

City of Detroit



Downtown Development Authority

500 Griswold, Suite 2200, 22nd Floor

Detroit, Michigan 48226

Phone: 313 963 2940

Fax: 313 963 8839

CODE DDA 18-03-02-605

APPROVAL OF MINUTES OF MARCH 14, 2018

RESOLVED, that the minutes of the Regular meeting of March 14, 2018 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 Downtown Development Authority.

March 28, 2018

City of Detroit



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**DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS REGULAR MEETING
WEDNESDAY, MARCH 14, 2018 – 3:00 P.M.**

BOARD MEMBERS PRESENT:

Marvin Beatty
Austin Black
David Blaszkiewicz
Ehrlich Crain
Sonya Delley
James Jenkins
John Naglick
Steve Ogden

BOARD MEMBERS ABSENT:

Charles Beckham
Michael Duggan
Richard Hosey
David Massaron
Vacancy (Melvin Hollowell)

OTHERS PRESENT:

Gay Hilger (DEGC/DDA)
Malinda Jensen (DEGC/DDA)
John Lauve (Public)
Glen Long, Jr. (DEGC/DDA)
Rebecca Navin (DEGC/DDA)
Sarah Pavelko (DEGC/DDA)

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**MINUTES OF THE DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS REGULAR MEETING
WEDNESDAY, MARCH 14, 2018
DETROIT ECONOMIC GROWTH CORPORATION
500 GRISWOLD STREET, SUITE 2200 – 3:00 P.M.**

GENERAL

Call to Order

Noting that a quorum was present, Vice Chair Blaszkiewicz called the Regular meeting of the Downtown Development Authority Board of Directors to order at 3:08 p.m.

Approval of Minutes

Mr. Blaszkiewicz questioned whether there were any additions, deletions or corrections to the minutes of the January 10, 2018 Regular Board meeting. Hearing none, the Board took the following action:

On a motion by Mr. Beatty, seconded by Ms. Delley, Resolution Code DDA 18-03-02-604 was unanimously approved.

Receipt of Treasurer's Reports

Mr. Naglick reviewed the Treasurer's Report of Receipts and Disbursements for the Months of December 2017 and January 2018 for the benefit of the Board and responded to questions. Subsequent to the discussion, the Board took the following action:

On a motion by Mr. Beatty, seconded by Ms. Delley, Resolution Code 18-03-03-479 and 18-03-03-480 were unanimously approved.

PROJECTS

Mr. Blaszkiewicz advised that he was skipping the first project item and will go back to it later.

Tigers Concession and Management Agreement – Request for Consent to Easement to Comcast

Ms. Navin stated that the City of Detroit Downtown Development Authority (“**DDA**”) the Detroit Tigers, Inc. (“**Tigers**”) are parties to that certain Amended and Restated Concession and Management Agreement dated as of August 20, 1998 (as amended, the “**CMA**”) pursuant to which the Tigers developed and operate Comerica Park. The properties subject to the CMA include those properties owned by the Detroit/Wayne County Stadium Authority (the “**Stadium Authority**”) generally bounded by Woodward on the west, Fisher Freeway on the north, Brush on the east, and

Adams on the south (the "**Project Area**"). In 2016, the DDA approved the construction of an additional parking garage at the intersection of John R and Montcalm, within the Project Area (the "**Garage**"). Construction on the Garage was completed in 2017.

Pursuant to the CMA, the Tigers and Comcast Cable Communications Management, LLC ("**Comcast**") have requested the DDA's consent to the granting of a non-exclusive easement for Comcast to install a telecommunications box on the exterior wall of the Garage. The equipment will allow for enhanced wi-fi in and around Comerica Park and the easement would be co-terminus with the CMA. Counsel for the DDA has reviewed and approved the proposed form of easement, included with the Board material as Exhibit A (the "**Easement**"), as well as a proposed resolution consenting to the Easement.

Subsequent to a discussion, the Board took the following action:

On a motion by Mr. Naglick, seconded by Mr. Beatty, Resolution Code DDA 18-03-83-156 was unanimously approved.

ADMINISTRATION

Amendment to DDA Rules of Procedures

Ms. Jensen advised that on March 9, 2018, the Downtown Development Authority (the "DDA") Board of Directors received in advance proposed amendments to the Rules of Procedures, as amended, of the Downtown Development Authority. She reviewed the proposed changes for the benefit of the Board and responded to questions.

A proposed resolution amending the Rules of Procedures was included in the board material for review and approval.

Subsequent to the discussion, the Board took the following action:

On a motion by Mr. Ogden, seconded by Mr. Black, Resolution Code DDA 18-03-01-442 was unanimously approved.

OTHER BUSINESS

Mr. Crain asked for an update on the former Haygood properties on Broadway. Ms. Navin responded that those properties are under a Development Agreement that was approved by this Board about a year ago, and it is moving forward. There was a fire at one of the properties just as negotiations on the Development Agreement were being finalized. The project was delayed because we are going through the insurance adjustment process, and there is some damage that is being repaired before we can allow access onto the property by the developer and his consultants.

PROJECTS

Paradise Valley Business & Entertainment District: Approval of Parking Management Services for 1468-1496 Randolph & 1455 Centre Properties

Ms. Pavelko advised that the City of Detroit Downtown Development Authority (the "DDA") approved the award of a development agreement for 1468-1496 Randolph & 1455 Centre (the "Property") to Paradise Valley Real Estate Holdings, LLC (the "Developer") in 2016 to develop a mixed-use project that includes parking following a Request for Proposals issued by DDA staff. A development agreement was signed and the Developer is working on their due diligence and predevelopment activities.

The Developer owns and operates the building adjacent to the Property. To better support the business enterprise at this location and the activities in Paradise Valley, the Developer approached DDA staff to request taking over management of the parking facility currently located on the Property. The parking facility is currently operated by Park-Rite.

DDA staff is seeking the Board's approval to negotiate and enter into a short-term service agreement with the Operator to provide parking management services on the Property. The service agreement will include the following terms (the "Proposed Terms"):

- Operator: The Ambient Group, LLC, an affiliate of the Developer (the "Operator").
- Term: The term of the agreement shall be for a period of six (6) months (the "Initial Term") and after the expiration of the Initial Term, shall thereafter continue as a month-to-month basis until terminated by either party.
- Insurance: Operator shall maintain insurance at its own expense. Such insurance shall have limits of Five Million Dollars (\$5,000,000.00) per occurrence and include Garage Keepers Legal Liability Insurance. Each such policy of insurance shall name the DDA and the City of Detroit as additional insureds.
- Rental Rate: Operator shall pay a monthly fee of \$15,000.
- Payment of Expenses: All operating expenses shall be paid by the Operator. The DDA's sole responsibility shall be to make repairs related to capital improvements.
- Parking Leases: The Operator shall honor the existing monthly parking leases but may reassess the monthly parking rate charged on an annual basis or pursuant to existing leases.

Ms. Navin stated that she would like to make a correction to the memorandum and resolution that was presented. The lot at 1455 Centre is adjacent to 1468-1496 Randolph and should not be included in this transaction. It will continue to be managed by Park-Rite.

Board Member Jenkins disclosed that he has an interest in this project and recused himself from voting. Ms. Navin advised that because of Mr. Jenkins' interest, he will be filing a disclosure with the DDA, and the item must be tabled for a period of seven days before a vote can be taken.

Mr. Beatty asked where Mr. Jackson is on his adjacent project. Ms. Pavelko stated that due diligence is almost complete.

The Board questioned if DDA has had any issues with Park-Rite. Ms. Pavelko advised that there are no issues. The change in the Operator is for DDA to receive increased revenue on the property. This would also be a courtesy to the developer of the adjacent building to give him more flexibility.

The Board asked what the difference in revenue would be. Ms. Pavelko responded that the current operator provides 100 percent of the revenue from the monthly passes to the DDA, and then splits 50/50 the monthly parking revenue that comes in. Mr. Jackson asked for a flat rate, so to get to the \$15,000, we took a historical look back at what the annual revenue was to address seasonal changes, and we noted what the current market rate was for the monthly passes, and that rounded out to \$13,300. This change in Operator would bring an additional \$1,700 per month to the DDA. The \$13,300 reflects an increase in the parking rate that was just made. Ms. Pavelko advised that the development agreement does have milestones, so that if the developer does not achieve those milestones, he would lose the development agreement.

Mr. Blaszkiewicz said that it appears the question here is why are we making this change in parking operator now, as opposed to when the adjacent development is complete.

Ms. Delley expressed concern and asked if we are now taking money that was coming back to DDA more fully and putting it into the pocket of this Operator? She questioned the timing of the increase and if we would have it anyway with ParkRite, where we would capture all of it upside and it could all go back into our future projects, which is what the goal is.

Ms. Delley also pointed out that the DDA will be contracting with someone that is not in the business of parking management and they will subcontract the work.

Mr. Blaszkiewicz asked what the motivation is for the DDA to do this now. Ms. Pavelko responded that Mr. Jackson approached the DDA to address the parking needs for his adjacent building. He was offering the additional increase of \$1,700 per month, over and above what was currently projected for this year.

Mr. Blaszkiewicz stated that for the nominal revenue that this is going to generate, is that a sufficient motivator to do this now, or could we just raise parking rates and stay with ParkRite? If the Board can't get an answer to what the motivator is for doing this now that would fit under the confines of or in alignment with our mission and purpose, he believes that is why the Board is struggling with this particular question.

Mr. Beatty asked if this is something that has been done in the past, i.e., turn over a piece of revenue generating property to a person who is in the process of negotiating a land deal with the DDA. Mr. Long said that he is not sure that there is a history of this that he can recall. This was presented to him as an opportunity to raise more revenue. The Board has raised some valid questions here.

Mr. Beatty stated that he has one last question. Does this set a precedent for others who have development agreements? This is a question that needs to be answered.

Mr. Blaszkiewicz stated that many of the Board members have sat around this table for many years and have seen a number of development agreements not complete the process. Some of the questions heard today are focused around the motivation, and is it worth it in the short run, making that transference over to the group.

Mr. Blaszkiewicz suggested this item be tabled for staff to look more specifically at the motivation here and alignment with DDA's mission, and if we get justification for it, great. If not, the vote most likely will not be successful. Staff will have time to respond.

Subsequent to the discussion, the Board tabled Resolution Code DDA 18-03-110-43.

GENERAL

OTHER MATTERS

PUBLIC COMMENT

Mr. Blaszkiewicz called for public comment. Mr. John Lauve stated the following:

"I was happy to hear that you are planning to have a meeting at 2:00 with the Tigers. I've given you two pages here, one is about this whole donation program. Here is how they are in violation of the contract. They say well we don't know what to do. They have already short-changed the people of Detroit on this kids' program. They need to be writing us a check. Hopefully that will be resolved this year. [Inaudible]... what is the status of Grand Circus Park. In 2005 they were given a million and a half dollars and we haven't even

finished that project and that is the condition it is in. The other one is supposed to be a catalyst project and is just parking lots. There are two properties that were slated for demolition before City Council stopped it. They should have been rehabilitated so they have some charm instead of a massive parking lot mixed in. Hopefully we can move on to do something with it. We'll see what happens."

Mr. Blaszkiewicz advised that the two minutes were up and thanked Mr. Lauve for his comments.

ADJOURNMENT

With there being no other business to be brought before the Board, Mr. Blaszkiewicz adjourned the meeting at 3:56 p.m.

City of Detroit



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CODE DDA 18-03-02-604

APPROVAL OF MINUTES OF JANUARY 10, 2018

RESOLVED, that the minutes of the Regular meeting of January 10, 2018 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 Downtown Development Authority.

March 14, 2018

City of Detroit



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CODE DDA 18-03-03-479

RECEIPT OF TREASURER'S REPORT FOR DECEMBER 2017

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period ending December 31, 2017, as presented at this meeting, is hereby in all respects received by the Downtown Development Authority.

March 14, 2018

City of Detroit



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CODE DDA 18-03-03-480

RECEIPT OF TREASURER'S REPORT FOR JANUARY 2018

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period ending January 31, 2018, as presented at this meeting, is hereby in all respects received by the Downtown Development Authority.

March 14, 2018



**COMERICA BALLPARK: TIGERS CONCESSION AND MANAGEMENT AGREEMENT –
REQUEST FOR CONSENT TO EASEMENT TO COMCAST**

WHEREAS, the City of Detroit Downtown Development Authority (“**DDA**”) the Detroit Tigers, Inc. (“**Tigers**”) are parties to that certain Amended and Restated Concession and Management Agreement dated as of August 20, 1998 (as amended, the “**CMA**”) pursuant to which the Tigers developed and operate Comerica Park; and

WHEREAS, the properties subject to the CMA include those properties owned by the Detroit/Wayne County Stadium Authority (the “**Stadium Authority**”) generally bounded by Woodward on the west, Fisher Freeway on the north, Brush on the east, and Adams on the south (the “**Project Area**”); and

WHEREAS, in 2016, the DDA approved the construction of an additional parking garage at the intersection of John R and Montcalm, within the Project Area (the “**Garage**”), construction of which was completed in 2017; and

WHEREAS, pursuant to the CMA, the Tigers and Comcast Cable Communications Management, LLC (“**Comcast**”) have requested the DDA’s consent to the granting of a non-exclusive easement for Comcast to install a telecommunications box on the exterior wall of the Garage in order to enhance wi-fi in and around Comerica Park; and

WHEREAS, the proposed form of easement is attached hereto as Exhibit A (the “**Easement**”).

WHEREAS, the DDA Board has determined that the Easement is reasonable and in the best interests of the overall project.

NOW THEREFORE BE IT RESOLVED that the proposed easement is hereby approved by the DDA Board of Directors.

BE IT FURTHER RESOLVED that the DDA Board hereby authorizes any two of its Officers or any two of its Authorized Agents or one Officer and any one Authorized Agent to take any other actions and execute any documents 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 DDA, in the name and on behalf of the DDA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

March 14, 2018



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CODE DDA 18-03-01-442

ADMINISTRATION: RULES OF PROCEDURE, AS AMENDED

WHEREAS, the Downtown Development Authority (the "DDA") has been duly created and organized under Act 198, Public Acts of Michigan, 1975, as amended ("Act 197") and authorized by Act 197 to adopt rules of procedures for its governance; and

WHEREAS, on July 6, 1999, the DDA Board of Directors (the "Board") adopted the Rules of Procedure of the Downtown Development Authority, as Amended (the "Rules"); and

WHEREAS, on June 12, 2013, the DDA Board of Directors (the "Board") adopted the Rules of Procedure of the Downtown Development Authority, as Amended (the "Rules"); and

WHEREAS, the Board of Directors of the DDA have determined that it is advisable to amend the Rules of the DDA; and

WHEREAS, appropriate notice of the intention to amend was provided pursuant to Article XI of the Rules; and

WHEREAS, the Board is desirous of having said amendments take immediate effect.

NOW, THEREFORE, BE IT RESOLVED, that Article II, Section 12, and Article XI of the Rules of Procedure of the City of Detroit Downtown Development Authority, as Amended, are hereby amended as reflected in the attached Exhibit A.

BE IT FURTHER RESOLVED, that the staff of the DDA is hereby instructed to transmit the Rules of Procedure of City of Detroit Downtown Development Authority, as Amended, to the City of Detroit City Council.

BE IT FINALLY RESOLVED, that the amendments shall take immediate effect.

March 14, 2018

CITY OF DETROIT BOARD OF ETHICS

DRAFT

PUBLIC SERVANT DISCLOSURE OF INTEREST

Name of Public Servant*: James Jenkins Date: 3/14/18

Work Address: 985 East Jefferson, Detroit MI 48207
Street City State Zip Code

Public Servant Work Telephone Number: 313-625-7200

Current Public Servant: Yes [x] No

Position/Elected Office/Title: Downtown Development Authority, Board Member

Nature of Authority Exercised*: Voting board member

As a City of Detroit Public Servant, I hereby disclose interest* in the following:

[] Interest in real or personal property (see Sec. 2-6-31, printed on the reverse side), and/or

[x] Interest in City contracts (see Sec. 2-6-32, printed on the reverse side).

The interest is (check one or both): Personal [x] Immediate family member interest []

Name of immediate family* member (if applicable):

* See the Definitions of Aexercises significant authority, Amediate family, Aownership interest, and Apublic servant on the reverse side of this form.

Relationship to Public Servant:

Describe the particular facts and circumstances that constitute the interest being disclosed, including the authority being exercised and the decision that is relevant:

The DDA Board has been asked to consider leasing a surface parking lot located in Paradise Valley to the an affiliate of Hiram Jackson. Mr. Jackson owns the adjacent property and is part of a development team that was selected by the DDA board to develop the parking lot into a mixed-use development. I am also a partner in the proposed development and may have an interest in the proposed parking arrangement. Consequently, I believe it is prudent to disclose the potential conflict of interest and abstain from participating in the DDA board's vote on the parking lot lease.

Signature of Public Servant

Submit Disclosure to: Detroit City Clerk
200 Coleman A. Young Municipal Center
Detroit, Michigan 48226

With a copy to: Your City Department Director or City Agency Head

CITY OF DETROIT ETHICS ORDINANCE EXCERPTS¹

Sec. 2-6-3. Definitions.

Exercises significant authority means having the ability to influence the outcome of a decision on behalf of the City of Detroit government in the course of the performance of a public servant's duties and responsibilities.

Immediate family means:

- (1) A public servant's spouse; or
- (2) A public servant's domestic partner; or
- (3) A public servant's relative by marriage, lineal descent, or adoption who receives, directly or indirectly, more than one-half (1/2) of his or her support from the public servant, or from whom the public servant receives, directly or indirectly, more than one-half (1/2) of his or her support; or
- (4) An individual claimed by a public servant or a public servant's spouse as a dependent under the United States Internal Revenue Code, being 26 USC 1 et seq.

Public servant means the Mayor, members of the City Council, the City Clerk, any member of any City agency, board, commission, or other voting body that is established by the 1997 Detroit City Charter or by this Code, and any appointee, any employee, or any individual who provides services to the City of Detroit within or outside of its offices or facilities pursuant to a personal services contract.

Sec. 2-6-31. Disclosure of interest in real and personal property.

(A) In accordance with subsections (B) or (C) of this Section, a public servant who exercises significant authority in the course of his or her duties over a decision by the City regarding the purchase, sale, lease, zoning, improvement, special designation, tax assessment or abatement, or development agreement with respect to any real property, or the purchase, sale, or lease of any personal property, shall disclose any ownership interest that he or she, or his or her immediate family, has concerning such real or personal property.

(B) Where the circumstances in subsection (a) of this section exist, prior to a decision regarding such real or personal property that is made by the Mayor, the City Clerk, an appointee, an employee, or individual who provides services to the City pursuant to a personal services contract, disclosure of an ownership interest therein shall be made on a form that shall be created by the Law Department, made available at the office of the City Clerk and at each City department and agency, and filed upon completion at the office of the City Clerk and with the respective City department director or agency head. Upon filing, the City Clerk shall transmit the completed form to the respective department director or agency head. Where the City Council takes action on an item that relates to such disclosure, following the action taken, the form shall be published in the journal of the City Council.

(C) Where the circumstances in subsection (a) of this section exist, prior to a decision regarding such real or personal property that is made by the City Council or by an authority, board, commission or agency of the City, such written disclosure shall be made a part of the minutes of the body on which the member who is making the disclosure serves. Immediately thereafter, the relevant portions of the minutes of such body shall be transcribed and attached to the form that shall be created by the law department, made available at the office of the city clerk, and filed upon completion at the office of the city clerk. Upon the filing of the completed form, the city clerk shall transmit the form to the city council for publication in the journal of the city council.

Sec. 2-6-32. Disclosure of interest in City contracts.

(A) In accordance with subsections (B) or (C) of this Section, a public servant who exercises significant authority in the course of his or her duties over the solicitation, negotiation, approval, amendment, performance or renewal of a City contract shall disclose any ownership interest that he or she, or his or her immediate family, has concerning such City contract.

(B) Where the circumstances in subsection (A) of this Section exist, prior to a decision regarding such City contract that is made by the Mayor, the City Clerk, an appointee, an employee, or individual who provides services to the City pursuant to a personal services contract, such disclosure of an ownership interest therein shall be made on a form that shall be created by the Law Department, made available at the office of the City Clerk and at each City department and agency, and filed upon completion at the office of the City Clerk and with the respective City department director or agency head. Upon filing, the City Clerk shall transmit the completed form to the City Council, which shall refer a copy of the form to the respective department director or agency head. Where the City Council takes action on an item that relates to such disclosure, following the action taken, the form shall be published in the journal of the City Council.

(C) Where the circumstances in subsection (A) of this Section exist, prior to a decision that is made by the City Council or by an authority, board, commission or agency of the City regarding such City contract, such written disclosure shall be made a part of the minutes of the body on which the member who is making the disclosure serves. Immediately thereafter, the relevant portions of the minutes of such body shall be transcribed and attached to the form that shall be created by the Law Department, made available at the office of the City Clerk, and filed upon completion at the office of the City Clerk. Upon the filing of the completed form, the City Clerk shall transmit the form to the City Council for publication in the journal of the City Council.

Sec. 2-6-33. Disclosure of campaign contributions and expenditures.

In accordance with Section 2-106(3) of the 1997 Detroit City Charter, the Mayor, members of the City Council, the City Clerk, and candidates for election shall make campaign contributions and expenditures public by filing the appropriate report(s) as required by the Michigan Campaign Finance Act, being MCL 169.201 et seq.

¹ The Ethics Ordinance is at Section 2-6-1 et seq of

the 1984 Δετροιτ Χιτψ Χοδε. Α χοπη οφ τηε χομπλετε Ετηχοσ Ορδινανχε μαψ βε οβταινεδ φοροι τηε Οφφιχε οφ τηε Δετροιτ Χιτψ Χλερκ , 200 Χολεμαν Α. Ψουγγ Μυνιχιπαλ Χεντερ, Δετροιτ, Μιχηγιαν 48226, ιν περσον , βψ μαιλ. ορ βψ τηλεφωνιγγ (313) 224-2083, ορ μαψ βε αχχεσεεδ ατ τηε Χιτψ οφ Δετροιτ=s website, www.ci.detroit.mi.us ,by clicking the Detroit Code icon.

Det D.P.A.

March 14, 2018
Sept 13, 2017

All "Tiger" DONATION
Program "tickets"

DON'T Qualify
to Lease obligation
as "Children of
LOW Income Families"

to ENABLE
them to Attend TIGER event

They owe Detroit \$!

John Anne
MAKE Tigers
honor their LEASE!

April 17, 2017

To
from
Subj

Tigers
DDA

Written Notice of Default
Per Art 13.1(a) CMA Lease
Violation of Article 21.2
"children tickets"

Per Art 13.1(a)

① Specific Failure

50,000 tickets have not
been provided as obligated.
The tickets are ONLY
for children!

they are "to ENABLE them
to attend" and therefore
MUST include transport,
parking & supervision.
These costs can't be imposed
on families that enable to
absorb that cost.

② Written request for remedy.

Need date of the first game in compliance for a greeting by officials.

Require an average of 600 kids per game to meet totals.

No tickets for Adults included in count.

Eligible kids
on "free school lunch" list
Age 8 - 16 yrs

Transport arranged by Tiger Supervision " & controlled by "

Longer delay will require larger per game attendance

Payment for prior year violations.