developed by Comerica Bank, proposed the renovation of the building at 411 W. Lafayette into Comerica's Michigan headquarters with its other core business units. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

It is the opinion of DBRA staff that the 411 W. Lafayette Plan should be abolished due to the fact that the project described in the Plan has been completed and the purposes for which the Plan was established have been accomplished. DBRA staff, upon DBRA Board approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to abolish the Plan.

A resolution recommending the following actions for the Plan is attached for the Board's review and approval:

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

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

**Lofts on Griswold Brownfield Plan: Recommendation to City Council to Abolish**

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

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

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

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



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

Lofts on Griswold is a Plan approved by Council on November 23, 2010, and consisted of a Michigan Business Tax Credit. The project, developed by Griswold Holdings, LLC, proposed a 20 unit, market-rate apartment project in downtown Detroit. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

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

A resolution recommending the following actions for the Plan is attached for the Board’s review and approval:

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

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

**Brentwood Apartments Brownfield Plan: Recommendation to City Council to Abolish**

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

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

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

- (a) The governing body may abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished.
- (b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years



following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:

- (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.
- (ii) Provides the developer an opportunity to be heard at a public meeting."

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

Brentwood Apartments is a Plan approved by Council on November 23, 2010, and consisted of a Michigan Business Tax Credit. The project, developed by Brentwood Detroit, LLC, proposed 38 unit apartment renovation in the Midtown area of Detroit. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

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

A resolution recommending the following actions for the Plan is attached for the Board's review and approval:

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

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

**Village Park Apartments Brownfield Plan: Recommendation to City Council to Abolish**

Mr. Vosburg presented Village Park Apartments Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

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

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



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

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

Village Park Apartments is a Plan approved by Council on November 23, 2010, and consisted of a Michigan Business Tax Credit. The project, developed by Village Park/MHT LDHA LLC, proposed the renovation of two four-story apartment buildings, totaling fifty-six residential units. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

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

A resolution recommending the following actions for the Plan is attached for the Board’s review and approval:

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

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



**Detroit Riverview Wellness Campus Brownfield Plan: Recommendation to City Council to Abolish**

Mr. Vosburg presented the Detroit Riverview Wellness Campus Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

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

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

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

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

Detroit Riverview Wellness Campus is a Plan approved by Council on May 3, 2011, and consisted of a Michigan Business Tax Credit. The project, developed by DSRN Real Estate, LLC, proposed the renovation of one seven-story building for mixed-use healthcare. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

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

A resolution recommending the following actions for the Plan is attached for the Board’s review and approval:

1. Recommendation to abolish the Plan to City Council.
2. Issue a certified letter notification to the Developer of the intent to abolish the Plan in no less than 30 days as well as the opportunity to be heard at a public meeting.



3. Authorization to the DBRA to terminate any other agreements or contracts between Developer and the DBRA executed in conjunction with the Plan upon abolishment of the Plan by City Council.

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

**Old Madison Theater Brownfield Plan: Recommendation to City Council to Abolish**

Mr. Vosburg presented the Old Madison Theater Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

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

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

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

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

Old Madison Theater is a Plan approved by Council on May 3, 2011, and consisted of a Michigan Business Tax Credit. The project, developed by Madison Theatre Building LLC, proposed the redevelopment of the former Madison Theater into a mixed use building with an adjacent parking lot. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

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



A resolution recommending the following actions for the Plan is attached for the Board's review and approval:

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

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

**Coronado Apartments Brownfield Plan: Recommendation to City Council to Abolish**

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

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

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

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

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

Coronado Apartments is a Plan approved by Council on May 3, 2011, and consisted of a Michigan Business Tax Credit. The project, developed by Coronado Apartments LDHA LP, proposed the comprehensive redevelopment of a four story multi-family residential building, which is located in the Cass Corridor/Midtown Area of Downtown Detroit. The project has been completed and the purposes for which the Plan was





established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

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

A resolution recommending the following actions for the Plan is attached for the Board's review and approval:

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

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

The Board took the following action:

Ms. Mays made a motion to tie-bar the resolutions for the:  
Historic Book House Brownfield Plan  
Palmer Park Brownfield Plan  
Evergreen Estates Brownfield Plan  
411 W. Lafayette Brownfield Plan  
Lofts on Griswold Brownfield Plan  
Brentwood Apartments Brownfield Plan  
Village Park Brownfield Plan  
Detroit Riverview Wellness Campus Brownfield Plan  
Madison Theater Brownfield Plan  
Coronado Apartments Brownfield Plan: Recommendations to City Council to Abolish. Mr. George seconded the motion.

Mr. Scott called for a motion to approve the resolutions for the Historic Book House Brownfield Plan, Palmer Park Brownfield Plan, Evergreen Estates Brownfield Plan, 411 W. Lafayette Brownfield Plan, Lofts on Griswold Brownfield Plan, Brentwood Apartments Brownfield Plan, Village Park Brownfield Plan, Detroit Riverview Wellness Campus Brownfield Plan, Madison Theater Brownfield Plan, Coronado Apartments Brownfield Plan: Recommendations to City Council to Abolish, as presented. The Board took the following action:

Ms. Mays made a motion to approve the tie-barred resolutions for the Historic Book House Brownfield Plan, Palmer Park Brownfield Plan, Evergreen Estates Brownfield Plan, 411 W. Lafayette Brownfield Plan, Lofts on Griswold Brownfield Plan, Brentwood Apartments Brownfield Plan, Village Park Brownfield Plan, Detroit Riverview Wellness Campus Brownfield Plan, Madison



Theater Brownfield Plan, Coronado Apartments Brownfield Plan: Recommendations to City Council to Abolish, as presented. Ms. Mays seconded the motion.

DBRA Resolution Codes

24-09-177-03

24-09-195-03

24-09-196-03

24-09-200-03

24-09-202-03

24-09-203-03

24-09-204-03

24-09-208-03

24-09-209-03, and

24-09-210-03 were approved.

**ADMINISTRATIVE**

None.

**OTHER**

None.

**ADJOURNMENT**

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

On a motion by Mr. George, seconded by Ms. DeSantis, the meeting was unanimously adjourned at 4:23 PM.



**CODE DBRA 24-09-02-341**

**APPROVAL OF MINUTES OF SEPTEMBER 11, 2024**

RESOLVED, that the minutes of the regular meeting of September 11, 2024 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Detroit Brownfield Redevelopment Authority.

September 25, 2024



**DBRA 24-09-03-250**

**ACCEPTANCE OF TREASURER'S REPORT FOR JULY 2024**

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period July 1 through July 31, 2024, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

September 25, 2024



**DBRA 24-09-03-251**

**ACCEPTANCE OF TREASURER'S REPORT FOR AUGUST 2024**

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period August 1 through August 31, 2024, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

September 25, 2024



**CODE DBRA 24-09-266-08**

**AMENDED AND RESTATED BROADWAY LOFTS BROWNFIELD REDEVELOPMENT PLAN:  
COLLATERAL ASSIGNMENT OF REIMBURSEMENT AGREEMENT**

WHEREAS, on March 13, 2019, 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 Broadway Lofts Redevelopment (the "Project"); and

WHEREAS, on April 16, 2019, the Detroit City Council approved the Plan; and

WHEREAS, a Reimbursement Agreement (the "Agreement") was entered into on June 25, 2019 between the DBRA and Broadway Detroit Properties, LLC as developer of the Project;

WHEREAS, an Assignment and Assumption Agreement was entered into on July 26, 2019 between Broadway Detroit Properties, LLC and Broadway Detroit Development II, LLC;

WHEREAS, on October 12, 2022, the DBRA adopted a resolution recommending approval by the Detroit City Council of the Amended and Restated Brownfield Plan ("Amended Plan") for the Project; and

WHEREAS, on November 22, 2022, the Detroit City Council approved the Amended Plan;

WHEREAS, an Amended and Restated Reimbursement Agreement ("Amended Agreement") was entered into on January 13, 2023 between the DBRA and Broadway Detroit Development II, LLC as developer of the Project;

WHEREAS, the Assignment needs to be executed by Broadway Detroit Development II, LLC and Independent Bank 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. The Certificate substantially the form attached to this Resolution as Exhibit B, 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.
3. 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 and Certificate.
4. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be repealed insofar as such conflict arises.



5. 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.

December 14, 2022



**CODE DBRA 24-09-330-02**

**BROWNFIELD PLAN FOR THE ARTHUR MURRAY REDEVELOPMENT PROJECT**

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 **Arthur Murray 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 **Arthur Murray 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.

September 25, 2024



**CODE DBRA 24-09-177-03**

**HISTORIC BOOK HOUSE BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN**

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

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

WHEREAS, on August 13, 2009, the DBRA Board of Directors approved the Historic Book House Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on October 6, 2009, City Council approved the Plan; and

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

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

WHEREAS, the “developer” for the Plan is Historic Book House, LLC (the “Developer”); and

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

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

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

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

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

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



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

September 25, 2024



**CODE DBRA 24-09-195-03**

**PALMER PARK BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN**

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

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

WHEREAS, on September 29, 2010, the DBRA Board of Directors approved the Palmer Park Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on November 23, 2010, City Council approved the Plan; and

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

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

WHEREAS, the “developer” for the Plan is Shelborne Development (the “Developer”); and

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

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

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

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

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

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



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

September 25, 2024



**CODE DBRA 24-09-196-03**

**EVERGREEN ESTATES BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN**

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

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

WHEREAS, on September 29, 2010, the DBRA Board of Directors approved the Evergreen Estates Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on November 23, 2010, City Council approved the Plan; and

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

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

WHEREAS, the “developer” for the Plan is Ginosko Development (the “Developer”); and

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

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

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

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

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

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



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

September 25, 2024



**CODE DBRA 24-09-200-03**

**411 W. LAFAYETTE BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN**

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

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

WHEREAS, on October 13, 2010, the DBRA Board of Directors approved the 411 W. Lafayette Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on November 23, 2010, City Council approved the Plan; and

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

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

WHEREAS, the “developer” for the Plan is Comerica Bank (the “Developer”); and

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

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

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

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

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

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





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

September 25, 2024



**CODE DBRA 24-09-202-03**

**LOFTS ON GRISWOLD BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN**

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

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

WHEREAS, on October 13, 2010, the DBRA Board of Directors approved the Lofts on Griswold Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on November 23, 2010, City Council approved the Plan; and

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

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

WHEREAS, the “developer” for the Plan is Comerica Bank (the “Developer”); and

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

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

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

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

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

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



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

September 25, 2024



**CODE DBRA 24-09-203-03**

**BRENTWOOD APARTMENTS BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN**

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

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

WHEREAS, on October 13, 2010, the DBRA Board of Directors approved the Brentwood Apartments Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on November 23, 2010, City Council approved the Plan; and

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

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

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

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

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

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

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

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

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



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

September 25, 2024



**CODE DBRA 24-09-204-03**

**VILLAGE PARK APARTMENTS BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN**

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

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

WHEREAS, on October 13, 2010, the DBRA Board of Directors approved the Village Park Apartments Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on November 23, 2010, City Council approved the Plan; and

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

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

WHEREAS, the “developer” for the Plan is Village Park/MHT LDHA LLC (the “Developer”); and

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

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

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

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

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

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



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

September 25, 2024



**CODE DBRA 24-09-208-03**

**DETROIT RIVERVIEW WELLNESS CAMPUS BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN**

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

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

WHEREAS, on March 23, 2011, the DBRA Board of Directors approved the Detroit Riverview Wellness Campus Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on May 3, 2011, City Council approved the Plan; and

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

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

WHEREAS, the “developer” for the Plan is DSRN Real Estate, LLC (the “Developer”); and

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

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

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

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

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

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





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

September 25, 2024



**CODE DBRA 24-09-210-03**

**CORONADO APARTMENTS BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN**

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

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

WHEREAS, on March 23, 2011, the DBRA Board of Directors approved the Coronado Apartments Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on May 3, 2011, City Council approved the Plan; and

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

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

WHEREAS, the “developer” for the Plan is Coronado Apartments LDHA LP (the “Developer”); and

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

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

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

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

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

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



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

September 25, 2024



**CODE DBRA 24-09-209-03**

**OLD MADISON THEATER BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN**

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

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

WHEREAS, on March 23, 2011, the DBRA Board of Directors approved the Old Madison Theater Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on May 3, 2011, City Council approved the Plan; and

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

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

WHEREAS, the “developer” for the Plan is Madison Theatre Building LLC (the “Developer”); and

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

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

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

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

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

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



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

September 25, 2024