



**ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS REGULAR MEETING
TUESDAY, JANUARY 23, 2024 – 9:00 A.M.**

BOARD MEMBERS PRESENT:

Marsha Bruhn
Kwaku Osei
Linda Forte
Clifford Brown (9:06)
Damon Hodge
Chris Jackson

BOARD MEMBERS ABSENT:

Thomas Stallworth
Kimberly Clayson
Antoine Bryant (Ex-Officio)
John Naglick (Ex-Officio)

**SPECIAL DIRECTORS
PRESENT:**

None

**SPECIAL DIRECTORS
ABSENT:**

Emily Black
Marvin Thomas

OTHERS PRESENT:

Jennifer Kanalos (DEGC/EDC)
Sierra Spencer (DEGC/EDC)
Cora Capler (DEGC/EDC)
Brian Vosburg (DEGC/EDC)
Glen Long, Jr. (DEGC/EDC)
Kelly Shovan (DEGC/EDC)
Rebecca Navin (DEGC/EDC)
Nasri Sobh (DEGC/EDC)
Maxwell Cameron (DEGC/EDC)
Cleveland Dailey (DEGC/EDC)
Andrew Lucco (DEGC/EDC)
Medvis Jackson (DEGC/EDC)
Madison Schillig (DEGC/EDC)
Ashley Dreyer (DEGC/EDC)
Nicole Scott (DEGC/EDC)
Ajane Jackson (DEGC/EDC)
Kevin Johnson (DEGC/EDC)
Richard Hosey (Fisher Body 21, LLC)
Kyle Cascarelli (DEGC/EDC)



**MINUTES OF THE ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS REGULAR MEETING
DETROIT ECONOMIC GROWTH CORPORATION
500 GRISWOLD, SUITE 2200, DETROIT, MI 48226
TUESDAY, JANUARY 23, 2024 – 9:00 A.M.**

GENERAL

Call to Order

Noting that a quorum was present, Chair Forte called the Regular meeting of the Economic Development Corporation Board of Directors to order at 9:05 a.m.

Approval of Minutes

Ms. Forte asked if there were any additions, deletions, or corrections to the minutes of the October 24, 2023, regular Board meeting. Hearing none, Ms. Forte called for a motion.

Ms. Bruhn made a motion to approve the minutes of the October 24, 2023, regular Board meeting, as written. Mr. Osei seconded the motion. All were in favor with none opposed.

EDC Resolution Code 24-01-02-377 was unanimously approved.

Receipt of Treasurer's Reports

Ms. Shovan reviewed the revised Treasurer's Report of Receipts and Disbursements for the months of October, November, and December 2023. Ms. Forte called for a motion.

Mr. Osei made a motion to approve the Treasurer's Report of Receipts and Disbursements for the months of October, November and December 2023, as presented. Mr. Hodge seconded the motion.

EDC Resolution Codes 24-01-03-292, 24-01-03-293, and 24-01-03-294 were unanimously approved.

PROJECTS

FISHER BODY 21 EGLE GRANT ACCEPTANCE

Mr. Vosburg stated the EDC has been asked to sponsor a grant application for Fisher 21 Lofts, LLC ("Developer") to the Michigan Department of Environment, Great Lakes and Energy



(“EGLE”), for up to \$1,000,000 in funds (“Funding”) from the State of Michigan to offer an environmental cleanup grant through their existing Brownfield Grant and Loan Program.

The project site contains 3 parcels which consist of the vacant former Fisher Body 21 Plant and two vacant paved surface lots across the street totaling approximately 8 acres bounded by Piquette Avenue to the north, St. Antoine Street to the west, Harper Avenue to the South, and Hastings Street. The building and site are highly visible at the northwest corner of the I-75/I-94 interchange.

The project includes the redevelopment of the existing building into approximately 600,000 total square feet of commercial and residential space as well as adjoining parking. The residential space will provide approximately 433 units on floors 2-6, totaling 275,300 square feet with the remaining space split between amenities for residents and commercial space on the first floor to be utilized by multiple tenants. The project will also include site improvements associated with parking, green space, and storm water management.

Despite multiple environmental remediation and cleanup projects at the project site over the preceding decades, environmental testing by the developer has revealed existing soil contamination from prior industrial uses at the property. Grant funding would be used largely to fund a vapor mitigation work, as well as fund additional environmental testing of an area that is currently structurally unstable and inaccessible, and professional oversight and reporting. The goal is to clean the parcels to an unrestricted residential standard to achieve a No Further Action status, if possible.

Given the fact that the grant funding will assist in the remediation of a legacy industrial property that will create a mixed-use development in an existing neighborhood, EGLE staff have indicated that they would look very favorably at an application for this project.

No local match is required as part of this grant application. If the EDC and Developer are awarded the grant, the EDC will be reimbursed by the grant for any administrative costs incurred.

A representative for the Developer was present at the board meeting to give a brief presentation and answer questions Board members may have regarding the project.

A grant application was submitted in November, 2023 and a decision is expected in February. EDC staff is seeking the Board’s approval of acceptance of the grant (if awarded) and the execution of a funding or similar agreement with the Developer for any awarded grant funds. A resolution was attached for the Board’s consideration.

Ms. Forte called for questions.

Ms. Forte asked if by sponsoring the grant application the EDC would have obligations in terms of environmental remediation. Ms. Navin explained that the EDC would have no environmental liabilities and that the only obligation of the EDC is to ensure the proper use of the funds, which



requires the grant funds to be spent within the provisions outlined in the grant agreement. Ms. Navin further clarified that the obligation to be met is standard with other grants sponsored by the EDC.

Mr. Jackson recognized Mr. Hosey and commended him and his team for taking on such a large project and was pleased that there was another option available for the project. Mr. Jackson asked why this grant was being presented to the EDC Board as opposed to the Detroit Brownfield Redevelopment Authority (DBRA) Board. Mr. Vosburg explained that there is an existing Brownfield Tax Increment Financing or TIF plan in place for this project. Mr. Vosburg further explained that each authority can only sponsor one grant application per state fiscal year and EGLE advised that the EDC Board would be eligible. Mr. Jackson asked if this meant that the EDC may see more of this sort of project. Mr. Vosburg agreed.

Ms. Forte called for further discussion.

Hearing no further discussion, Ms. Forte called for a motion to approve the Fisher Body 21 EGLE Grant Acceptance, as presented.

Mr. Brown made a motion to approve the Fisher Body 21 EGLE Grant Acceptance. Mr. Osei seconded the motion. Mr. Hodge abstained from the vote.

EDC Resolution Code 24-01-28-02 was approved.

MOTOR CITY MATCH RECOMMENDATION FOR ROUND 25 AWARDS

Mr. Lucco, Ms. Jackson, Ms. Dreyer and Ms. Schillig explained that in 2015, the Economic Development Corporation of the City of Detroit (“EDC”) launched the Motor City Match Program (the “Program” or “Motor City Match”). Since that time, the EDC Board has approved Program Business awards for 1,846 Detroit businesses and listed 471 buildings on its real estate map. These awards occurred while the Program operated uninterrupted for 17 rounds, then resumed with Round 18 awards in January of 2022. Currently, more than 150 Motor City Match awardees are operating new businesses in formerly vacant commercial spaces throughout the city of Detroit. Additionally, over 325 Motor City Match awardees have created or expanded home-based, mobile, and pop-up businesses in the city of Detroit.

On July, 28 2022, the EDC Board authorized the execution of a contract with the City of Detroit to accept funding from the American Rescue Plan Act (“ARPA”) State and Local Fiscal Recovery Fund (“SLFRF”) for the third phase of the Program. Awards approved for Round 25 of Motor City Match will be the fifth round of awards executed with funding from ARPA SLFRF and are subject to updated program guidelines that incorporate ARPA SLFRF eligibility.



On September 1st, 2023, the Program began accepting applications for the fifth round of its third phase, Round 25. Applicants competed for financial assistance awards and technical assistance awards. In Round 25, the program accepted applications for awards in five award tracks: Plan, Develop, Design, Cash, and Restore.

1. **Plan** – one-on-one consulting, classes and workshops, and access to technical assistance **for up to 25 entrepreneurs** seeking to refine, formalize, and launch a business idea
2. **Develop** – one-on-one consulting, classes and workshops, access to technical assistance and professional services for **up to 15 businesses** seeking to develop their idea, create a plan for growth, and choose an appropriate location for their next phase of development
3. **Design** – one-on-one consulting, classes and workshops, access to technical assistance and professional services **for up to 15 businesses** that have secured a location, settled on an appropriate growth plan, and need to create a design and program specific to that location
4. **Cash** – **Up to \$1,000,000 in grants and loans for up to 25 projects** that have secured a location, settled on an appropriate growth plan, and created a design and program specific to that location. The maximum grant award is \$100,000 per project. Businesses must have money ready to invest, whether it's their own equity, financing, or both. Loans are facilitated through Motor City Match lending partners.
5. **Restore** – **Up to \$500,000 in grants and loans for up to 25 projects** that have been operating in a commercial location in the city of Detroit for one year (existing businesses) and are applying to complete a project in that location. Applicants must have a plan to complete necessary architectural and design drawings and have a comprehensive project plan with an itemized budget specific to the proposed project location.

Total number of grants and aggregate grant amounts in the Cash and Restore Tracks may exceed the suggested totals in any round based on the number of qualified applicants and their project timelines.

Technical Assistance Awards

Motor City Match technical assistance awards provide eligible awardees with technical assistance in the form of business services, access to classes and workshops, and one-on-one consultation including, but not limited to, business planning, financial management and design assistance. The cash value of Technical Assistance awards for each track will vary based on the unique needs of awardees. **Technical Assistance awardees are not automatically entitled to the maximum amount of Technical Assistance funding, and additional Technical Assistance can**



beapproved at the discretion of EDC Staff. Technical assistance awards included the following award tracks and amounts:

- Plan - \$1,500
- Develop - \$3,500
- Design - \$25,000

Financial Assistance Awards

Cash Track Grants and Restore Tracks

Competitive grants are funded by the City of Detroit ARPA SLFRF. **Motor City Match grants in the Cash Award Track will not exceed \$100,000. Motor City Match Restore Track grants will not exceed \$25,000. Grants are available for businesses that cannot get any or all the financing they need to get open.** Grants are not a substitute for readily available financing and a minimum of 10% owner equity is mandatory for consideration. Grant disbursement is subject to satisfaction of program milestones. Grants are only available for awardees of the Motor City Match Cash and Restore Tracks.

Cash Track Grant funds can be used for the following eligible expenses:

- Business and professional services necessary to complete the awarded project
- Technical assistance to support loan approval or accessing additional capital
- Façade Improvement costs including the following:
 - Design services and drawings
 - Exterior building renovations
 - Code compliance, license fees and permit costs
 - Physical improvements to parking lots, patios, and outdoor spaces
- Working capital or operating costs necessary to offset financial hardship resulting from the pandemic.

Restore Track Grant funds can be used for the following eligible expenses:

- Exterior façade improvements
- Signage and decorative lighting
- Parking lot repairs, landscaping, storm water drainage
- Murals, bicycle racks, and art-based elements related to facades
- Physical improvements to parking lots, patios, and outdoor spaces

When applications closed on October 10th, 2023, the EDC had received 242 business applications (each an “Application”) for Round 25. This memorandum and resolution focus on the selection and recommendation of awardees for:



- “Plan” award track
- “Develop” award track
- “Design” award track
- “Cash” award track
- “Restore” award track

First, staff verified business eligibility based on self-reported data submitted in the application for the following criteria:

- The business wishes to locate in Detroit for at least three years
- The business is majority-owned by a person who is at least 18 years or older
- This business and all owners are in good standing with the City of Detroit State of Michigan and IRS
- This business is NOT part of a franchise. (Independently owned businesses that participate in retailers’ cooperatives are not considered franchises and are eligible to apply).
- The business owners do not have actual conflict of interest, as described in the Program Guidelines, subject to the mitigation and exemption procedures outlined therein.

Second, staff scored applications based on the answers to questions in five sections that corresponds to five scoring categories:

1. **Vision and plan** for the business based on the soundness, completeness and creativity of the concept.
2. **Experience and capacity** of the business owners and key members of the business team.
3. **Market opportunity** to meet economic demand and advance business district revitalization.
4. **Community support** for new business including benefit to low to moderate income communities.
5. **Leverage** of business owner investment and other community investment initiatives in the area.

Initial scoring is based on the answers to multiple choice questions designed to measure the extent to which an applicant can clearly communicate the strengths of their business in the five scoring categories. The maximum score for each category is twenty points. The maximum score for each application is 100 points.

Finalists are selected based on initial scoring. Applications receiving an initial score that is not in the finalist range of the track to which they applied may be selected as a finalist if their application demonstrates that the business could result in clear positive community and economic impact.



Up to 40 finalists are selected for Plan and Develop Tracks. Up to 25 finalists are selected for the Design Track and up to 40 finalists are selected for both the Cash Track and the Restore Track.

All finalists from all tracks were asked to verify that their business qualified to receive benefits from a program funded by ARPA SLFRF. Businesses could qualify to receive these benefits by demonstrating that they suffered a specific negative economic impact as a result of the Covid-19 pandemic including but not limited to, unrealized investment in a business venture, loss of business revenue, difficulty covering business payroll, difficulty paying full obligation of mortgage or rent for a business location, difficulty covering operating costs, or difficulty hiring staff necessary to operate at normal capacity qualify as beneficiaries. Additionally, all business classified as minority-owned, woman-owned, a microenterprise, or businesses in the hospitality, entertainment, and recreation industries qualify as beneficiaries as those classes of businesses and industries are deemed to have experienced a disproportionate negative economic impact as a result of the pandemic. Lastly, businesses located in Qualified Census Tracts, which are defined as census tracts where 50% or more of the households have incomes below 60% of Area Median Income (AMI) or where the poverty rate is 25% or higher, qualify as beneficiaries of ARPA funded programs.

The final selection of awardees is as follows:

- Finalists for the “Plan” and “Develop” Tracks are selected internally and are not sent a supplemental application or an official notification of their finalist status. Instead, EDC staff requests additional information or clarifying information when necessary.
 - 40 Plan finalists were selected in Round 25
 - 30 Develop finalists were selected in Round 25
- Finalists for the “Design” Track are sent an official notification of their status within 30 days of the initial application closing. Finalists are required to complete a supplemental application and site visit with EDC staff.
 - 24 Design finalists were selected in Round 25
- Finalists for the “Cash” and “Restore” Tracks are sent an official notification of their status within 30 days of the initial application closing.
 - 40 Cash finalists were selected in Round 25
 - 14 Restore finalists were selected in Round 25
 - Finalists are required to complete a supplemental application and site visit with EDC staff, and to engage local lenders to determine how much capital is available to fund their projects.
 - Supplemental Applications for “Cash” and “Restore” finalists require submission of financial information, including a standard loan application and personal financial statement. This information is used to determine the project’s financial need, equity investment and “funding gap” for each business.



- Lender Networking Events introduce applicants to a team of six local Community Development Financial Institution (CDFI) and non-traditional lending partners. Applicants are asked to liaise with these lenders in an attempt to determine whether or not loans are available to fill the project’s “funding gap”. Our Lender Networking Event was held on Thursday November 16, 2023.
- Lenders present included Invest Detroit, Detroit Development Fund, ProsperUs Detroit, CDC Small Business Finance, CEED Lending – an initiative of the Great Lakes Women’s Business Council – and Michigan Women’s Forward. CDFI partners made commitments to explore lending the balance of the funding gap based on recommended grant investment from Motor City Match.
- Motor City Match staff uses lender interest, participant scores, supplemental information, and readiness to accept additional investment to determine “Cash” and “Restore” awardees and associated grant investment.

EDC staff recommends the approval of awards for Round 25 in accordance with the following:

- Twenty-six (26) “Plan” awardees for business planning as presented in Exhibit A.
- Fifteen (15) “Develop” awardees for site selection as presented in Exhibit B.
- Eleven (11) “Design” awardees for design, architectural, and engineering services in Exhibit C.
- Twenty-three (23) “Cash” awardees to receive a total of \$1,245,000 in grant investment, as described on Exhibit D.
- Eight (8) “Restore” awardees to receive a total of \$171,800 in grant investment, as described on Exhibit E.

Additionally, EDC staff would like to note that the restaurant Yum Village is being offered a Restore award for each of its two locations, one in the New Center neighborhood and one in the West Village neighborhood. Each location applied separately and each application qualified separately after the completion of the Round 25 evaluation process.

EDC staff will provide an internally developed Business Plan training for Round 25 Motor City Match “Plan” awardees.

EDC staff will facilitate one-on-one match making between top ranking businesses and building owners recognized as Round 25 “Develop” awardees. Match making services will include open houses and networking sessions between business owners and building owners. In addition, technical assistance will include expert guidance on leasing, financial planning and assessing market opportunities.

EDC staff will facilitate introductions to qualified service providers that can provide project-based design, architectural, and engineering services for Round 25 “Design” awardees. Services may



include all five stages of the architectural design process and will be funded by the applicable Motor City Match funding source.

The EDC will enter into grant agreements with Round 25 Motor City Match “Cash” and “Restore” awardees and facilitate underwriting with lending partners for “Cash” and “Restore” awardees to pursue gap financing through these independent sources.

A resolution approving the staff’s recommendation of “Plan”, “Develop” and “Design” awardees and recommending to the Board staff’s recommendation of “Cash” and “Restore” awardees was attached for the Board’s consideration.

Ms. Forte called for questions.

Mr. Brown stated that the Motor City Match Pipeline Report outlining the statuses of awarded businesses was helpful.

Ms. Bruhn thanked Mr. Lucco for providing the report, stating that it was well-organized. Mr. Lucco stated that he and his team were still working out the best way to provide this information to the Board regularly.

Mr. Osei wished Mr. Lucco success in his future endeavors, stating that it was a pleasure to work with him on the many projects related to Motor City Match. Ms. Forte agreed and on behalf of all the EDC Board members gave thanks to Mr. Lucco for leading the EDC Board members through many projects and bringing Motor City Match to where it is currently. Mr. Lucco thanked the Board for their recognition and stated that it has been difficult at times, but he is proud of where the program stands now and feels it has been an honor.

Mr. Osei noted an error in the materials, where a business had been listed twice.

Ms. Kanalos stated that Mr. Lucco would be missed and that his work has been remarkable but there is no doubt that he is leaving behind an amazing team.

Mr. Jackson asked for clarification of the difference between expired and withdrawn businesses. Mr. Lucco responded that expired businesses are those who have not made a draw within one year of their award while withdrawn means the business has voluntarily removed themselves from the program.

Mr. Jackson asked what is done with the allocated funds once a business is deemed expired. Mr. Lucco responded that the funds are put back into the full budget for Motor City Match and those funds can be rewarded.

Ms. Forte suggested that in future reports businesses that have been deemed incomplete be shown with their investment total along with their grant amount.



Ms. Bruhn asked if the Baretto Bistro in the Rosedale neighborhood would be able to reapply. Mr. Lucco responded that they would be able to reapply.

Mr. Lucco stated that the Motor City Match team understands that businesses invest their own money and therefore he and his team are always more open to extending the grant as opposed to shutting them out.

Ms. Forte called for further discussion.

Hearing no further discussion, Ms. Forte called for a motion to approve the Motor City Match Recommendation for Round 25 Awards, as presented.

Mr. Osei made a motion to approve the Motor City Match Recommendation for Round 25 Awards. Mr. Brown seconded the motion. All were in favor with none opposed.

EDC Resolution Code 24-01-91-136 was approved.

MOTOR CITY MATCH RECOMMENDATION TO EXTEND AWARDS

Mr. Lucco stated that on July, 28 2022, the EDC Board authorized the execution of a contract with the City of Detroit to accept funding from the American Rescue Plan Act (“ARPA”) State and Local Fiscal Recovery Fund (“SLFRF”) for the third phase of the Program.

Since that approval, the EDC has awarded Cash and Restore grants to 149 businesses in the City of Detroit using ARPA funding. Pursuant to the terms of the grant agreement executed between the EDC and the awardees, awardees are required to access their grant within one (1) year from the date of board approval to use their “Cash” or “Restore” award.

Round 21 Awards on January 23, 2023, are scheduled to expire on January 24, 2025. While many awardees were able to complete their respective project within the one (1) year term, seven (7) awardees (the “Awardees”) were unable to secure all of the financing required for the project and have experienced other setbacks related to construction costs overruns and extended timelines.

EDC staff recommends that the one- (1) year term for “Cash” award period be extended until June 30, 2025 for the following Awardees:

1. Boarding House Hospitality, LLC DBA Adelaide’s Superette of Detroit

Grant Amount: \$40,000

Track: Cash

Owner: Debra and Greg O’Molesky



Address: 13880 Joseph Campau

District: 3

Neighborhood: North Campau

Project Description: Owner, Debra O'Molesky, is opening Boarding House Hospitality – Adelaide's Superette located in District 3. Closing on financing was initially delayed due to challenges with finalizing a final project budget with their general contractor. The owner is scheduled to finalize additional financing with ProsperUs and Michigan Women Forward within the next 45 days. Debra O'Molesky is a previous Round 18 Design awardee. MCM is committed to this project, a woman-owned, resident-owned business, and will continue to support it until completion.

2. Canfield Consortium

Grant Amount: \$75,000

Track: Cash

Owner: Rhonda Theus

Address: 4017 Montclair

District: 4

Neighborhood: East Canfield

Project Description: 10545 Canfield is a development undertaken by the Canfield Consortium, a long-serving community development organization on Detroit's Eastside. The project will house the Canfield Café Coffeehouse in addition to two other commercial tenants. Because of the scale of the project and challenges of fundraising in a post-pandemic environment, owner Rhonda Theus requires additional time to finalize financing for the project. MCM is committed to seeing this long-term investment in the East Canfield neighborhood bear fruit and requests an extension to this grant.

3. Detroit Future Ops LLC

Grant Amount: \$65,000

Owner: Tanya Saldivar-Ali

Address: 326 18th Street

District: 6

Neighborhood: Corktown



Description: Detroit Future Ops (DFO) was created by the owners of AGI Construction to respond to the barriers that local contractors experience in scaling. From the space, DFO will facilitate workshops on construction, design-build, estimating, and project management. The build-out of the DFO has been a learning lab for new and aspiring contractors. DFO has recently finalized the additional financing necessary to complete the build-out of 326 18th with partner lender Detroit Development Fund. That process took longer than expected, but the MCM team expects DFO to be complete the project within the next 6 months.

4. Our Gathering Place LLC

Grant Amount: \$40,000

Track: Cash

Owner: Net Morris

Address: 20011 Grand River

District: 1

Neighborhood: Miller Grove

Project Description: Owners Net Morris and Pastor Samuel Stephens are opening Our Gathering Place in the Historic Pure Word Missionary Baptist Church. The submission of the MCM required pre-disbursement documents has been delayed due to Samuel recently losing a key member of his management team to the COVID-19 pandemic. This team member was instrumental in gathering all pertinent documentation, budget materials, etc. in order to begin the grant disbursement process. Samuel and his team member, Antoinette Morris, have since been meeting with the MCM team regularly to understand the documentation requirements necessary in order to begin disbursing against their grant. All financing has been secured and Samuel anticipates having all required documentation to the MCM team in the next 30 days. MCM is committed to this project, a black-owned business, and will continue to support it until completion.

5. T&T Sip-n-Read LLC

Grant Amount: \$65,000

Track: Cash

Owner: Tamela Todd

Address: 1620 Michigan

District: 6



Neighborhood: Corktown

Project Description: Owner, Tamela Todd, is opening T&T Sip-n-Read in The Corner development at Michigan and Trumbull. Closing on financing was initially delayed due to challenges with securing a general contractor and finalizing a budget for the buildout. The owner is scheduled to finalize additional financing with Detroit Development Fund and Invest Detroit within the next 45 days. The Owner's landlord representative, Cari Easterday, has been working diligently alongside Tamela to ensure this project is seen to fruition. MCM is committed to this project, a black-owned woman-owned business, and will continue to support it until completion.

6. The Trap Yoga & Massage Studio LLC

Grant Amount: \$21,500

Track: Restore

Owner: Jamel Randel

Address: 3374 E. Jefferson

District: 5

Neighborhood: Rivertown

Project Description: The Trap Yoga & Massage Studio LLC is a yoga and massage studio that offers a variety of classes, massages, and yoga teacher training. Owner, Jamel Randall, has invested in his business over the years and plans on continuing to do so. In the process of opening a second location, Jamel found himself, the owner, operator, massage therapist and yoga teacher, inundated with tasks. He has recently finalized his budget and is working to get his first disbursement in the coming weeks, this funding is crucial to complete his project.

7. Good Cakes and Bakes, LLC

Grant Amount: \$25,000

Track: Restore

Owner: Michelle Anderson

Address: 19363 Livernois

District: 2



Neighborhood: Bagley

Project Description: Good Cakes and Bakes, LLC, the beloved and hugely popular bakery on Livernois, known for offering delicious baked goods that are also vegan and gluten free is seeking an extension on their Round 22 Restore grant. This project was delayed due to finalizing a budget, equipment delays and managing the busy workload of operating this business while opening a second location downtown. MCM looks forward to continuing to support this project, a black-owned, woman-owned, LGBTQIA+ - owned business until this project is complete.

Additionally, due to changing circumstances, the Motor City Match team recommends that the Round 22 grant awarded to Wheelhouse Detroit LLC in Round 22 be increased from \$2,500 to \$5,000. Motor City Match does not typically increase grant amounts but due to the size of the project and awarded grant amount, we believe that this increase in funds will help complete this project while ensuring that the Restore Track remains within budget.

Wheelhouse Detroit LLC

Owners: Kelli Kavanaugh

Address: 1340 Atwater

District: 5

Neighborhood: Rivertown

Description: Wheelhouse Detroit is a woman- and Detroiter-owned small business operational since 2008. In the heart of the recession, a small bicycle shop on the Riverwalk opened to offer bike rentals and provide service to Detroiters that biked.

Project scope: Exterior service sign, outdoor floor graphic, and awning

A resolution approving the staff's recommendations was attached for the Board's consideration.

Ms. Forte called for questions.

Hearing none, Ms. Forte called for a motion to approve the Motor City Match Recommendation to Extend Awards, as presented.

Mr. Jackson made a motion to approve the Motor City Match Recommendation to Extend Awards. Mr. Osei seconded the motion. All were in favor with none opposed.

EDC Resolution Code 24-01-91-137 was approved.



FY24 COASTAL MANAGEMENT AND CONSTRUCTION GRANT OPPORTUNITY THROUGH THE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY'S WATER RESOURCES DIVISION COASTAL MANAGEMENT PROGRAM

Mr. Dailey stated that recently, staff of The Economic Development Corporation of the City of Detroit ("EDC") was informed that various properties located in and around the east riverfront are within a newly revised floodplain, as determined by the Federal Emergency Management Agency. Following the issuance of the revised floodplain maps, EDC staff has sought out various funding opportunities to help reduce the impacts of flooding and encourage future development within this area.

The Michigan Department of Environment, Great Lakes, and Energy's ("EGLE") recently published the 2024 Coastal Management and Construction Grant Opportunity through the organization's Coastal Management Program. EGLE is currently reviewing applications for funding projects that focus on protecting and enhancing communities within Michigan's coastal area.

In order to continue to work in partnership with the Jefferson Village community in our efforts to mitigate the impacts of flooding and climate change to the surrounding neighborhood, approval from the EDC Board is being sought to apply for funding under this opportunity. The maximum grant award available under this program is \$100,000 and a local match of 50% of the total grant amount is required, which will be paid out of EDC Jefferson Village project funds.

Based on the grant information published by EGLE, EDC staff have identified a project within Jefferson Village as a best fit for this opportunity. The funding from this grant will be utilized for construction costs of Jefferson Village Park. Once complete, the 3.9-acre park will provide local residents with an attractive common area that includes amenities such as walkways, natural features, and open green space. Additionally, the park will include features such as bioretention areas and rain gardens into the project design that will serve to help minimize stormwater flooding in the area.

The EDC is seeking the Board's approval to submit a request for funding to EGLE, to accept any awarded funding, and to commit funds necessary to fund the local match requirement from the EDC Jefferson Village project funds.

A resolution supporting the submission and approval to receive any awarded grant funding for these sites was attached for the Board's review and approval.

Ms. Forte called for questions.



Hearing none, Ms. Forte called for a motion to approve the FY24 Coastal Management and Construction Grant Opportunity Through the Michigan Department of Environment, Great Lakes and Energy's Water Resources Division Coastal Management Program, as presented.

Mr. Brown made a motion to approve the FY24 Coastal Management and Construction Grant Opportunity Through the Michigan Department of Environment, Great Lakes and Energy's Water Resources Division Coastal Management Program. Mr. Hodge seconded the motion. All were in favor with none opposed.

EDC Resolution Code 24-01-13-100 was approved.

NEIGHBORHOOD DEVELOPMENT CORPORATION PROJECT #1: ENGINEERING AND DESIGN SERVICES

Mr. Dailey stated that the Economic Development Corporation of the City of Detroit (the "EDC") and its subsidiary corporation, The Neighborhood Development Corporation of the City of Detroit (the "NDC") provide various services for Jefferson Village in accordance with the Project Plan for Neighborhood Development Corporation Project #1, including but not limited to engineering and design services.

In March, 2023, the EDC Board approved a resolution authorizing the submission of a grant application to the Michigan Department of Environment, Great Lakes, and Energy ("EGLE") for its 2023 Culture of Resilience Funding Opportunity to fund the design of the Jefferson Village Park. In July, 2023, EGLE awarded the EDC a grant in the amount of up to \$55,500 ("Grant Funds"), with a required 50% local matching contribution to be funded using the EDC's Jefferson Village project fund.

The Jefferson Village Park will include walking paths, play areas, nature features, bioretention areas and lighting. Pursuant to a 2015 EDC Board approval (Resolution 15-04-13-93), Giffels-Webster Engineers, Inc ("GWE") developed the initial park layout as part of the Jefferson Village Stormwater mitigation project, as a pumping station is anticipated to be located at the northwest corner of the park.

The EDC Staff received a proposal from GWE to complete the park design, which will include environmental assessment and civil engineering services, design review and approvals from City, State and all other jurisdictions having approval rights, construction bid documents, construction management, and project close-out.

Giffels-Webster Engineers is a Detroit based firm, with significant experience on similar projects. Its proposal is for the not to exceed contract amount of One Hundred Nine Thousand Eight Hundred Dollars and 00/100 (\$109,800.00) Dollars.



EDC Staff requests Board authorization to execute a contract with Giffels-Webster Engineers, Inc, and the EDC in an amount not to exceed One Hundred Nine Thousand Eight Hundred Dollars and 00/100 (\$109,800.00) Dollars. Staff further requests that the Board authorize an Owner's contingency of 20% of the contract value, or Twenty-One Thousand Nine Hundred Sixty Dollars and 00/100 (\$21,960.00), for the purpose of addressing possible unknown conditions. The contract will be funded with Grant Funds and Jefferson Village project funds.

A resolution was attached for the Board's consideration.

Ms. Forte called for questions.

Mr. Brown stated he would be abstaining from the vote, as he does not support the work done by Giffels Webster.

Hearing no further discussion, Ms. Forte called for a motion to approve the Neighborhood Development Corporation Project #1: Engineering and Design Services, as presented.

Mr. Hodge made a motion to approve the Neighborhood Development Corporation Project #1: Engineering and Design Services. Mr. Osei seconded the motion. Mr. Brown abstained from the vote.

EDC Resolution Code 24-01-13-101 was approved.

NEIGHBORHOOD DEVELOPMENT CORPORATION PROJECT #1: AMENDMENT TO CONTRACT FOR DESIGN AND FACILITATOR SERVICES – GIFFELS WEBSTER

Mr. Dailey stated that the Economic Development Corporation of the City of Detroit (the "EDC") and its subsidiary corporation, The Neighborhood Development Corporation of the City of Detroit (the "NDC") provide services to the City of Detroit (the "City") in connection with Neighborhood Development Corporation Project #1 ("NDC Project #1"). These services include but are not limited to engineering and survey services (the "Services").

The Harding Canal has become a potential source of flooding for the NDC Project area due to proposed changes in floodplain elevations by the Federal Emergency Management Agency (FEMA).

As the Board is aware, in June, 2022, the EDC entered into a contract with Giffels Webster Engineers Inc. ("GWE") to provide Design and Engineering services towards the mitigation of flooding from the Harding Canal. EDC staff have identified additional work to be performed for the project, largely related to new design guidelines by the Federal Emergency Management Agency (FEMA).



EDC staff has now been able to identify new scope for engineering and design activities. The additional scope and associated budget is represented in the schedule below (the “Additional Scope”):

- Perform hydraulic model – the analysis will provide sufficient data to support the map change as part of the Conditional Letter of Map Revision (the “CLOMAR”) and finally a Letter of Map Revision (the “LOMAR”) application to FEMA. The LOMAR would remove the Project area from the proposed floodplain.
\$29,000
- FEMA Benefit-Cost Analysis – the EDC intends to use a FEMA Building Resilient Infrastructure and Communities (BRIC) grant. A benefit-cost ratio (BCR) is required to indicate as to whether the overall project will meet FEMA’s threshold for project approval.
\$65,030

The EDC/NDC Staff requests Board authorization to amend the contract between GWE and the EDC to incorporate the Additional Scope and increase the contract value by Ninety-Five Thousand Thirty Dollars and 00/100 (\$95,030.00) for a total contract value not to exceed Four Hundred Eighty-Six Thousand Six Hundred Thirty Dollars and 00/100 (\$486,630.00) Dollars.

EDC Staff further requests that the Board authorize an Owner’s contingency of 20% of the total contract value or Ninety-Seven Thousand Three Hundred Twenty-Six Dollars and 00/100 (\$97,326.00) for the purpose of addressing possible unknown conditions.

A resolution was attached for the Board’s review and approval.

Ms. Forte called for questions.

Mr. Jackson suggested that in the future competing bids be shown to the Board to know if the chosen bid was a competitive bid or low bid and if the bid comes from a Detroit-based entity. Mr. Jackson asked if there were discussions with the Detroit Building Authority or DBA because there is similar work being done further east. Mr. Dailey stated there was more coordination with City agencies for this project in hopes of securing a grant opportunity. Mr. Dailey explained that the work being done is part of a development agreement dating back to 1989. Mr. Jackson stated that at some point there should be discussion because there is a significant amount of engineering dollars dealing with the sea walls that all impact the same neighborhoods. Mr. Jackson explained that this coordination would ensure that taxpayers' dollars are being spent in the most efficient way possible.

Mr. Dailey explained that the original project with Giffels Webster began in 1990 and he is now picking the project up because the Federal Emergency Management Agency or FEMA introduced a new map displaying areas that are predicted to flood again. Mr. Dailey stated that at that time, Giffels Webster was the lowest and most responsible bidder.



Ms. Forte agreed with Mr. Jackson's position and stated that this is a good opportunity for all resources to come together to deal with flooding issues on the Lower East Side which seems to be bigger than the EDC. Ms. Forte further stated that it seems to be a City issue but regardless it seems to be an opportunity for collaboration.

Mr. Jackson stated that the DBA project is already up to somewhere between 40 and 50 million dollars and it seems to be disjointed.

Ms. Forte stated that this is something that she would like to send to the planning department but that this is a comment coming as an opportunity from the EDC to the City.

Hearing no further discussion, Ms. Forte called for a motion to approve the Neighborhood Development Corporation Project #1: Amendment to Contract for Design and Facilitator Services – Giffels Webster, as presented.

Mr. Osei made a motion to approve the Neighborhood Development Corporation Project #1: Amendment to Contract for Design and Facilitator Services – Giffels Webster. Mr. Hodge seconded the motion. All were in favor with none opposed.

EDC Resolution Code 24-01-13-102 was approved.

ADMINISTRATION

OTHER MATTERS

Mr. Osei stated that he is happy with the various projects that the EDC has been working on but is curious to know what new projects or programs are being worked on. Mr. Osei suggested that periodically staff put together a presentation about what is being worked on or upcoming projects for Board members to be better informed, making them better advocates for the work being done.

Mr. Johnson commented that he appreciates the curiosity of the work being done and what is coming. Mr. Johnson stated he would welcome the opportunity to present the future vision for the DEGC, the programmatic elements that have been coming down the pipeline, and the input received from the City Council, the business community, and the small business community. Mr. Johnson explained that a significant amount of time is being spent on the NFL draft and what it will mean for small businesses in the area.

Ms. Navin stated that the DEGC has many ongoing projects happening specifically for small businesses. Ms. Navin explained that for small businesses many activities are happening through the business liaisons, through the Green Grocer program, noting that there will be a Green Grocer presentation being brought to the Board at an upcoming meeting. Ms. Navin advised that many of the projects that are ongoing do not come through the EDC Board as many of them are taken



through the Detroit Economic Growth Association or DEGA but that staff can work on creating presentations to be shared at meetings with a lighter agenda.

Ms. Forte stated that it would be helpful to have a visual representation of the big picture for small businesses and to have that broken down to show who is doing what to understand the plan fully.

Mr. Brown stated that in addition to approving projects, the Board can advocate for the work being done by the DEGC. Mr. Brown further stated that if the Board could be provided with material that outlines contacts for various scopes of work, the DEGC could be a resource of an array of issues.

Mr. Johnson responded that he appreciated the feedback from the Board and would arrange for the inward look that is being requested.

PUBLIC COMMENT

None.

ADJOURNMENT

With there being no other business to come before the Board, Ms. Forte adjourned the meeting at 10:02 a.m.



CODE EDC 24-01-02-377

APPROVAL OF MINUTES OF OCTOBER 24, 2023, REGULAR MEETING

RESOLVED, that the minutes of the regular meeting of October 24, 2023, are hereby approved, and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Economic Development Corporation.

January 23, 2024



CODE EDC 24-01-03-292

RECEIPT OF TREASURER'S REPORT FOR OCTOBER 2023

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period ending October 31, 2023, as presented at this meeting, is hereby in all respects accepted as action of the Economic Development Corporation.

January 23, 2024



CODE EDC 24-01-03-293

RECEIPT OF TREASURER'S REPORT FOR NOVEMBER 2023

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period ending November 30, 2023, as presented at this meeting, is hereby in all respects accepted as action of the Economic Development Corporation.

January 23, 2024



CODE EDC 24-01-03-294

RECEIPT OF TREASURER'S REPORT FOR DECEMBER 2023

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period ending December 31, 2023, as presented at this meeting, is hereby in all respects accepted as action of the Economic Development Corporation.

January 23, 2024



CODE EDC 24-01-28-02

FISHER BODY 21 EGLE GRANT ACCEPTANCE

WHEREAS, Fisher 21 Lofts, LLC (the “Developer”) requested The Economic Development Corporation of the City of Detroit (“EDC”) to sponsor an application to the Michigan Department of Environment, Great Lakes and Energy (the “EGLE”) for a \$1,000,000 grant from EGLE’s Brownfield Grant and Loan Program (the “Grant”) to fund certain environmental and remediation costs in connection with the redevelopment of the former Fisher Body 21 Plant into a new mixed-use development with retail and rental housing (the “Project”); and

WHEREAS, EDC staff believes that the Project and Developer is well suited to be a successful Grant recipient and submitted a Grant application in November, 2023, with the expectation that an award decision will be made in February 2024; and

WHEREAS, the Board of Directors of EDC has determined that proposed grant is consistent with the powers of the EDC and its statutory purposes and is otherwise in the best interest of the City of Detroit.

NOW THEREFORE BE IT RESOLVED:

1. That EDC Board of Directors hereby supports and approves the acceptance of an up to one million (\$1,000,000.00) grant from the EGLE Grant and Loan Program for the Project.
2. That if awarded, the EDC is authorized to accept and utilize the Grant to reimburse and/or fund the Developer’s eligible costs pursuant to a funding or similar agreement.
3. That any two Officers, or any one of the Officers and any of the Authorized Agents or any two Authorized Agents of the EDC are hereby authorized 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.
4. That all acts and transactions of any Officer or Authorized Agent of the EDC in the name and on behalf of the EDC, 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.
5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

January 23, 2024



CODE EDC 24-01-91-136

MOTOR CITY MATCH: RECOMMENDATION FOR ROUND 25 AWARDS

WHEREAS, in 2015, the Economic Development Corporation of the City of Detroit (“EDC”) launched the Motor City Match Program (the “Program”); and

WHEREAS, in July 2022, pursuant to a Notice of Opportunity for Funding Availability by the City of Detroit, the EDC’s Motor City Match program was selected to be the program administrator of Small Business Launcher Program; and

WHEREAS, the EDC and the City have executed a contract for the administration of the Program, to be funded with \$15 million from the American Rescue Plan Act State and Local Fiscal Recovery Fund program; and

WHEREAS, EDC staff has completed due diligence and evaluation for applications (“Applications) in the twenty fifth round (“Round 25”) of the Motor City Match Business Application Track; and

WHEREAS, the EDC staff has provided recommendations to the Board to receive technical assistance for the “Plan” awards, “Develop” awards, “Design” awards, and grant investment for the “Cash” and “Restore” award categories; and

WHEREAS, the EDC Board of Directors has determined that staff’s recommendation is appropriate and in the best interests of the EDC and the Program.

NOW, THEREFORE BE IT RESOLVED that the EDC Board of Directors accepts the current results of the Round 25 application evaluation process and recommendation for the approval of certain “Cash” awards.

BE IT FURTHER RESOLVED, that the EDC Board of Directors approves the businesses described in Exhibit A for “Plan” awards.

BE IT FURTHER RESOLVED, that the EDC Board of Directors approves the businesses described in Exhibit B for “Develop” awards.

BE IT FURTHER RESOLVED, that the EDC Board of Directors approves the businesses described in Exhibit C for “Design” awards.

BE IT FURTHER RESOLVED, that the EDC Board of Directors approves “Cash” grant awards to the businesses and in the amounts described in Exhibit D.



BE IT FURTHER RESOLVED, that the EDC Board of Directors approves “Restore” grant awards to the businesses and in the amounts described in Exhibit E.

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 EDC’s Authorized Agents shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers and to take such actions as are necessary or appropriate to implement the provisions and intent of this resolution.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any Officer or Authorized Agent of the EDC, in the name and on behalf of the EDC, 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 the execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

January 23, 2024

Exhibit A Recommended “Plan” Awardees

Business Name	Owner	Description
1. The Heart Next Door	Terranie Sims	Early learning enrichment center with coworking space for families
2. +5 Technology LLC.	Valarie Reid	Technology education services for K-adult
3. K Noelle Spa & Treats LLC	Keyona Alexander	Promotes wellness through yoga lifestyle spa
4. Lil Minds Matter Childcare, LLC	Shantell Surles	Provide childcare service to working families
5. XLFOODZ	Ashton Whorton	Catering business serving small casual food
6. Versatile styles	Elaisha Reid	Beauty hair services
7. Refresh Essentials, LLC	Rita Clark	Eco-friendly laundry detergents
8. Bare Rose Studio	Jessica Davidson	Art gallery/shop and photography studio rental
9. The Blackstead LLC	Jennifer Means	Promotes urban agriculture and wellness
10. KockyWear LLC	Khalilah Durfield	Eco friendly washing and coffee
11. DO-Tech Paint Distribution LLC	Cheryl Clark	Paint supply company
12. Detroit's Optometrist	Tiffany Humes	Comprehensive culturally competent eyecare and optical
13. Preschool Etiquette	Renaë Micou	Bookstore/cafe sell food/ books
14. Brew Dimensional LLC	Damon Ward	Bar service and to-go Packaging
15. Ari Party Hair	Ariell Jones	Sell lace wigs and extensions
16. Trice Accessories LLC	Shantrice Thomas	Custom t-shirts, tumblers, and shoes
17. Vibrant Children Develop Center LLC	Cassandra Ray	Provide safe places for all children to grow
18. Shawn Rene Corporation	Shawn Terrell	CAD/CAM
19. Hot Dog N It	Karynthia Story	Mobile food service and take out
20. Moma G's	Darryl Young	Restaurant breakfast lunch and dinner
21. Career Outlook Staffing	Monique McClendon	Providing essential staffing solutions
22. JHJ Childcare Center LLC	Porchia Johnson	Support hard working parents with reliable childcare
23. I Am Every Woman	Anita Nellems	Cleaning company
24. The Wine Down	TyAnn Fowler	Wine bar serving Detroit
25. Wellness in Motion	Faith Fells	Promote holistic wellness in Detroit
26. Sauce Pitt	Darrien Allen	Carry-out food restaurant serving lunch and dinner



Exhibit B Recommended “Develop” Awardees

Business Name	First & Last Name	Short Description
1. A Beauty Controversy LLC	Danielle Statom	Retail, beauty cosmetics and accessories.
2. Black Bottom Athletic Club	Ramsey Beard	Multi-disciplinary health and wellness.
3. Detroit Culture LLC	Caleb Williams	Retail store offering clothing/home-goods.
4. Detroit Travel Company LLC	Imani Elie	Hospitality company providing events, travel solutions, & retail
5. Dyonnies Fashion Designer District, LLC	Phyllis Carroll	Custom golf apparel for golfers
6. Finally Mines Boutique	Sandy Moseley	Women’s clothing and accessory store
7. Gold Touch, LLC dba Paradise Allure	Latia Flewellyn	Spa offering personal services
8. JC’s Transportation	Jocelyn Goodman	Transportation for personnel or delivery of goods
9. Made You Look, Custom Designs and Apparel, LLC	Tedora Gardner	Graphic designs for small businesses
10. New Millenium Book Distributor	Jerome Mcmillan	Book distributor, gifts, leather goods
11. NutriBae	Saesha Nix	Carryout business that provides smoothies
12. Penny's Bistro	Brian Mays	Offering affordable foods on the go
13. Rena Simone Botanicals, DBA "The Detroit Apothecary"	Erica Gabbadon	Eco-focused retail & refill store
14. Riddles 4 Kidz	Dwight Riddle	Children’s clothing, toys & accessories
15. Scarlet Crane	Shayla Johnson	Textile design & printing



EDC

ECONOMIC DEVELOPMENT CORPORATION

500 Griswold, Suite 2200
Detroit, MI 48226

**Exhibit C
Recommended “Design” Awardees**

Business Name	Owner	Short Description	Business Address	District	Neighborhood
1. ArtPlay	Nya Marshall	Full-service restaurant, event space art gallery	9201 E. Jefferson	5	East Village
2. BBL Preschool/HeadStart Center	Nia Omowale	Educational consulting and childcare service	15797 Mack	4	Morningside
3. Bryant Park Market	Timothy Bryant	Neighborhood grocery store & delicatessen offering fresh whole foods	14840 Kercheval	4	Riverbend
4. Culture Childcare Center	Theresa Dowdell	Childcare services	4550 Elmhurst	7	Nardin Park
5. Detroit Comfort Soul Food	Leslie Byrd	Detroit Comfort will provide delicious carry out soul food	14350 Mack	4	Riverbend
6. Gajiza, LLC	Denard Haskins	Full-service restaurant and production	16350 E. Warren	4	Morningside
7. Kafana	Margo Dalal	Serve coffee and light food inside of a bookstore	3546 Michigan	6	Chadsey Condon
8. Konjo Me	Helina Melaku	Ethiopian restaurant serving lunch and dinner	3820 Grand River	6	Woodbridge
9. Miss Eva’s Detroit, LLC	Jay Williams	Speakeasy with live music	2937 E. Grand	5	Milwaukee Junction
10. Rayne Construction LLC.	Ryan Rudolph	Full Service General Construction Contractor	12352 Woodrow Wilson	5	Dexter Linwood
11. The Berkery Estate	Melvie Berkery	Luxury Gourmet Bed and Breakfast with lavish rooms	8325 E. Jefferson	5	Indian Village



Exhibit D Recommended “Cash” Awardees

1. 1st Step Healthcare Training LLC - \$20,000

Owner: Annette Anderson

Black-Owned, Minority-Owned, Woman-Owned, Resident-Owned business

Address: 7800 W Outer Drive

Neighborhood: Greenwich

District: 2

Description: 1st Step Healthcare Training is a proprietary training school for Certified Nursing Assistant students that will teach the necessary skills to pass the CNA certification through classroom and hands-on training in addition to clinical experience at long-term care facilities.

Business Stage: New Business

Total Project Cost: \$40,000

Equity: \$15,000

Loans & Other Funding: \$5,000

2. CircleTime with Friends Learning Center Too, LLC - \$85,000

Owner: Candies Rogers

Black-Owned, Minority-Owned, Women-Owned business

Address: 5400 E Seven Mile

Neighborhood: Krainz Woods

District: 3

Description: CircleTime with Friends offers affordable and high-quality childcare services to local families while also contributing to job opportunities within the community.

Business Stage: Additional Location

Total Project Cost: \$642,707

Equity: \$472,784

Loans & Other Funding: \$84,923

3. Cook Like a Boss Kitchen, L3C Cook Like a Boss Detroit - \$30,000

Owner: Deborah Winfrey

Black-Owned, Minority-Owned, Women-Owned business

Address: 2714 Riopelle

Neighborhood: Eastern Market

District: 5

Description: Cook Like a Boss Detroit operates as a tourism/entertainment venue, providing instructional cooking sessions utilizing the COOK LIKE A BOSS® approach to impart the skills and knowledge of home cooking. The venue also offers retail items such as Detroit Spice Love™ spice blends, branded merchandise, and kitchenware, all inspired by the culinary heritage of Detroit and the dishes enjoyed by its residents.

Business Stage: New Business

Total Project Cost: \$185,000

Equity: \$41,475

Loans & Other Funding: \$113,525

4. District 4 Mini-Market dba Whittier Bodega - \$50,000



Owner: Alontae Pittman
Black-Owned, Minority-Owned business

Address: 11001 Whittier

Neighborhood: Outer Drive-Hayes

District: 4

Description: District 4 Mini-Market, also known as Whittier Bodega, is an inner-city neighborhood grocery/convenient store for all household and cosmetic items.

Business Stage: New Business

Total Project Cost: \$190,000

Equity: 35,000

Loans & Other Funding: \$105,000

5. ENOMAH 1895 LLC - \$65,000

Owner: LaDonna Reynolds

Black-Owned, Minority-Owned, Woman-Owned business

Address: 311 E Grand River

Neighborhood: Downtown

District: 6

Description: ENOMAH 1895 is an elevated Asian American dining experience located in the heart of downtown Detroit in Paradise Valley where guests will experience a culinary journey for dinner, nightlife and entertainment.

Business Stage: New Business

Total Project Cost: \$495,087

Equity: \$236,213

Loans & Other Funding: \$193,874

6. Good Vibes Lounge Express Inc - \$75,000

Owner: Portia Powell

Black-Owned, Minority-Owned, Woman-Owned, Resident-Owned business

Address: 18597 Livernois

Neighborhood: Bagley

District: 2

Description: 16801 LLC, also known as Good Vibes Lounge Express, is a full service contemporary social lounge that will sell food and beverage along the Avenue of Fashion in Detroit.

Business Stage: Additional Location

Total Project Cost: \$347,000

Equity: \$70,000

Loans & Other Funding: \$202,000

7. Goodboy Records LLC Goodboy Multimedia - \$30,000

Owner: Daniel Jones

Black-Owned, Minority-Owned business

Address: 3939 Woodward, Ste 40

Neighborhood: Midtown

District: 6



Description: Goodboy Multimedia is a dynamic multimedia company specializing in photography, videography, graphic design, audio engineering, and Zoom conferencing services. The company is focused on serving Detroiters and Detroit-based businesses with a client-focused approach that meets business, church, and event needs.

Business Stage: New Business

Total Project Cost: \$143,883

Equity: \$36,000

Loans & Other Funding: \$77,883

8. Jess Love Boutique, LLC - \$25,000

Owner: Jessica Fletcher

Black-Owned, Minority-Owned, Women-Owned business

Address: 19194 Livernois

Neighborhood: Sherwood Forest

District: 2

Description: Jess Love Boutique specializes in clothing for plus-sized women, presenting a thoughtfully curated array of fashionable, high-quality clothing that includes collaborations with local designers. Jess Love's mission is to establish an inclusive and inviting space where every woman can discover stylish attire that not only fits impeccably but also celebrates her distinct beauty and individual style.

Business Stage: New Business

Total Project Cost: \$43,575

Equity: \$6,532

Loans & Other Funding: \$12,043

9. JIMA Studio - \$30,000

Owner: Ujiji Williams

Minority-Owned, Woman-Owned, Black-Owned, Resident-Owned business

Address: 8045 Linwood

Neighborhood: Wildemere Park

District: 5

Description: JIMA Studio is a landscape architectural design and urban planning studio that collaborates with community groups, organizations and builders committed to culturally relevant placemaking and strategic implementation. JIMA provides high-quality design and implementable solutions that empower our partners, collaborators, and clients to enhance or transform their communities in a collective and forward-thinking way.

Business Stage: New Business

Total Project Cost: \$85,000

Equity: \$10,000

Loans & Other Funding: \$45,000

10. Josephine's Learning Center, LLC - \$45,000

Owner: Monica Thompson

Black-Owned, Minority-Owned, Woman-Owned, Resident-Owned business

Address: 17481 Joseph Campau

Neighborhood: Cadillac Heights

District: 3



Description: Josephine's Learning Center operates as a developmental program, fostering children's learning through play with a primary focus on promoting positive self-esteem. The center emphasizes creativity, language development, self-discipline, good health habits, sharing, and other essential readiness skills crucial for effective social interaction.

Business Stage: New Business

Total Project Cost: \$115,000

Equity: \$20,000

Loans & Other Funding: \$50,000

11. JP Makes & Bakes - \$60,000

Owner: Jonathan Peregrino

LGBTQ+ Owned, Minority-Owned, Resident-Owned business

Address: 6529 Woodward

Neighborhood: New Center

District: 5

Description: JP Makes & Bakes aims to bring people together for a shared love of food and to showcase Filipino flavors. Owner Jonathan Peregrino will fill a market gap by creating a bakery that serves high-quality Asian and Filipino fare from its new location in New Center

Business Stage: New Business

Total Project Cost: \$400,000

Equity: \$40,000

Loans & Other Funding: \$300,000

12. LCG Foods Inc., dba Louisiana Creole Gumbo Restaurants - \$75,000

Owner: Joe Spencer

Minority-Owned, Black-Owned, Resident-Owned business

Address: 2830 Gratiot

Neighborhood: McDougall-Hunt

District: 5

Description: Louisiana Creole Gumbo comprises a collection of quick-service restaurants specializing in authentic Creole, Cajun, and Southern dishes. With its new location in Detroit's Eastern Market District, along with Northwest Detroit, and Farmington Hills, Michigan, LCG has been serving the Detroit community for over 50 years, starting in 1970.

Business Stage: Moving Locations

Total Project Cost: \$1,075,000

Equity: \$200,000

Loans & Other Funding: \$800,000

13. Little Liberia, LLC - \$80,000

Owner: Ameneh Marhaba

Minority-Owned, Woman-Owned, Resident-Owned business

Address: 6513 Woodward

Neighborhood: New Center

District: 5

Description: Little Liberia is an Afrofusion restaurant introducing Liberia's rich multicultural cuisines to the people of Metro Detroit. Little Liberia serves freshly made Liberian dishes and



beverages, a cuisine whose heritage is a mixture of African, Caribbean, and Antebellum-South African American influences.

Business Stage: New Business

Total Project Cost: \$613,450

Equity: \$130,000

Loans & Other Funding: \$403,450

14. Little Minds Enrichment Center LLC - \$50,000

Owner: Junita Moton

Black-Owned, Minority-Owned, Woman-Owned, Resident-Owned business

Address: 12518 Hayes

Neighborhood: Mapleridge

District: 4

Description: Little Minds Enrichment Center delivers quality childcare services tailored to families with low to moderate income, serving children aged 12 months to 5 years. The center ensures a safe, healthy, and educationally engaging environment. Latchkey services are available before and after regular hours to support working families.

Business Stage: New Business

Total Project Cost: \$100,000

Equity: \$10,000

Loans & Other Funding: \$40,000

15. Little Stinkers LLC. - \$60,000

Owner: Arika Charleston-Shorter

Black-Owned, Minority-Owned, Woman-Owned business

Address: 15600 W Seven Mile

Neighborhood: Greenfield

District: 2

Description: Little Stinkers offers a comprehensive enrichment program catering to children aged 4 through 14 for before and after school activities. The program is extending its services to provide full-day childcare and education to children aged 6 weeks through age 4, ensuring a holistic and nurturing learning environment for various age groups.

Business Stage: New Business

Total Project Cost: \$171,000

Equity: \$66,000

Loans & Other Funding: \$45,000

16. Marketing MGMT, LLC dba Modish Creative Co. - \$30,000

Owner: Cristina Magana

Latinx-Owned, Minority-Owned, Woman-Owned, Resident-Owned business

Address: 7450 Woodward

Neighborhood: North End

District: 5

Description: Modish Creative Co. specializes in delivering dynamic brand strategies tailored to the specific needs of each client including brand identity, packaging, website design, social media advertising, graphic design, and photography. The company's goal is to support Detroit-



owned start-ups, franchises, non-profits, and consumer goods brands in achieving their strategic objectives through bold and unconventional branding and messaging.

Business Stage: Moving Locations

Total Project Cost: \$133,000

Equity: \$15,000

Loans & Other Funding: \$88,000

17. One Seven Spaces - \$60,000

Owner: AZ Yeamen

Minority-Owned, Woman-Owned, Black-Owned business

Address: 1314 Holden St Unit D

Neighborhood: Elijah McCoy

District: 5

Description: One Seven Spaces is an hourly short-term commercial rental company for intimate gatherings, social immersion experiences, podcasts, talkbacks, filming, and other media events. One Seven Spaces offers creative and inspiring workspaces focused on three main categories: off-site meetings, events, and production.

Business Stage: New Business

Total Project Cost: \$123,625

Equity: \$29,625

Loans & Other Funding: \$34,000

18. Pink Poodle Dress Lounge LLC - \$50,000

Owner: Raeshawn Bumbers

Black-Owned, Minority-Owned, Woman-Owned. Resident-Owned business

Address: 19147 Livernois

Neighborhood: Bagley

District: 2

Description: Pink Poodle Dress Lounge is a dress shop that offers wedding, prom, and formal dresses to its valued customers. As an established brick-and-mortar business in an urban community, the store alleviates the concerns of brides-to-be and parents of prom students by providing affordable dresses for both brides and students in the community.

Business Stage: Additional Location

Total Project Cost: \$100,000

Equity: \$50,000

Loans & Other Funding: \$0

19. Rent Free Coffee Co., LLC - \$50,000

Owner: Lamont Leak

Black-Owned, Minority-Owned business

Address: 10103 Kercheval

Neighborhood: East Village

District: 5

Description: Rent Free Coffee Co. is a specialty coffee shop and social club opening in the East Village on Detroit's lower eastside. Rent Free will provide a diverse range of high-quality coffee and tea along with light food options including pastries, sandwiches, and salads. Additionally, Rent Free hosts social and community-based events.



Business Stage: New Business
Total Project Cost: \$128,000
Equity: \$13,000
Loans & Other Funding: \$65,000

20. Savory Sensations LLC dba Savoy Restaurant - \$75,000

Owner: Keith Franklin
Black-Owned, Minority-Owned business
Address: 17131 E Warren
Neighborhood: Cornerstone Village
District: 4
Description: Dearing Family Restaurant, also known as Savoy, will provide exceptional food, service, and entertainment to all customers located along the East Warren corridor.
Business Stage: New Business
Total Project Cost: \$450,000
Equity: \$100,000
Loans & Other Funding: \$275,000

21. Stafford House - \$75,000

Owner: Lendon Crosby
Minority-Owned, Black-Owned, Resident-Owned business
Address: 9301 Oakland
Neighborhood: North End
District: 5
Description: Stafford house will provide three retail spaces including the offices of NexLevel Engineering, owner Lendon Crosby's engineering consulting firm that serves regional automotive suppliers. NexLevel plans to expand their services to provide technical training to young men and women who would like to work in the automotive industry.
Business Stage: New Business
Total Project Cost: \$457,915
Equity: \$367,815
Loans & Other Funding: \$15,100

22. Stefani Marie LLC dba Anna's Café - \$50,000

Owner: Stefani Jakubowski
Woman-Owned business
Address: 81 Erskine
Neighborhood: Brush Park
District: 6
Description: Anna's Café will build on it's previous model – a petite mobile espresso cart - to coffeehouse favorites in their first in person location in Brush Park. Anna's Café will serve a variety of specialty espresso drinks along with snacks and baked goods.
Business Stage: New Business
Total Project Cost: \$135,000
Equity: \$25,000
Loans & Other Funding: \$60,000



23. Warda Patisserie - \$75,000

Owner: Warda Bouguettaya

Minority-Owned, Woman-Owned business

Address: 1280 McClellan

Neighborhood: East Village

District: 5

Description: Warda Patisserie is an award winning patisserie drawing inspiration from the seasons in Southeast Michigan and the culinary influences of Algeria, France, and Asia. Warda's new location will allow for expanded capacity while continuing to feature local produce and involving farmers in shaping its dynamic menu. Ward is committed to staying rooted community by hiring local Detroiters.

Business Stage: Additional Location

Total Project Cost: \$150,000

Equity: \$15,500

Loans & Other Funding: \$59,500



Exhibit E Recommended “Restore” Awardees

1. Andrews and Hardy Funeral Home

\$25,000

Owner: Marcus Hardy

Black-owned, Minority Owned, Women-Owned

Address: 13841 Gratiot Ave, 48205

Neighborhood: Franklin

District: 3

Description: Andrews & Hardy Funeral Home has been a source of solace and support for those who must handle funeral and burial services for loved ones in the Metro Detroit area. They are dedicated to putting together the best possible farewell and memorial service for loved ones and can arrange traditional funerals and cremation services for all faiths.

Project Scope: This project includes upgrades to exterior lighting, updating old windows and parking lot improvements.

Total Project Cost: \$50,000

2. Dollar Daze Plus Two Inc.

\$25,000

Owner: Khalil Suleiman

Minority-Owned

Address: 13881 Gratiot Ave, 48205

Neighborhood: Franklin

District: 3

Description: Dollar Daze has been a long-standing business in the city of Detroit and recently purchased the property their Gratiot store occupies. Dollar Daze sells general merchandise including dry food, cleaning products, paper supplies, and baby supplies. They also continuously give donations to schools and homeless shelters in the community.

Project Scope: This project will include a new awning, new doors and windows as well as repaving the parking lot

Total Project Cost: \$85,000

3. Astute Artistry LLC dba DSDT

\$25,000

Owner: Jamie Harris

Women-Owned

Address: 1759 21st St, 48216

Neighborhood: Central Southwest

District: 6

Description: DSDT's primary focus is connecting students with career opportunities in the tech and medical industries through career paths we designed that weren't previously available. Each program is expert-led, expedited and accredited allowing the fastest routes to better, gainful employment.

Project Scope: This project includes repaving the sidewalks and parking lot, painting the building as well as new signage.



Total Project Cost: \$50,000

4. Kiddos Village Academy, Inc.

\$3,500

Owner: Isaac Hester

Minority-Owned, Black-Owned

Address: 16950 East Warren Ave, 48224

Neighborhood: East English Village

District: 4

Description: Kiddos Village Academy offers valuable childcare to the community for children from birth to 12 years old.

Project Scope: This project includes new signage as well as a more secure gate for the center's parking lot.

Total Project Cost: \$6,872

5. 116 Company, LLC dba Hygrade Deli

\$25,000

Owner: Charles Nolen

Minority-Owned, Black-Owned

Address: 3640 Michigan Ave, 48216

Neighborhood: Chadsey Condon

District: 6

Description: Hygrade Deli is a full-service deli that has provided quality food for over 65 years.

Project Scope: This project will include new signage, replacement of the parking lot as well as painting the exterior of the building.

Total Project Cost: \$83,649.00

6. Yum Village LLC (New Center)

\$25,000

Owner: Godwin Ihentuge

Minority-Owned, Black-Owned

Address: 6500 Woodward Ave, 48202

Neighborhood: Milwaukee Junction

District: 5

Description: Yum Village is a restaurant that provides fresh made Afro-Caribbean food and drinks. They provide affordable chef-prepared meals as well as catering for any multiple events.

Project Scope: This project will include a new garage door, outdoors speakers as well as adding a patio.

Total Project Cost: \$50,000

7. Yum Village LLC (West Village)

\$25,000

Owner: Godwin Ihentuge

Minority-Owned, Black-Owned

Address: 8029 Agnes St, 48214

Neighborhood: West Village



District: 5

Description: Yum Village is a restaurant that provides fresh made Afro-Caribbean food and drinks. They provide affordable chef-prepared meals as well as catering for any multiple events.

Project Scope: This project includes creating an outdoor Biergarten including moving the location of the gate opening, 2 shipping containers to service food and beverages, outdoor furniture and a possible expansion of their takeout window

Total Project Cost: \$50,000

8. MMB Enterprises, Inc.

\$18,300

Owner: Tyra Jones

Minority-Owned, Black-Owned, Women-Owned

Address: 19721 W. 7 Mile Rd, 48219

Neighborhood: Evergreen-Outer Drive

District: 1

Description: MMB Enterprises is a sit down and carry-out seafood restaurant.

Project Scope: This project will include new doors, windows and new parking spaces.

Total Project Cost: \$36,500



CODE EDC 24-01-91-137

MOTOR CITY MATCH: RECOMMENDATION TO EXTEND AWARD DEADLINE AND CHANGE PROJECT ADDRESS

WHEREAS, the following businesses have been previously awarded a Motor City Match “Cash” Grant during Round 21: Boarding House Hospitality, LLC DBA Adelaide’s Superette of Detroit, Canfield Consortium, Detroit Future Ops LLC, Our Gathering Place LLC, T&T Sip-n-Read LLC, The Trap Yoga & Massage Studio LLC, Good Cakes and Bakes, LLC (collectively, the “Awardees”); and

WHEREAS, Motor City Match Cash Awardees have one year from the date of EDC Board approval to use their cash award; and

WHEREAS, due to delays in securing financing, completing the project, and other unforeseen obstacles, the Awardees were unable to complete the project and use all of the Cash grant funds within the one year term; and

WHEREAS, EDC staff recommends that the Awardees’ Cash grant terms be extended to June 30, 2025; and

WHEREAS, EDC staff recommends that a Round 22 Restore track awardee Wheelhouse Detroit LLC receive a grant increase from the original amount awarded of \$2,500 to \$5,000; and

WHEREAS, the EDC Board of Directors has determined that Staff’s recommendations are appropriate and within the best interests of the Program.

BE IT RESOLVED, that the EDC Board of Directors hereby approves the extension of the Awardees’ Cash grant terms to June 30, 2025.

BE IT FURTHER RESOLVED, that the EDC Board of Directors hereby approves a grant increase for Round 22 Restore Track Awardee Wheelhouse Detroit LLC from \$2,500 to \$5,000.

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 EDC’s Authorized Agents shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers and to take such actions as are necessary or appropriate to implement the provisions and intent of this resolution.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any Officer or Authorized Agent of the EDC, in the name and on behalf of the EDC, 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 the execution of these resolutions, are hereby in all respects confirmed, approved and ratified.
January 23, 2024



CODE EDC 24-01-13-100

FY24 COASTAL MANAGEMENT AND CONSTRUCTION GRANT OPPORTUNITY THROUGH THE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY'S WATER RESOURCES DIVISION COASTAL MANAGEMENT PROGRAM

WHEREAS, staff of The Economic Development Corporation of the City of Detroit (“EDC”) was informed that various properties located in and around the east riverfront are within a newly revised floodplain, as determined by the Federal Emergency Management Agency; and

WHEREAS, the Michigan Department of Environment, Great Lakes, and Energy’s (“EGLE”) is currently reviewing applications for its 2024 Coastal Management and Construction Grant Opportunity through the organization’s Coastal Management Program; and

WHEREAS, in order to mitigate the impacts of flooding and climate change to the Jefferson Village neighborhood, EDC staff seeks to apply for this funding opportunity made available by EGLE to fund the construction of Jefferson Village Park (the “Project”); and

WHEREAS, the maximum grant amount available for the Project is \$100,000 and EGLE’s approval of the EDC’s grant application will also require a 50% local commitment for any awarded funds, which will be paid out of EDC Jefferson Village project funds; and

WHEREAS, staff seeks the EDC Board’s approval of the submission of an application for the Project to EGLE, the acceptance of any funds awarded by EGLE through this funding opportunity, and the commitment of the local match requirement; and

WHEREAS, the EDC has the statutory authority to accept any awarded grant funds for the Project, expend EDC funds, and take the other steps contemplated by this Resolution.

NOW, THEREFORE, BE IT, RESOLVED, that the EDC Board of Directors hereby authorizes EDC staff to (i) submit a proposal request to the EGLE for funding under the Coastal Management and Construction Grant Opportunity for the Project; (ii) accept any awarded funds from EGLE to be used for the Project; and (iii) commit funds out of the Jefferson Village project fund necessary to comply with the 50% local match commitment of any awarded funds.

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 grant agreement upon the awarding of any funds and any and 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 EDC.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any officer or authorized agent of the EDC, in the name and on behalf of the EDC, relating to matters



contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

January 23, 2024



CODE EDC 24-01-13-101

**RESOLUTION FOR NEIGHBORHOOD DEVELOPMENT CORPORATION PROJECT #1:
ENGINEERING AND DESIGN SERVICES**

WHEREAS, the Economic Development Corporation of the City of Detroit (the “EDC”) and its subsidiary corporation, The Neighborhood Development Corporation of the City of Detroit (the “NDC”) provide various services for Jefferson Village in accordance with the Project Plan with respect to the NDC Project No. 1, including but not limited to engineering and design services; and

WHEREAS, in March, 2023, the EDC Board approved a resolution authorizing the submission of a grant application to the Michigan Department of Environment, Great Lakes, and Energy (“EGLE”) for its 2023 Culture of Resilience Funding Opportunity to fund the design of the Jefferson Village Park and in July, 2023 EGLE awarded the EDC a grant in the amount of up to \$55,500, with a required 50% local matching contribution to be funded using the EDC’s Jefferson Village project fund; and

WHEREAS, Giffels-Webster Engineers, Inc. (“GWE”) developed the initial park layout as part of the Jefferson Village Stormwater mitigation project approved by the EDC Board in (Resolution 15-04-13-93); and

WHEREAS, the EDC Staff has received a proposal from GWE to complete the park design, which will include environmental assessment and civil engineering services, design review and approvals from City, State and all other jurisdictions having approval rights, construction bid documents, construction management, and project close-out (the “Services”); and

WHEREAS, GWE’s proposal for the Services is for the not to exceed contract amount of One Hundred Nine Thousand Eight Hundred Dollars and 00/100 (\$109,800.00) Dollars; and

WHEREAS, staff further recommends that the Board authorize an Owner's contingency in the amount of 20% of the contract value or Twenty One Thousand Nine Hundred Sixty Dollars and 00/100 (\$21,960.00) Dollars for the purpose of addressing possible unknown conditions.

NOW, THEREFORE, BE IT RESOLVED, that the EDC Board of Directors hereby authorizes the execution of a contract between Giffels-Webster Engineers, Inc. and the EDC to provide the Services; in a not-to-exceed amount of One Hundred Nine Thousand Eight Hundred Dollars and 00/100 (\$109,800.00) Dollars.

BE IT FURTHER RESOLVED, that the EDC Board of Directors hereby authorizes an Owner's contingency in the amount of 20% of the contract value or Twenty-One Thousand Nine



Hundred Sixty Dollars and 00/100 (\$21,960.00) Dollars to be expended on possible unknown conditions.

BE IT FURTHER RESOLVED, that the EDC Board of Directors hereby authorizes any two Officers, or any one of the Officers and any of the Authorized Agents or any two Authorized Agents of the EDC to negotiate and execute the contract any and all other documents necessary to implement the provisions and intent of this resolution, including but not limited to change orders for use of owner's contingency funds.

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

January 23, 2024



CODE EDC 24-01-13-102

NEIGHBORHOOD DEVELOPMENT CORPORATION PROJECT #1: AMENDMENT TO CONTRACT FOR DESIGN AND FACILITATOR SERVICES – GIFFELS WEBSTER

WHEREAS, the Economic Development Corporation of the City of Detroit (the “EDC/NDC”) and its subsidiary corporation, The Neighborhood Development Corporation of the City of Detroit (the “NDC”) provides services to the City of Detroit (the “City”) with respect to the NDC Project No. 1; and

WHEREAS, the Harding Canal has become a potential source of flooding for the NDC Project area due to proposed changes in floodplain elevations by the Federal Emergency Management Agency (FEMA); and

WHEREAS, in June, 2022, the EDC entered into a contract with Giffels Webster Engineers Inc. (“GWE”) to provide Design and Engineering services towards the mitigation of flooding from the Harding Canal and EDC staff have identified additional work to be performed for the project, largely related to new design guidelines by the Federal Emergency Management Agency (FEMA) as follows (the “Additional Scope”); and

- Perform hydraulic model – the analysis will provide sufficient data to support the map change as part of the Conditional Letter of Map Revision (the “CLOMAR”) and finally a Letter of Map Revision (the “LOMAR”) application to FEMA. The LOMAR would remove the Project area from the proposed floodplain.
\$29,000
- FEMA Benefit-Cost Analysis – the EDC intends to use a FEMA Building Resilient Infrastructure and Communities (BRIC) grant. A benefit-cost ratio (BCR) is required to indicate as to whether the overall project will meet FEMA’s threshold for project approval.
\$65,030;

WHEREAS, the EDC Board has determined that it is in the best interests of the project to amend the contract with GWE to incorporate the Additional Scope.

NOW, THEREFORE, BE IT FINALLY RESOLVED, that the EDC Board of Directors hereby authorizes the execution of an amendment to the contract with GWE to incorporate the Additional Scope and increase the contract value by Ninety-Five Thousand Thirty Dollars and 00/100 (\$95,030.00) for a total contract value not-to-exceed Four Dollars Hundred Eighty-Six Thousand Six Hundred Thirty Dollars and 00/100 (\$486,630.00)Dollars.



BE IT FURTHER RESOLVED, that the EDC Board of Directors hereby authorize an Owner's contingency in the amount of 20% of the contract value or or Ninety-Seven Thousand Three Hundred Twenty Six Dollars and 00/100 (\$97,326.00) for purpose of addressing possible unknown conditions.

BE IT FURTHER RESOLVED that the EDC Board of Directors hereby authorizes any two Officers, or any one of the Officers and any of the Authorized Agents or any two Authorized Agents of the EDC to negotiate and execute any and all documents necessary to implement the provisions and intent of this resolution, including but not limited to change orders for use of owner's contingency funds.

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

January 23, 2024