



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, OCTOBER 12, 2022
4:00 PM**

BOARD MEMBERS PRESENT:

John George
Amanda Elias
Pamela McClain
Maggie DeSantis
Donele Wilkins
Stephanie Washington

BOARD MEMBERS ABSENT:

Sonya Mays
Juan Gonzalez
Raymond Scott

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Malinda Jensen (DEGC/DBRA)
Monika McKay-Polly (DEGC/DBRA)
Paul Kako (DEGC)
Rebecca Navin (DEGC)
Orza Robertson (DEGC)
Ngozi Nwaesei (Lewis & Munday)
Jessica DeBone (PM Environmental)
Roger Basmajian (Basco)
Elizabeth Masserang (PM Environmental)
Emery Matthews (Real Estate Interests, LLC)
Rev. Dr. Oscar King (CCA Midtown Detroit, LLC)
Steve Kehm (CCA Midtown Detroit, LLC)
Rob Ferree (Geosyntec Consultants)
Aaron Goodman (City of Detroit)
Dan Gough (EGLE)



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, OCTOBER 12, 2022**

CALL TO ORDER

Vice-Chairperson John George called the meeting to order at 4:02 PM.

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

Ms. Washington joined the meeting at 4:03 PM.

GENERAL

Approval of Minutes:

Mr. George called for a motion approving the minutes of September 28, 2022, as presented.

The Board took the following action:

Ms. McClain made a motion approving the minutes of the September 28, 2022 Board meeting, as presented. Ms. Elias seconded the motion.
DBRA Resolution Code 22-10-02-312 was unanimously approved.

PROJECTS

Land Assembly Project: Terminal Street Parking Lot Project - Authorization to Enter into Contract with Major Contracting Group, Inc.

Mr. Robertson presented the Land Assembly Project: Terminal Street Parking Lot Project - Authorization to Enter into Contract with Major Contracting Group, Inc. to the DBRA Board.

As the Board is aware, the City of Detroit (the "City") administration has requested the assistance of the City of Detroit Brownfield Redevelopment Authority ("DBRA") in industrial land assembly activities aimed at establishing market-ready industrial sites within City limits in order to attract manufacturing and logistics companies (the "Land Assembly Project").

In connection with the Land Assembly Project, the DBRA is seeking a qualified contractor to build out the Terminal street parking lot located in the City. This parking lot will be used to help remove street parking in the vicinity of the newly constructed Stellantis (fka Fiat Chrysler) ("Stellantis") Mack Avenue Assembly Plant to allow for additional truck traffic to and from the site and its related facilities. In order to accommodate the anticipated increase in traffic, Stellantis has expressed that it is imperative that the project be completed by December 1, 2022. To solicit proposals for such work, DBRA staff issued a request for proposals that was published in print and online at BidNet.

All bidders were asked to provide a bid to perform the following work: construct a truck storage yard of 53' by 139' at the southeast corner of Jefferson and Terminal Street, removal of stone surface, demolition of existing buried building slab and foundations, earth excavation, storm sewers, aggregate base, concrete pavements, fencing and landscaping, and construction of a drive approach existing to Terminal Street (collectively, the "Work"). Following DBRA's solicitation for bids, DBRA received bids from three (3) contractors and conducted post-bid interviews with selected bidders. Prior to evaluating the bids received,

DBRA staff applied an equalization credit to Detroit-headquartered and Detroit-based businesses. The three (3) bids received, adjusted for the equalization credit, and the score given to each bid are as follows:

Bidder	Location	Base Bid Price	Equalization Credit	Adjusted Base Bid Price	Score
Major Contracting	Detroit, MI	\$432,688.95	5%	\$411,054.40	1.4
Iafrate Construction	Warren, MI	\$421,656.95	N/A	N/A	1.8
Decima LLC	Detroit, MI	\$395,353.35	5%	\$373,585.68	2.1

DBRA staff evaluated and scored the bids to determine that Major Contracting Group, Inc (the “Contractor”) was the most responsive bidder. Although the Contractor’s bid was not the lowest received in terms of the base bid price, DBRA staff determined that the Contractor was best equipped to perform and complete the Work within the required timeline for the following reasons:

- The Contractor’s proposal was the lowest-scored proposal upon application of the equalization credit and scoring;
- The Contractor has a history of completing high profile projects of similar scope and scale;
- The Contractor has completed previous work with the DBRA and other DEGC-related entities to the satisfaction of DBRA staff;
- The Contractor has the ability perform the Work on the schedule presented to it by DBRA staff

The Contractor has proposed a not-to-exceed contract amount of Four Hundred Thirty-Two Thousand Six Hundred Eighty-Eight and 95/100 (\$432,688.95) Dollars for the performance of the Work.

DBRA Staff is requesting the DBRA board authorize the execution of a contract with the Contractor to perform the Work at the not to exceed amount of Four Hundred Thirty-Two Thousand Six Hundred Eighty-Eight and 95/100 (\$432,688.95) Dollars. The Work will be paid from Land Assembly Project funds dedicated to the Stellantis project.

DBRA staff is also recommending that a contingency representing twenty (20%) percent of the total value of both agreements, or Eighty-Six Thousand Five Hundred Thirty-Seven and 79/100 (\$86,537.79) Dollars be established to be disbursed upon the authorization of any two Officers, or any one of the Officers and any of the Authorized Agents of the DBRA, or any two Authorized Agents of the DBRA.

A resolution approving and authorizing the DBRA to enter into a contract the Contractor for the performance of the Work and the establishment of a contingency fund was attached for the Board’s review and consideration.

Ms. DeSantis asked if the contingency of 20% was higher than normal for a contract of this nature. Mr. Robertson said that the contingency of 20%, as opposed to 15%, was determined to be best for this contract in light of the rising costs of materials and labor and would hopefully avoid needing further approval(s) from the Board related to the contract.

Ms. DeSantis asked for clarification on the location of the property. Mr. Robertson stated that the property is located at the southeast corner of Jefferson Avenue and Terminal Street.

Ms. DeSantis asked if the proposed parking lot will relieve the issue of the blight present on the adjacent property owned by Crown Enterprises. Mr. Robertson stated that the proposed parking lot will not solve the issue of the blight present on the adjacent property owned by Crown Enterprises, but that it will make the subject property more presentable and that the proposed parking lot will be fenced.

Ms. DeSantis expressed concerns about the blight present on the property owned by Crown Enterprises and asked if DBRA Staff could contact Crown Enterprises or another entity regarding the blight present on their property. Mr. George supported Ms. DeSantis' request and suggested that he would contact Mr. Dave Bell, the Director of the Building Safety Engineering and Environment Department of the City of Detroit, regarding the blight present on the Crown Enterprises property and in the surrounding area.

Mr. George called for a motion to approve the Land Assembly Project: Terminal Street Parking Lot Project - Authorization to Enter into Contract with Major Contracting Group, Inc., as presented. The Board took the following action:

Ms. DeSantis made a motion to approve the Land Assembly Project: Terminal Street Parking Lot Project - Authorization to Enter into Contract with Major Contracting Group, Inc., as presented. Ms. McClain seconded the motion.

DBRA Resolution Code 22-10-262-49 was unanimously approved.

Amended and Restated Broadway Lofts Brownfield Plan

Mr. Vosburg presented the Amended and Restated Broadway Lofts Brownfield Plan to the DBRA Board.

On March 13, 2018, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors recommended approval to City Council of the Brownfield Plan for the Broadway Lofts Redevelopment Project (the "Original Plan"). The City Council public hearing for the Plan was held April 11, 2019 and City Council approved the Plan on April 16, 2019. 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.

During the planning phase of the project the Developer ran into significantly higher construction costs than originally anticipated and has had to reconfigure the project resulting in an increase in the amount for Eligible Activities. In order to increase the amount of TIF requested under the Plan to cover the increased Eligible Activities, the Developer is requesting an amendment to the Plan.

Project Introduction

Broadway Detroit Development II, LLC, a subsidiary of Basco of Michigan, Inc. is the project developer (the "Developer") for the Plan which entails the conversion of three buildings into a single multistory mixed-use building, with the addition of five stories of residential space above and will feature three retail spaces on both the ground and lower levels. There will be approximately 75 new residential units on floors 2 through eight, and will consist of studio, one bedroom, and two-bedroom layouts. A minimum of 20% of the residential units will be available at 80% of the Area Median Income (AMI).

Additionally, the first-floor retail space will feature an alleyway entrance between the Broadway Lofts Development and the north adjoining property. The existing alleyway will be reclaimed as a community gathering space and will be excavated, any utility services that can be upgraded will be, new pavements in both concrete and brick will be installed, and the alley will be revitalized through lighting, landscaping, artwork and murals. Green walls and planters will be installed to promote a more sustainable space.

The total investment has increased from an estimated \$11.9 million to \$32.5 million. The Developer is requesting \$3,831,257.00 in TIF reimbursement, an increase of \$2,703,807.00 from the Original Plan.

There will be 36 temporary construction jobs and 1 FTE job. The 36 temporary construction jobs are expected to be created over a 2-year period once construction begins. The 1 FTE jobs will be created directly by the Developer.

Property Subject to the Plan

The eligible property (the "Property") consists of three (3) parcels located at 1320, 1322 and 1332 Broadway on the eastern side of Detroit's Central Business District in the Paradise Valley neighborhood, on the east

side of Detroit, bounded by an alley to the north, the property line of 1314 Broadway to the East, Broadway Street to the south, and the property line of 1344 Broadway Street to the west.

Basis of Eligibility

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

Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include pre-approved activities, demolition, asbestos activities, infrastructure improvements, site preparation, interest, and preparation and implementation of Brownfield Plan and/or 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence in the summer of 2019 and will be completed within 10 months.

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

	Original Plan	Amended Plan
1. Environmental Assessments	\$6,500.00	\$6,500.00
2. Demolition	\$300,000.00	\$879,281.00
3. Lead and Asbestos Activities	\$10,000.00	\$10,000.00
4. Infrastructure Improvements	\$365,000.00	\$369,500.00
5. Site Preparation	\$278,000.00	\$806,694.00
6. Brownfield Plan & Act 381 Work Plan	\$25,000.00	\$40,000.00
7. Contingency (15%)	\$142,950.00	\$309,821.00
8. Interest		\$1,409,461.00
Total Reimbursement to Developer	\$1,127,450.00	\$3,831,257.00
9. Authority Administrative Costs	\$145,765.00	\$712,133.00
10. State Brownfield Redevelopment Fund	\$165,572.00	\$400,772.00
11. Local Brownfield Revolving Fund	\$82,701.00	\$0.00
TOTAL Estimated Costs	\$1,521,488.00	\$4,944,162.00

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

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of Obsolete Property Rehabilitation Act (OPRA) Tax Abatement.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the September 28, 2022 CAC meeting. Attached is the DBRA-CAC’s letter of recommendation for the DBRA Board’s consideration.

Public Comments

The DBRA public hearing for the Plan will be held on Monday, October 10, 2022 at 5:00 pm via Zoom. The results of the DBRA public hearing will be attached.

Attached for the Board's review and approval was a resolution approving the Amended and Restated Brownfield Redevelopment Plan for Broadway Lofts and its submittal to Detroit City Council.

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

Ms. Washington made a motion to approve the Amended and Restated Broadway Lofts Brownfield Plan and its submittal to Detroit City Council, as presented. Ms. McClain seconded the motion. DBRA Resolutions Code 22-10-266-06 was unanimously approved.

City Club Apartments Midtown Brownfield Plan

Mr. Vosburg presented the City Club Apartments Midtown Brownfield Plan to the DBRA Board.

Project Introduction

CCA Midtown Detroit, LLC is the project developer ("Developer"). The project includes the redevelopment the Property into a mixed-use development, including approximately 318,000 square feet of residential and commercial space. Within a three-building design, the development will feature approximately 344 residential units, 40,296 square feet of commercial space which will include a restaurant, café, bank, and retail space, and 186 underground parking spaces. Residential units will range in size from studio to 3-bedroom apartments. Resort-class amenities, multiple pocket parks, and an outdoor art park will be incorporated within the development, to enhance the community's livability. It is currently anticipated construction will begin in the winter of 2022 and eligible activities will be completed within 24 months.

The total investment is estimated to be \$103 million, with hard costs totaling approximately \$84 million. The Developer is requesting \$23,956,477.00 in TIF reimbursement.

There will be approximately 130 temporary construction jobs and approximately 60 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the "Property") consists of five (5) parcels, 3510 and 3540 Woodward Avenue, 80 and 90 Mack Avenue, and 33 Eliot Street, which are bounded by Mack Avenue to the north, John R Street to the east, Eliot Street and the property line to the south, and Woodward Avenue to the west in the Midtown neighborhood.

Basis of Eligibility

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

Eligible Activities and Projected Costs

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

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

1. Department Specific Activities	\$1,626,145.00
2. Demolition	\$912,273.00
3. Lead, Asbestos, or Mold Abatement	\$160,000.00
4. Site Preparation	\$8,231,000.00
5. Public ROW Infrastructure Improvements	\$695,040.00
6. Public/Private Infrastructure Improvements	\$6,200,000.00
7. Brownfield Plan & Work Plan	\$60,000.00
8. Contingency (15%)	\$2,655,452.00
9. Interest	\$3,416,567.00
Total Reimbursement to Developer	\$23,956,477.00
10. Authority Administrative Costs	\$2,643,883.00
11. State Brownfield Redevelopment Fund	\$1,061,058.00
12. Local Brownfield Revolving Fund	\$1,581,416.00
TOTAL Estimated Costs	\$29,242,834.00

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

Other Incentives

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

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

Ms. DeSantis asked for more information on the capital stack for the project. Mr. Matthews stated that the construction loan is provided via term sheet with Associated Bank, the Developer has been in preliminary discussions with Invest Detroit about financing for the project, as well as State Bank with a loan that the Developer looks to support with a collateral assignment of the tax increment financing under the Plan should it be approved, the equity has been increased, and the Developer has also been in discussions with the Michigan Economic Development Corporation about a loan through the Community Revitalization Program.

Ms. DeSantis stated that the 20% of the units at 80% of the AMI is still not attainable for the majority of Detroit residents and asked what if anything the Developer has done to pursue financing options in order to provide residential units at a lower AMI. Mr. Matthews stated that the Developer has been working on the capital stack for the project for quite some time and that some of the residential units are set up with the intention of having multiple tenants per unit, that increasing construction costs have put a strain on the financing for the project, and that there are multiple amenities included in the project that will be available to the public.

Ms. DeSantis asked if there are some sources of financing that the Developer has yet to pursue that would enable them to include residential units at lower AMI rates such as the Michigan Housing Trust Fund, the Affordable Housing Loan Fund, etc. and stated that with a little more effort she believes the Developer could figure out a way to provide residential units at a lower AMI rate.

Rev. Dr. King stated that he can't speak for the Developer, but that he would look into the financing sources that Ms. DeSantis suggested.

Mr. George asked for clarification on the location of the Property. Mr. Vosburg confirmed the location of the Property as being across from the Whole Foods store.

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

Ms. McClain made a motion to authorize a public hearing for the City Club Apartments Midtown Brownfield Plan and its referral to the DBRA-CAC, as presented. Ms. Elias seconded the motion. DBRA Resolutions Code 22-10-311-01 was unanimously approved.

ADMINISTRATIVE

None.

OTHER

Ms. Wilkins stated that the Brownfields Conference will be located in Detroit in 2023 and that she believes the DBRA should be involved in some of the planning of the conference as well as some events during the duration of the conference.

Mr. George stated that the DBRA should have a presence at the conference. Ms. Kanalos stated that the last time the Brownfields Conference was held in Detroit the DBRA had a booth for information and that DBRA Staff is attending a planning event for the 2023 conference and will keep the DBRA Board informed with updates.

Mr. George stated that on October 29, 2022 there will be a dinner held at the Artists Village for Angels Night and that all of the political candidates that are running for office in the 2022 election have been invited to attend and that there would be activities for families, a question-and-answer session with the candidates, as well as a sit down dinner provided.

PUBLIC COMMENT

None.

ADJOURNMENT

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

On a motion by Ms. Wilkins, the meeting was unanimously adjourned at 4:28 PM.



CODE DBRA 22-10-02-312

APPROVAL OF MINUTES OF SEPTEMBER 28, 2022

RESOLVED, that the minutes of the regular meeting of September 28, 2022 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.

October 12, 2022



CODE DBRA 22-10-262-49

**LAND ASSEMBLY PROJECT (STELLANTIS): TERMINAL STREET PARKING LOT PROJECT:
AUTHORIZATION TO ENTER INTO CONTRACT WITH MAJOR CONTRACTING GROUP, INC**

WHEREAS, the City of Detroit administration has requested the assistance of the City of Detroit Brownfield Redevelopment Authority (“DBRA”) in industrial land assembly activities aimed at establishing market-ready industrial sites within City limits in order to attract manufacturing and logistics companies (the “Land Assembly Project”); and

WHEREAS, in connection with the Land Assembly Project, the DBRA is seeking a qualified contractor to build out the Terminal street parking lot located in Detroit which will be used to help remove street parking in the vicinity of the newly constructed Stellantis (fka Fiat Chrysler) facility to allow for additional truck traffic to and from the site and its related facilities; and

WHEREAS, DBRA staff received proposals from three (3) contractors to construct the parking lot and perform the work described on the attached Exhibit A (the “Work”); and

WHEREAS, DBRA staff have reviewed the quotes and determined that Major Contracting Group, Inc. (the “Contractor”) is the lowest, most responsive bidder; and

WHEREAS, DBRA staff is requesting the authorization to enter into an agreement with the Contractor for the not-to-exceed amount of Four Hundred Thirty-Two Thousand Six Hundred Eighty-Eight and 95/100 (\$432,688.95) Dollars for the performance of the Work; and

WHEREAS, DBRA staff is also recommending that a contingency of approximately twenty-five (20%) percent of the total value of both agreements, or Eighty-Six Thousand Five Hundred Thirty-Seven and 79/100 (\$86,537.79) Dollars be established; and

WHEREAS, pursuant to its statutorily authorized powers, the DBRA has the power to accept funding, expend DBRA funds, engage professionals, and take the other steps contemplated by this Resolution.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby authorizes the engagement of the Contractor to perform the Work at the not-to-exceed amount of Four Hundred Thirty-Two Thousand Six Hundred Eighty-Eight and 95/100 (\$432,688.95) Dollars, to be funded from Land Assembly Project funds dedicated to the Stellantis project.

BE IT FURTHER RESOLVED, that the DBRA Board of Directors hereby authorizes the establishment of a contingency of approximately twenty-five (20%) percent of the total value of both agreements, or Eighty-Six Thousand Five Hundred Thirty-Seven and 79/100 (\$86,537.79) Dollars, to be disbursed upon the authorization of any two Officers, or any one of the Officers and any of the Authorized Agents of the DBRA, or any two Authorized Agents of the DBRA.

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 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.

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.

October 12, 2022

Exhibit A

SCOPE OF WORK

The Contractor will be performing the following scope: to construct truck storage yard of 53' by 139' at the southeast corner of Jefferson and Terminal Street. The scope includes removal of stone surface, demolition of existing buried building slab and foundations, earth excavation, storm sewers, aggregate base, concrete pavements, fencing and landscaping. Drive approach will be to existing Terminal Street,



CODE DBRA 22-10-266-06

AMENDED AND RESTATED BROADWAY LOFTS BROWNFIELD REDEVELOPMENT PLAN

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

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

WHEREAS, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Amended and Restated Brownfield Plan for the **Broadway Lofts 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 Amended and Restated Brownfield Plan for the **Broadway Lofts 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 has determined that the Plan constitutes a “Qualifying Downtown Brownfield Project” under that certain Interlocal Agreement by and between the DBRA and the City of Detroit Downtown Development Authority.
3. 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.
4. 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.

5. 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.

6. 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.

7. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

October 12, 2022



CODE DBRA 22-10-311-01

CITY CLUB APARTMENTS MIDTOWN BROWNFIELD REDEVELOPMENT PLAN – TRANSMITTAL OF BROWNFIELD PLAN TO THE COMMUNITY ADVISORY COMMITTEE

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

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

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

NOW, THEREFORE, BE IT RESOLVED:

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

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

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

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

October 12, 2022