



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
REGULAR BOARD OF DIRECTORS MEETING  
WEDNESDAY, SEPTEMBER 11, 2024  
4:00 PM**

**BOARD MEMBERS PRESENT:**

John George  
Eric Dueweke  
Amanda Elias  
Sonya Mays  
Raymond Scott  
Pamela McClain  
Maggie DeSantis  
Jose Lemus

**BOARD MEMBERS ABSENT:**

Juan Gonzalez

**OTHERS PRESENT:**

Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Sierra Spencer (DEGC/DBRA)  
Sidni Smith (DEGC/DBRA)  
Rebecca Navin (DEGC/DBRA)  
Nasri Sobh (DEGC)  
Medvis Jackson (DEGC)  
Ngozi Nwaesei (Lewis & Munday)  
Emery Matthews (Real Estate Interests)  
Tom Wackerman (ASTI Environmental)  
Nathan Keup (Ginosko Development Company)  
Josh Bails (HRD, City of Detroit)  
Dan Gough (EGLE)  
Paul Aren  
Kya Robertson



**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY REGULAR MEETING  
WEDNESDAY, SEPTEMBER 11, 2024**

**CALL TO ORDER**

Chairperson Mr. Scott called the meeting to order at 4:01 pm.

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

**GENERAL**

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

The Board took the following action:

Ms. Mays made a motion approving the agenda of the September 11, 2024 DBRA meeting, as presented. Mr. Dueweke seconded the motion.

**Approval of Minutes:**

Mr. Scott called for a motion approving the minutes of August 28, 2024, as presented.

The Board took the following action:

Mr. George made a motion approving the minutes of the August 28, 2024 Board meeting, as presented. Ms. Elias seconded the motion.

DBRA Resolution Code 24-09-02-339 was unanimously approved.

**Delegation of Authority Reports Q3 & Q4 FY 2023-24**

Mr. Vosburg presented the Expenditures Reports Under Delegation of Authority for Q3 & Q4 FY 2023-24.

In an effort to streamline the process for authorization of expenditures, the DBRA Board of Directors approved DBRA Resolution #18-10-01-204 on October 10, 2018. The resolution authorizes Officers and Authorized Agents ("Designated Parties") to review and approve contracts in an amount up to Fifty Thousand and 00/100 (\$50,000.00) Dollars and to approved change orders to contracts up to 25% of the original contract amount not to exceed Fifty Thousand and 00/100 (\$50,000.00) Dollars.

Attached for DBRA Board information only were the Delegation of Authority reports of expenditures approved for the period of January through June of 2024.

Mr. Scott asked how many contracts were included in the reports. Mr. Vosburg stated that three contracts were included in the reports, each in amounts no greater than \$50,000.

**PUBLIC COMMENT**

None.

**PROJECTS**

**7850 East Jefferson Avenue Brownfield Plan**

Mr. Vosburg presented the 7850 East Jefferson Avenue Brownfield Plan to the DBRA Board.



Project Introduction

Ginosko Development Company is the project developer (“Developer”). The property comprising the eligible property consists of one parcel that is currently divided into 151 condominium units, consisting of 150 apartments across two new buildings, owned by separate entities and with rents between 60-80% Area Median Income (AMI), plus one condo unit which will encompass an additional 33 apartment units in a future Building #3 for a total of 184 residential units on the entire campus.

The project seeking Brownfield TIF support is Condominium unit 151, which will house Building #3 which will have a total of 33 rental apartments. It is only Condo Unit 151, and its future 33 apartment units in Building #3 (also known as Phase V), that are the subject of this Brownfield Plan. All 33 new residential units will have two-bedrooms and each of the apartments will be approximately 1,200 gross square feet. Sixteen of the new residential units will be available at 80% of AMI and 17 of the units will be available at 120% of AMI. Additional amenities will include storage and shared laundry facilities and on-site parking. Residents will enjoy a landscaped park area near the Detroit River, created as part of the land balancing required for the project, as well as connecting sidewalks planned throughout the larger community. It is currently anticipated that construction will begin in 2024.

The total investment is estimated to be \$9.3 million. The Developer is requesting \$4,849,258.00 in TIF reimbursement.

There are approximately 118 temporary construction jobs and approximately 3 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the “Property”) consists of one (1) parcel, 7850 East Jefferson Avenue, and is located on the south side of East Jefferson Avenue between Seyburn Street and Van Dyke Avenue in the East Riverfront neighborhood.

Basis of Eligibility

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

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 Project Rent Loss for attainable housing. The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan. The 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. Financing Gap (Project Rent Loss) *	\$4,849,258.00
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<b>Total Reimbursement to Developer</b>	<b>\$4,849,258.00</b>
2. Authority Administrative Costs	\$1,181,688.00
3. State Brownfield Redevelopment Fund	\$281,850.00
4. Local Brownfield Revolving Fund	\$1,565,123.00
<b>TOTAL Estimated Costs</b>	<b>\$7,877,920.00</b>

*\* Note: Although the project has eligible activities of \$12,301,650 in Project Rent Loss, this Plan is only requesting \$4,849,258 in TIF Reimbursement, which is the maximum amount of TIF projected to be captured over 25 years.*

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 not seeking additional incentives.

Attached for the Board's review and approval was a resolution authorizing the 7850 East Jefferson Avenue Phase V Brownfield Plan for submittal to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the proposed Plan. In addition, it authorizes the President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, to conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

Mr. Wackerman and Mr. Keup provided more information about the project including the plans for the residential units to be included in the project and on the larger property, the commitments to providing the residential units at various affordable rental rates, the additional costs that are part of the project but not included in the Plan, the construction timelines for the project, and the plans for outdoor spaces included in the project.

Ms. DeSantis asked for more information on the Project Rent Loss and how it is calculated. Mr. Wackerman stated that the calculation for the Project Rent Loss is included in the Plan, and that the calculation is based on the market rate rent for the area and the "loss" that the Developer will experience by providing the residential units at a below-market rate. Mr. Vosburg added that the Plan is for a 25 year period and that the Developer will be required to provide the residential units at the affordable rates indicated in the Plan for that period.

Ms. Mays asked for more information on the costs being requested under the Plan. Mr. Vosburg stated that where the DBRA Board is accustomed to seeing costs such as demolition, lead and asbestos abatement, etc., for this Plan which is utilizing the Housing TIF program, the costs include the Project Rent Loss and the table in the memo includes the estimated amounts for DBRA Administrative Fees, the State Brownfield Revolving Fund, and the Local Brownfield Revolving Fund with a total not to exceed amount to be captured during the life of the Plan.

Mr. Dueweke asked if the DBRA has a policy or requirement for the number of residential units that need to be included in a project in order for the project to pursue the Housing TIF program. Mr. Vosburg stated that there is no minimum number of residential units that need to be included in a project in order for it to



pursue the Housing TIF program, and that the only requirement is that at least 20% of the units would have to be provided at no more than 80% AMI.

Ms. DeSantis asked for confirmation that the distinction between the Housing TIF request and the traditional brownfield TIF requests that have been approved in the past is that the Project Rent Loss is now an Eligible Cost. Mr. Vosburg confirmed.

Ms. DeSantis asked if the Housing TIF program could be used for for sale residential projects. Mr. Vosburg stated that the Housing TIF program can be used for for sale residential projects.

Ms. DeSantis asked for clarification on the condo units that are included on the Property. Mr. Vosburg stated that the condo units that are included on the Property are not for sale condo units, but rather a legal term used for the division of the tax parcels on the Property.

Mr. Dueweke asked if there are other Eligible Costs that could have been included in the Plan. Mr. Vosburg stated that there are other Eligible Costs that could have been included in the Plan and that the next project on the agenda has other Eligible Costs aside from the Project Rent Loss. Mr. Wackerman added that there are many other Eligible Costs that will be incurred as part of the project, but because the Plan is limited in the amount of TIF capture under the Plan, the other Eligible Costs aren't included in the request.

Mr. George asked what the anticipated completion date is for the project. Mr. Keup stated that the anticipated completion date for the project is Fall 2025 which is made possible because of the modular construction.

Ms. DeSantis asked for more information on the capital stack for the project. Mr. Keup stated that there is a primary loan in the amount of \$5 million, a Missing Middle grant from MSHDA in the amount of \$2.3 million, and private equity in the amount of \$1.7 million in addition to some other smaller sources.

Ms. DeSantis asked if the TIF request is included in the capital stack. Mr. Wackerman stated that the TIF request is not included in the capital stack for the project but is considered part of the overall cash flow for the project once completed.

Mr. Scott called for a motion to authorize a public hearing for the 7850 East Jefferson Avenue Brownfield Plan and its referral to the DBRA-CAC, as presented. The Board took the following action:

Mr. George made a motion to authorize a public hearing for the 7850 East Jefferson Avenue Brownfield Plan and its referral to the DBRA-CAC, as presented. Mr. Lemus seconded the motion. Ms. Mays abstained.  
DBRA Resolution Code 24-09-329-01 was approved.

Ms. DeSantis stated that she is really hoping that the non-profit community in the City will be able to take advantage of the Housing TIF program.

Ms. Elias excused herself from the meeting a 4:24 pm.

### **Arthur Murray Brownfield Plan**

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



Project Introduction

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

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

The total investment is estimated to be \$14.8 million. The Developer is requesting \$4,693,499.00 in TIF reimbursement.

There are approximately 72 temporary construction jobs and no permanent jobs are expected to be created by the project.

Property Subject to the Plan

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

Basis of Eligibility

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

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 Project Rent Loss for attainable housing. The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan. The 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**

<b>MSHDA Housing Development Activities</b>	
1. Demolition	\$412,000.00
2. Renovation	\$1,268,659.00
3. Financing Gap (Project Rent Loss) *	\$3,012,840.00



<b>Total Reimbursement to Developer</b>		<b>\$4,693,499.00</b>
4. Authority Administrative Costs		\$863,379.00
5. State Brownfield Redevelopment Fund		\$198,980.00
6. Local Brownfield Revolving Fund		\$0.00
<b>TOTAL Estimated Costs</b>		<b>\$5,755,858.00</b>

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

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 Commercial Rehabilitation Act (PA 210) and a Neighborhood Enterprise Zone (PA 147) tax abatement.

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

Mr. Matthews provided more information about the project including the history of the Property and the Arthur Murray Dance Company, the goals of the project to restore the Property and help to strengthen the East Warren Avenue commercial corridor, the future tenant of the commercial space included in the project, the various levels of affordability that will be available for the residential units, the design of the project to blend into the surrounding neighborhood while maintaining the original design of the building, and the construction timelines for the project.

Ms. DeSantis stated that she appreciates the Developer preserving the name of the building and asked for more information on the capital stack for the project. Mr. Matthews stated that the capital stack for the project includes a senior loan from LISC, a loan from Invest Detroit, a Michigan Community Revitalization Program loan, a Revitalization and Placemaking grant, a SEED grant, deferred developer fees, owner's equity, and an equity-like product through the Strategic Neighborhood Fund.

Ms. McClain stated that she lives very close to the Property and asked what the anticipated start date of the construction is and when the project will be completed. Mr. Matthews stated that construction is expected to start in November of this year with a completion date in the first quarter of 2026.

Mr. Matthews stated that there will be an open public space on the west side of the Property.

Ms. DeSantis stated that there is a growing swing dance community in the City and that there should be a space to accommodate the swing dance community on the Property so that there is a space for them on the east side of the City.





Mr. Scott called for a motion to authorize a public hearing for the Arthur Murray 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 Arthur Murray Brownfield Plan and its referral to the DBRA-CAC, as presented. Mr. George seconded the motion. Ms. Mays abstained.

DBRA Resolution Code 24-09-330-01 was approved.

**Conner Office Park Brownfield Plan: Recommendation to City Council to Abolish**

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

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

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

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

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

Conner Office Park is a Plan approved by Council on March 17, 2009, and consisted of a Michigan Single Business Tax Credit. The project, developed by Conner - Chene Properties, LLC, proposed the renovation of approximately 15,650 square feet at 4729 Conner and 20,600 square feet at 4733 Conner and, the repaving of a surface parking lot which is part of the property site at 4737 Conner. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

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





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

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

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

**Scott Castle Brownfield Plan: Recommendation to City Council to Abolish**

Mr. Vosburg presented Scott Castle Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

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

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

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

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

Scott Castle is a Plan approved by Council on July 14, 2009, and consisted of a Michigan Single Business Tax Credit. The project, developed by Cass Avenue Development, proposed the renovation of a long abandoned Historic building to contain 23 rental apartments. The project has been completed and the



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

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

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

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

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

**St. Aubin Square Brownfield Plan: Recommendation to City Council to Abolish**

Mr. Vosburg presented the St. Aubin Square Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

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

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

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

Over the years, the DBRA has approved Brownfield Plans which describe projects that have been completed or have failed to come to fruition (the "Plan(s)"). These Plans, particularly Plans that involve Tax Increment Financing ("TIF") revenue, create an administrative burden for the City and the DBRA with multiple annual accounting and reporting requirements for each Plan. Additionally, a stalled Plan prevents



a new proposed development from being able to use and/or take full advantage of Brownfield TIF. Terminating or abolishing a Plan allows new proposed developments to make full use of Brownfield TIF financing through a new Brownfield Plan that is in line with the new proposed development.

St. Aubin Square is a Plan approved by Council on July 14, 2009, and consisted of a Michigan Single Business Tax Credit. The project, developed by St. Aubin Square LDRA-LP - Shelbome Development, proposed the renovation of a 49 unit apartment development which includes a substantial rehabilitation of seven total buildings. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

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

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

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

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

#### **Creative Arts Center Brownfield Plan: Recommendation to City Council to Abolish**

Mr. Vosburg presented the Creative Arts Center Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

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

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

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



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

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

Creative Arts Center is a Plan approved by Council on October 6, 2009, and consisted of a Michigan Single Business Tax Credit. The project, developed by Creative Arts Center, LLC, proposed the renovation of the former Detroit Police 3rd Precinct property, located in Southwest Detroit, into a neighborhood arts center. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

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

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

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

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

**Amended Woodward Garden Block Brownfield Plan: Recommendation to City Council to Abolish**

Mr. Vosburg presented the Amended Woodward garden Block Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

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

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



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

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

The Amended Woodward Garden Block is a Plan approved by Council on November 20, 2009, and consisted of a Michigan Single Business Tax Credit. The project, developed by Woodward SA-PK, LLC, Woodward Theater, LLC and Woodward SA-ZK, LLC, proposed the construction of a 302-space parking structure, rehabilitation of the 3961-65 Woodward, construction of a three-story commercial building, and renovation of 3919-33 Woodward into a theater. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

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

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

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

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



### **1260 Library Brownfield Plan: Recommendation to City Council to Abolish**

Mr. Vosburg presented the 1260 Library Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

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

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

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

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

1260 Library is a Plan approved by Council on November 20, 2009, and consisted of a Michigan Single Business Tax Credit. The project, developed by Vernier Holdings, LLC, proposed the renovation of the vacant commercial building at 1260 Library. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

It is the opinion of DBRA staff that the 1260 Library Plan should be abolished due to the fact that the project described in the Plan has been completed and the purposes for which the Plan was established have been accomplished. DBRA staff, upon DBRA Board approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to abolish the Plan.

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

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





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

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

**La Vogue Square Brownfield Plan: Recommendation to City Council to Abolish**

Mr. Vosburg presented La Vogue Square Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

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

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

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

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

La Vogue Square is a Plan approved by Council on November 20, 2009, and consisted of a Michigan Single Business Tax Credit. The project, developed by La Vogue Square LDHA, LP - Shelbome Development, proposed the renovation of a 41 unit apartment development located in the historic Palmer Park district. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

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





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

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

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

**Dickerson Manor Brownfield Plan: Recommendation to City Council to Abolish**

Mr. Vosburg presented the Dickerson Manor Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

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

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

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

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

Dickerson Manor Apartments is a Plan approved by Council on May 25, 2010, and consisted of a Michigan Single Business Tax Credit. The project, developed by Dickerson Manor/MHT LDHA LP, proposed the construction of affordable rental housing. The project has been completed and the purposes for which the



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

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

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

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

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

#### **Emerald Springs Brownfield Plan: Recommendation to City Council to Abolish**

Mr. Vosburg presented the Emerald Springs Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

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

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

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

Over the years, the DBRA has approved Brownfield Plans which describe projects that have been completed or have failed to come to fruition (the “Plan(s)”). These Plans, particularly Plans that involve Tax Increment Financing (“TIF”) revenue, create an administrative burden for the City and the DBRA with



multiple annual accounting and reporting requirements for each Plan. Additionally, a stalled Plan prevents a new proposed development from being able to use and/or take full advantage of Brownfield TIF. Terminating or abolishing a Plan allows new proposed developments to make full use of Brownfield TIF financing through a new Brownfield Plan that is in line with the new proposed development.

Emerald Springs is a Plan approved by Council on November 9, 2010, and consisted of a Michigan Single Business Tax Credit. The project, developed by Midwest Capital Investments-Amwick Housing, LLC, proposed the new construction of 158 homes in an assortment of building types including single family homes, duplexes, and town homes on 20.28 acres of land. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

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

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

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

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

**Kirby Center Lofts Brownfield Plan: Recommendation to City Council to Abolish**

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

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

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

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



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

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

Kirby Center Lofts is a Plan approved by Council on July 29, 2010, and consisted of a Michigan Single Business Tax Credit. The project, developed by 609 E. Kirby Lofts, LLC, proposed the rehabilitation of an underutilized functionally obsolete building. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

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

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

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

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

The Board took the following action:

Ms. Mays made a motion to tie-bar the resolutions for the:  
Conner Office Park Brownfield Plan  
Scott Castle Brownfield Plan  
St. Aubin Square Brownfield Plan  
Creative Arts Center Brownfield Plan  
Amended Woodward Garden Block Brownfield Plan  
1260 Library Brownfield Plan  
La Vogue Square Brownfield Plan



Dickerson Manor Brownfield Plan  
Emerald Springs Brownfield Plan  
Kirby Center Lofts Brownfield Plan: Recommendations to City Council to Abolish. Mr. George seconded the motion.

Mr. Scott called for a motion to approve the resolutions for the Conner Office Park Brownfield Plan, Scott Castle Brownfield Plan, St. Aubin Square Brownfield Plan, Creative Arts Center Brownfield Plan, Amended Woodward Garden Block Brownfield Plan, 1260 Library Brownfield Plan, La Vogue Square Brownfield Plan, Dickerson Manor Brownfield Plan, Emerald Springs Brownfield Plan, Kirby Center Lofts Brownfield Plan: Recommendations to City Council to Abolish, as presented. The Board took the following action:

Ms. McClain made a motion to approve the tie-barred resolutions for the Conner Office Park Brownfield Plan, Scott Castle Brownfield Plan, St. Aubin Square Brownfield Plan, Creative Arts Center Brownfield Plan, Amended Woodward Garden Block Brownfield Plan, 1260 Library Brownfield Plan, La Vogue Square Brownfield Plan, Dickerson Manor Brownfield Plan, Emerald Springs Brownfield Plan, Kirby Center Lofts Brownfield Plan: Recommendations to City Council to Abolish, as presented. Ms. Mays seconded the motion.

**DBRA Resolution Codes**

24-09-166-03  
24-09-172-03  
24-09-175-03  
24-09-179-03  
24-09-182-03  
24-09-184-03  
24-09-185-03  
24-09-186-03  
24-09-194-03, and  
24-09-189-03 were approved.

**ADMINISTRATIVE**

None.

**OTHER**

None.

**ADJOURNMENT**

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

On a motion by Ms. McClain, seconded by Mr. George, the meeting was unanimously adjourned at 4:44 PM.



**CODE DBRA 24-09-02-340**

**APPROVAL OF MINUTES OF AUGUST 28, 2024**

RESOLVED, that the minutes of the regular meeting of August 28, 2024 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Detroit Brownfield Redevelopment Authority.

September 11, 2024



**CODE DBRA 24-09-329-01**

**7850 EAST JEFFERSON AVENUE PHASE V 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 **7850 East Jefferson Avenue Phase V 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.

September 11, 2024





**CODE DBRA 24-09-330-01**

**ARTHUR MURRAY 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 **Arthur Murray 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.

September 11, 2024



**CODE DBRA 24-09-166-03**

**CONNER OFFICE PARK BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN**

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

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

WHEREAS, on February 12, 2009, the DBRA Board of Directors approved the Conner Office Park Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on March 17, 2009, City Council approved the Plan; and

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

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

WHEREAS, the “developer” for the Plan is Conner - Chene Properties, LLC (the “Developer”); and

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

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

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

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

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

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



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

September 11, 2024



**CODE DBRA 24-09-172-03**

**SCOTT CASTLE BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN**

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

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

WHEREAS, on June 11, 2009, the DBRA Board of Directors approved the Scott Castle Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on July 14, 2009, City Council approved the Plan; and

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

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

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

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

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

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

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

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

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



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

September 11, 2024



**CODE DBRA 24-09-175-03**

**ST. AUBIN SQUARE BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN**

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

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

WHEREAS, on June 11, 2009, the DBRA Board of Directors approved the St. Aubin Square Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on July 14, 2009, City Council approved the Plan; and

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

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

WHEREAS, the “developer” for the Plan is St. Aubin Square LDRA-LP - Shelbome Development (the “Developer”); and

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

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

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

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

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

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



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

September 11, 2024





**CODE DBRA 24-09-179-03**

**CREATIVE ARTS CENTER BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN**

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

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

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

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

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

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

WHEREAS, the “developer” for the Plan is Creative Arts Center, LLC (the “Developer”); and

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

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

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

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

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

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



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

September 11, 2024



**CODE DBRA 24-09-182-03**

**AMENDED WOODWARD GARDEN BLOCK BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN**

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

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

WHEREAS, on October 15, 2009, the DBRA Board of Directors approved the Amended Woodward Garden Block Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on November 20, 2009, City Council approved the Plan; and

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

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

WHEREAS, the “developer” for the Plan is Woodward SA-PK, LLC, Woodward Theater, LLC and Woodward SA-ZK, LLC (the “Developer”); and

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

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

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

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

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

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



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

September 11, 2024



**CODE DBRA 24-09-184-03**

**1260 LIBRARY BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN**

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

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

WHEREAS, on October 15, 2009, the DBRA Board of Directors approved the 1260 Library Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on November 20, 2009, City Council approved the Plan; and

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

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

WHEREAS, the “developer” for the Plan is Vernier Holdings, LLC (the “Developer”); and

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

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

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

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

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

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



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

September 11, 2024



**CODE DBRA 24-09-185-03**

**LA VOGUE SQUARE BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN**

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

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

WHEREAS, on October 15, 2009, the DBRA Board of Directors approved the La Vogue Square Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on November 20, 2009, City Council approved the Plan; and

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

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

WHEREAS, the “developer” for the Plan is La Vogue Square LDHA, LP - Shelbome Development (the “Developer”); and

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

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

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

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

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

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





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

September 11, 2024



**CODE DBRA 24-09-186-03**

**DICKERSON MANOR APARTMENTS BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN**

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

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

WHEREAS, on April 14, 2010, the DBRA Board of Directors approved the Dickerson Manor Apartments Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on May 25, 2010, City Council approved the Plan; and

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

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

WHEREAS, the “developer” for the Plan is Dickerson Manor/MHT LDHA LP (the “Developer”); and

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

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

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

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

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

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



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

September 11, 2024



**CODE DBRA 24-09-194-03**

**EMERALD SPRINGS BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN**

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

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

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

WHEREAS, on November 9, 2010, City Council approved the Plan; and

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

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

WHEREAS, the “developer” for the Plan is Midwest Capital Investments-Amwick Housing, LLC (the “Developer”); and

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

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

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

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

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

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



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

September 11, 2024



**CODE DBRA 24-09-189-03**

**KIRBY CENTER LOFTS BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN**

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

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

WHEREAS, on June 30, 2010, the DBRA Board of Directors approved the Kirby Center Lofts Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on July 29, 2010, City Council approved the Plan; and

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

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

WHEREAS, the “developer” for the Plan is 609 E. Kirby Lofts, LLC (the “Developer”); and

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

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

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

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

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

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



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

September 11, 2024



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY**  
DBRA BOARD MEETING & CAC MEETING  
Wednesday, September 11, 2024



**7850 E. Jefferson  
Avenue  
Brownfield Plan**

**PUBLIC ACT  
381**







## 7850 E. Jefferson Brownfield Plan | Location Map



## 7850 E. Jefferson Brownfield Plan | Current Conditions

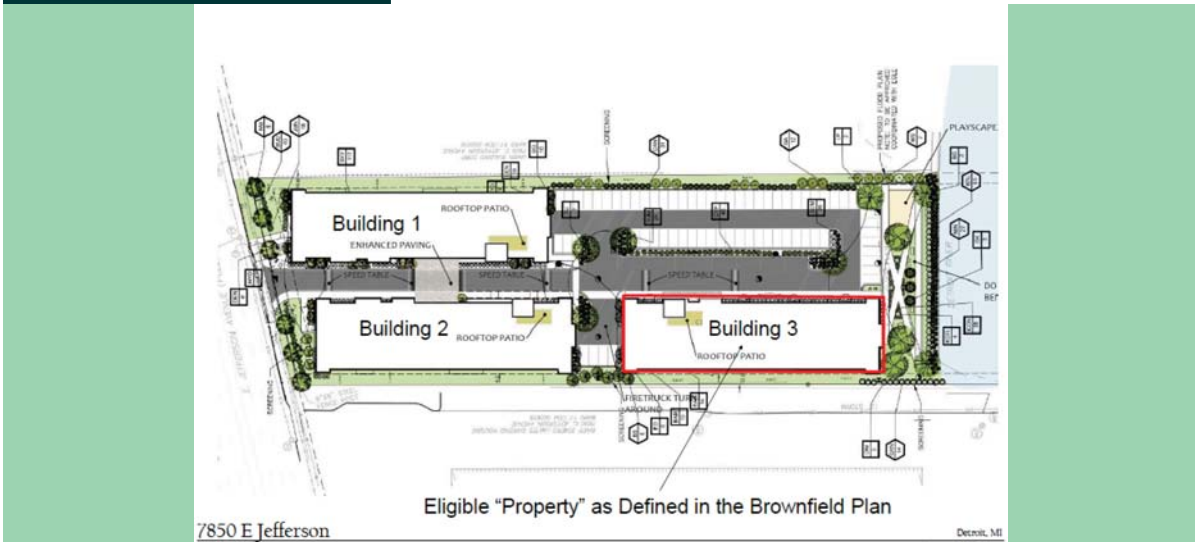




# 7850 E. Jefferson Brownfield Plan | Current Conditions



# 7850 E. Jefferson Brownfield Plan | Site Map







7850 E. Jefferson Brownfield Plan | Rendering



7850 E. Jefferson Brownfield Plan | Rendering





7850 E. Jefferson Brownfield Plan | Rendering



7850 E. Jefferson Brownfield Plan | Rendering



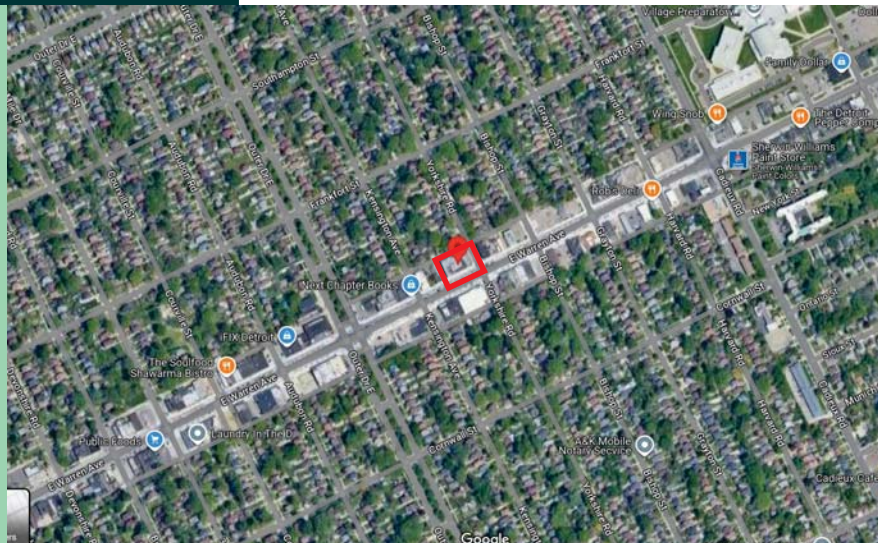


# Arthur Murray Avenue Brownfield Plan

**PUBLIC ACT  
381**



Arthur Murray Brownfield Plan | Location Map







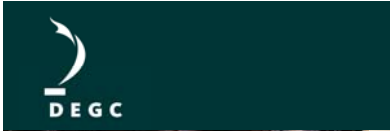
### Arthur Murray Brownfield Plan | Location Map



The location map section includes a street grid map with a black outline highlighting the specific site location. To the right of the grid map is an aerial photograph of the site, also outlined in black. Below the grid map is a small inset map of Michigan with a black outline indicating the site's location within the state. To the right of the aerial photo is a street-level photograph of the building's exterior, showing a two-story structure with a brick facade and large windows.

**In:** East English Village, 48224, Census Tract 5014, Detroit, Wayne County, Michigan

**Lat/Long:** 42.40464, -82.93465



### Arthur Murray Brownfield Plan | Current Conditions





Arthur Murray Brownfield Plan | Current Conditions



Arthur Murray Brownfield Plan | Current Conditions







Arthur Murray Brownfield Plan | Rendering



Arthur Murray Brownfield Plan | Rendering







Arthur Murray Brownfield Plan | Current Conditions



Arthur Murray Brownfield Plan | Rendering





## Arthur Murray Brownfield Plan | Capital Stack

Senior Loan	\$3,000,000
Invest Detroit	\$2,448,856
RAP	\$2,240,000
MCRP Loan	\$2,428,000
SEED	\$425,000
Deferred Developer Fees	\$450,000
Cash Equity Owner	\$350,000
Invest Detroit SNF	\$3,500,000
<b>Total</b>	<b>\$14,841,856</b>