



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, MARCH 12, 2025
4:00 PM**

BOARD MEMBERS PRESENT:

John George
Amanda Elias (4:08)
Pamela McClain
Maggie DeSantis
Eric Dueweke
Raymond Scott
Jose Lemus

BOARD MEMBERS ABSENT:

Sonya Mays

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Sierra Spencer (DEGC/DBRA)
Sidni Smith (DEGC/DBRA)
Rebecca Navin (DEGC/DBRA)
Glen Long, Jr. (DEGC/DBRA)
Derrick Headd (DEGC/DBRA)
Nicole Scott (DEGC)
Nasri Sobh (DEGC)
Medvis Jackson (DEGC)
Larnard Ingram (DEGC)
Kevin Brandon (20201 Livernois)
Kevin Schroder (20201 Livernois)
Adam Patton (PM Environmental)
Sean Mann (DCFC)
Dan Gough (EGLE)
Anne Zobel (Freedom House)
JC Reindl (Detroit Free Press)
Raymond Lozano
Ed Siegel (DCFC)
Kevin
Cathy
Amadd



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, MARCH 12, 2025**

CALL TO ORDER

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

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

GENERAL

Mr. Scott called for a motion approving the agenda of the March 12, 2025 DBRA meeting, as presented.

The Board took the following action:

Mr. McClain made a motion approving the agenda of the March 12, 2025 DBRA meeting, as presented. Mr. George seconded the motion. Ms. Elias was not present for the vote.

Approval of Minutes:

Mr. Scott called for a motion approving the minutes of January 22, 2025, as presented.

The Board took the following action:

Ms. McClain made a motion approving the minutes of the January 22, 2025 Board meeting, as presented. Mr. George seconded the motion.
DBRA Resolution Code 25-03-02-344 was unanimously approved. Ms. Elias was not present for the vote.

Treasurer's Report – January 2025

Mr. Long presented the January 2025 Treasurer's Report.

Mr. Scott called for questions. Hearing none, Mr. Scott called for a motion to accept the January 2025 Treasurer's Report, as presented. The Board took the following action:

Mr. George moved to accept the January 2025 Treasurer's Report as presented. Ms. McClain seconded the motion.

DBRA Resolution Code 25-03-03-255 was unanimously approved. Ms. Elias was not present for the vote.

PUBLIC COMMENT

Cathy Schneider introduced herself as the Vice President of the Western Corktown Association and stated that she has two properties along Michigan Avenue, one where she has lived for twenty-five (25) years and the other where she is launching Old Western Market. Ms. Schneider stated that the business is directly across the street and one (1) block over from the former Southwest Hospital. Ms. Schneider continued that the abandoned hospital has been an eyesore for twenty (20) years and feels like a crime waiting to happen.



Ms. Schneider concluded that she fully supports the hospital's demolition for the safety of the surrounding community and future development.

Raymond Lozano introduced himself as the Executive Director of the Mexican Town Community Development Corporation in Southwest Detroit and stated that he also supported the demolition of the former Southwest Hospital. Mr. Lozano stated that while the hospital served his family as he grew up in the area, it has become an eyesore for the past twenty (20) years.

Richard Noto introduced himself as Cathy Schneider's partner, noting the personal residence along Michigan Avenue and the location of Old Western Market across from the former Southwest Hospital. Mr. Noto continued that the hospital has been blighted for many years and definitely needs to come down. Mr. Noto stated that he supported the new industry to come with what is planned and can't wait to see it move forward. Mr. Noto added that he is the President of the Western Corktown Association and stated that its members support the demolition.

PROJECTS

20201 Livernois Brownfield Redevelopment Plan

Ms. Capler presented the 20201 Livernois Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

20201 Development LLC is the project developer ("Developer"). The Project includes the demolition of the existing commercial structure and the construction of a mixed-use building consisting of residential, retail, and restaurant spaces. The ground floor will be occupied by commercial units and the second and third floors will consist of approximately 50 residential apartments which will include studio, one-bedroom, and two-bedroom units. For the duration of the Plan, no less than twenty percent (20%) of the units (i.e. approximately six (6) of the studio units, three (3) of the one-bedroom units, and two (2) of the two-bedroom units) will be reserved for lease by occupants earning no more than 80% of the area median family income ("AMI"). Included in the site redevelopment is partially covered secured parking for approximately 45 vehicles.

	60% AMI	70% AMI	80% AMI	Market Rate	Total
Studio			6	6	12
One (1) Bedroom	3			31	34
Two (2) Bedroom		2		2	4
Total # of Units	3	2	6	39	50

It is currently anticipated that construction will begin in the summer of 2025, and the Project will be completed within approximately 24 months thereafter.

The total investment is estimated to be \$14 million. The Developer is requesting \$2,547,786.00 in TIF reimbursement.

There are approximately 46 temporary construction jobs, and one permanent job are expected to be created by the Developer. Additional permanent jobs are expected to be created by the future commercial tenant(s).



Property Subject to the Plan

The eligible property (the “Property”) consists of one (1) parcel, located at 20201 Livernois Avenue, bounded by the property line to the north and south, Livernois Avenue to the east, and an alleyway to the west in the Garden Homes neighborhood.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) is located within the City of Detroit, a qualified local governmental unit; and (b) 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

MSHDA Housing Development Activities	
1. Financing Gap (Project Rent Loss) *	\$2,547,786.00
Total Reimbursement to Developer	\$2,547,786.00
2. Authority Administrative Costs	\$469,125.00
3. State Brownfield Redevelopment Fund	\$110,588.00
4. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$3,127,499.00

** Note: Although the Project has eligible activities of approximately \$5,780,700.00 in Housing TIF Eligible Activities the Plan only contemplates reimbursement to the Developer in the amount of \$2,547,786.00 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.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the January 22, 2025 CAC meeting. Attached is the DBRA-CAC’s letter of recommendation for the DBRA Board’s consideration.



Public Comments

The DBRA public hearing for the Plan was held on Monday, February 10, 2025. The results of the DBRA public hearing are attached.

Attached for the Board's review and approval was a resolution approving the 20201 Livernois Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Ms. DeSantis expressed her appreciation to the developers, as the last time the project was before the Board, she had suggested that they reach out to associations in addition to the individual residents. Ms. Capler stated that the developers had also reached out to LIV 6 and had been in communication but had yet to secure a letter of support.

Ms. DeSantis asked if LIV 6 would provide a support letter. Ms. Capler responded that she believed that LIV 6 supported the project but could not provide one before the DBRA Board meeting.

Mr. Scott called for a motion to approve the 20201 Livernois Brownfield Redevelopment Plan, as presented. The Board took the following action:

Ms. Elias made a motion to approve the 20201 Livernois Brownfield Redevelopment Plan, as presented. Mr. George seconded the motion.

DBRA Resolution Code 25-03-331-02 was approved.

Proposed Amendment to Local Brownfield Revolving Fund Grant for Freedom House Detroit for East Campus Project

Mr. Vosburg presented the Proposed Amendment to Local Brownfield Revolving Fund Grant for Freedom House Detroit for East Campus Project to the DBRA Board.

On February 26, 2024, the DBRA approved a \$25,000 Local Brownfield Revolving Fund ("LBRF") grant (the "Original Grant") for Freedom House Detroit, a non-profit corporation, (the "Developer") to undertake environmental studies and obtain environmental reports in connection with the Developer's approximately 5,000 square foot expansion of its residential facility located at 1777 North Rademacher Street in the City of Detroit (the "Project").

Since the Original Grant was approved, the Developer has completed and received the required environmental studies and reports for the Project and the DBRA has reimbursed the Developer a total of \$25,000 for its incurred eligible costs. The Developer has also incorporated the results of the environmental studies into the scope of the Project, received EGLE approval of a Response Activity Plan, and received contractor pricing for the required remediation work.

The Project's total development costs are currently projected to be \$3,950,224, which includes professional fees, application costs, construction costs, furniture fixtures, equipment, and a contingency. To date, the Developer has secured \$3,494,755 from various sources including, government, foundation and private grants and donations. The Developer is in active discussions with funders for the remaining \$455,469 needed to complete the Project and will hold a Capital Campaign, if needed, to close any remaining financial gaps. The Developer will start construction of the Project on or before April 7, 2025 to meet funder deadlines.



As mentioned in the LBRF Grant Request for the Original Grant, the Developer always contemplated requesting additional LBRF funds from the DBRA once the environmental related construction costs were known. As such, the Developer is requesting \$75,000 in additional grant funds from the DBRA's LBRF. The additional grant funds will be used to fund the following Project costs: construction and post-construction environmental testing and reporting, selective soil excavation and disposal, and a sub-slab vapor mitigation system (the "Project Costs").

Under the LBRF, grant funds are available to Detroit headquartered developers, non-profit organizations, and state sanctioned economic development organizations. LBRF grants are available for environmental due diligence, BEA, due care and other environmental response activities.

DBRA staff supports and recommends amending the Original Grant and awarding the Developer additional grant funds in the amount of \$75,000 to use for Project Costs. Please find below the proposed terms of the amended LBRF Grant, and a Sources and Uses table.

Grantee Name:	Freedom House Detroit, a non-profit corporation
Grantee/Borrower Location:	1777 Rademacher Street, Detroit MI 48209
Request:	Additional Grant Funds: \$75,000 (for a total amended LBRF Grant Amount of \$100,000)
Fee:	Waived
Eligible Uses:	Eligible activities identified in the Brownfield Plan including environmental studies & investigation, demolition, lead & asbestos abatement, infrastructure improvements, and brownfield & work plan preparation & implementation.
Disbursement:	DBRA will disburse additional Grant funds no more frequently than on a monthly basis for Developer's requested Brownfield Plan eligible expenses.
Conditions:	(i) Satisfactory review and acceptance of standard due diligence items; and (ii) Execution of mutually acceptable grant documents.

TOTAL DEVELOPMENT USES		
Preplanning A/E	\$16,600	0.42%
Environmental Surveys	\$82,975	2.10%
Survey/Civil Engineering	\$28,750	0.73%
Architecture and Engineering	\$131,950	3.34%
Professional Fees (Project mgt, legal)	\$105,550	2.67%
Zoning Fees and Building Permits	\$65,647	1.66%
Site Development	\$450,000	11.39%
New Construction	\$2,178,210	55.14%
Existing Building Renovations	\$435,000	11.01%
Construction Contingency/Allowances	\$198,353	5.02%



Fixtures, Furniture and Equipment	\$45,000	1.14%
Outdoor Amenities	\$212,189	5.37%
TOTAL DEVELOPMENT USES	\$3,950,224	100.0%

TOTAL SOURCES

Confirmed Sources

MSHDA HOME-ARPA Non-Congregate Shelter Grant	\$1,491,746	37.76%
Detroit ARPA Accessibility	\$723,624	18.32%
McGregor Fund Grant	\$500,000	12.66%
Carls Foundation	\$250,000	6.33%
Song Foundation	\$175,000	4.43%
KipD+ Implementation	\$150,000	3.80%
DBRA LBRF Grant ("Original Grant")	\$25,000	0.63%
Huntington Fdn 2024	\$10,000	0.25%
MW Credit Union Grant	\$2,500	0.06%
Owner Contribution	\$31,885	0.81%

Pending Sources

Additional DBRA LBRF Grant Funds	\$75,000	1.90%
Capital Campaign & Funder Asks	\$380,469	13.05%
TOTAL DEVELOPMENT SOURCES	\$3,950,224	100.0%

ELIGIBLE USES OF \$100,000 LBRF GRANT FUNDS

Eligible Uses

Environmental testing, studies, and reporting	\$62,450
Vapor Mitigation System	\$81,480
Soil & Underground Structure Removal and Disposal Allowance	\$135,000
TOTAL AVAILABLE ELIGIBLE LBRF USES	\$253,930

- Additional funders are being approached for the remainder of environmental costs

The DBRA LBRF Committee reviewed the proposed amendment to the Original Grant on the afternoon of March 12, 2025, and made a recommendation to the DBRA Board of Directors and DBRA staff to approve. A resolution was attached for the Board's consideration.

Mr. Lemus asked if the two hundred fifty-three nine hundred and thirty dollars (\$253,930.00) listed under eligible uses was already covered or if there would be capital campaigning to cover those costs. Mr. Vosburg stated that the additional grant of seventy-five thousand dollars could be used for any of the eligible activities and that the Detroit Wayne County Port Authority has indicated that they would look favorably at providing the remainder of the funding needed for the eligible activities.



Ms. DeSantis explained that at the LBRF Committee meeting, Ms. Zobel had indicated that much of the necessary capital had been acquired from philanthropic efforts and that three million five hundred thousand dollars (\$3,500,000.00) out of the four million dollars (\$4,000,000.00) needed had been secured. Ms. DeSantis added that Ms. Zobel expressed confidence in beginning construction.

Mr. Scott called for a motion to approve the Proposed Amendment to Local Brownfield Revolving Fund Grant for Freedom House Detroit for East Campus Project, as presented. The Board took the following action:

Mr. George made a motion to approve the Proposed Amendment to Local Brownfield Revolving Fund Grant for Freedom House Detroit for East Campus Project, as presented. Ms. DeSantis seconded the motion.

DBRA Resolution Code 25-03-325-02 was approved.

20th & Michigan Avenue Brownfield Redevelopment Plan

Mr. Vosburg presented the 20th & Michigan Avenue Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

402310 Holdings LLC is the project developer ("Developer"). The Project includes the asbestos abatement and demolition of the former United Community Hospital at 2401 20th St, demolition of site improvements for all parcels and preparing the entire site for future redevelopment.

It is currently anticipated that demolition will begin in August 2025, and Eligible Activities will be completed within approximately 12 months thereafter.

The total investment is estimated to be \$6.5 million. The Developer is requesting \$5,922,370.00 in TIF reimbursement.

There are approximately 30 temporary construction jobs, and no permanent jobs are expected to be created by the Developer.

Property Subject to the Plan

The eligible property (the "Property") consists of five (5) parcels: 2201, 2301, 2401 20th Street, 3000 Standish Street and 3050 West Fisher Freeway, bounded by Fisher Freeway/Michigan Avenue to the north, 20th Street and the property boundary to the east, Standish Street to the south, and Fisher Freeway to the west in the Corktown neighborhood.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized for commercial and/or industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the parcels comprising the Property are determined to be a "facility", as defined by Part 201.

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 exempt (aka pre-approved) activities, department specific activities, demolition, lead and asbestos abatement, site preparation, and the development, preparation and implementation of a brownfield plan and/or Act 381 work plan. 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

Eligible Activities	
1. Work Plan Exempt Activities – Environmental Assessments	\$80,745.00
2. Work Plan Exempt Activities – Due Care Planning	\$51,500.00
3. Department Specific Activities	\$744,245.00
4. Lead, Asbestos, and Mold Abatement	\$500,000.00
5. Demolition	\$3,129,000.00
6. Site Preparation	\$735,000.00
7. Contingency (15%)	\$754,125.00
8. Brownfield Plan Preparation and Implementation	\$60,000.00
Total Reimbursement to Developer	\$5,922,370.00
9. Authority Administrative Costs	\$1,457,252.00
10. State Brownfield Redevelopment Fund	\$448,192.00
11. Local Brownfield Revolving Fund	\$1,887,198.00
TOTAL Estimated Costs	\$9,715,012.00

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

Other Incentives

The Developer will be seeking additional incentives, which have yet to be determined.

Attached for the Board's review and approval was a resolution authorizing the 20th & Michigan Avenue 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. Scott clarified that the project was for demolition only. Mr. Vosburg agreed that the Brownfield Plan was for demolition and abatement.

Ms. DeSantis stated that it was not typical for a Brownfield Plan only to be demolition without a project. Ms. DeSantis asked why this project had been broken up into two parts as opposed to bringing the entire project at once. Mr. Vosburg stated that the developer had a desire to demolish the site as quickly as possible and that the rest of the project was still under development. Mr. Vosburg added that at the end of May, the State



of Michigan has equalization when the taxes on the property are uncapped, and the developer would like to have the properties capped at their current taxable value before equalization occurs.

Ms. DeSantis asked what makes this project different, as many developers would be able to give the same rationale. Mr. Lemus stated that it was his understanding that the team is still working on the development proposal. Instead of promising things that may or may not come to fruition, the team wished to address the blight currently impacting the community and present the development project later when they are more certain of the plans.

Mr. George asked about the project's news coverage and asked for clarification that if the site was demolished now, the developers would save on taxes. Mr. Vosburg explained that the previous owner had held the building for a long period, and therefore, the transfer of property would result in a leap in the taxable value. Mr. Vosburg continued that the developers wished to preserve the lower rate in order to allow reimbursement through the Brownfield Plan for the demolition of the structure.

Mr. Scott asked if, if the Brownfield Plan was approved, the developers would not receive any tax captures until the site generated revenue. Mr. Vosburg stated that was correct.

Mr. Mann introduced himself as the CEO of Detroit City Football Club (DCFC) and stated that the news coverage discussed the acquisition of the parcels by the DCFC with the intent of creating a professional soccer stadium in Southwest Detroit. Mr. Mann explained that DCFC was created by himself as five (5) individuals who attended Cass Technical High School, living in Southwest Detroit for sixteen (16) years, and he continues to live three (3) blocks away from the site. Mr. Mann explained that the stadium would be the only privately owned and financed sports stadium in the State of Michigan and, therefore, it is important that progress begin on demolishing the site.

Ms. DeSantis stated that she could appreciate the unique story of the DCFC. Ms. DeSantis asked what would happen if financing for the stadium could not be secured and the DCFC held a property that had no opportunity with a Brownfield Plan associated with it. Mr. Mann responded that he and his team raised the capital to acquire the property and complete the demolition. However, in the worst-case scenario where the construction at the site was unable to be funded, a greenfield had been created that property taxes would still be paid on immediately adjacent to the Michigan Central Station, which another developer could build on.

Ms. DeSantis clarified that the worst-case scenario is that another developer would purchase the property and need to propose a new Brownfield Plan with a new capital stack. Mr. Mann stated that was correct. Mr. Mann stated additionally that the bigger worst-case scenario for him and his team would be raising twelve million dollars (\$12,000,000.00) for the acquisition and another six million dollars (\$6,000,000.00) for the demolition and not being able to move forward past that point.

Mr. George stated that, as Co-founder of Motor City Blight Busters, he supports the removal of blight in the City and would rather have an empty lot than a blighted property that threatens the safety of the community and brings down surrounding property value. Mr. George stated his full support for the project and believes the developers will work hard to achieve the overall goal.

Mr. Lemus stated that the issue at hand currently is addressing blight that has been an eyesore to the community for over twenty (20) years and while most are excited for future plans for the site, using reimbursable funds to address blight in Southwest Detroit is a positive outcome.



Mr. Dueweke stated that if a developer were to come along and take a gamble on a blighted property and remove an eyesore, regardless of whether the plans come to fruition, the benefit of an eyesore being taken out has been achieved and would welcome other developers taking a similar approach.

Ms. Elias asked if the developers would end up being reimbursed by just the uncapping at equalization or would the future redevelopment have to occur for reimbursement. Mr. Vosburg explained that the projections in the Brownfield Plan Tax Increment Financing (TIF) tables show that the reimbursement through just the uncapping projects the developer being fully reimbursed for Brownfield costs in approximately twenty-one (21) years.

Ms. Elias asked if the development team announces the development project if they would return with a second Brownfield Plan or if the board would only be given project updates. Mr. Vosburg responded that the budget in the Brownfield Plan lists five million nine hundred thousand dollars (\$5,900,000.00) in eligible activities related to demolition and environmental cleanup and, if there were costs above that figure or outside the existing listed activities, there would need to be an amended Brownfield Plan that the board would have to review and vote on.

Ms. DeSantis asked for clarification on whether the Brownfield Plan presented would need to be amended for the construction of the soccer stadium or if a new Brownfield Plan would be created. Mr. Vosburg stated that the presented Plan would need to be amended to maintain the pre-developed taxable value of the properties.

Ms. Elias asked, since all the environmental and remediation was being done to the site during demolition, would the developers need to come before the Board to start the development project. Mr. Vosburg explained that if there were additional Brownfield costs typical with vertical construction projects, the developers would need to come back to the Board to be able to be reimbursed for those costs.

Mr. Scott called for a motion to approve the 20th & Michigan Avenue Brownfield Redevelopment Plan, as presented. The Board took the following action:

Mr. George made a motion to approve the 20th & Michigan Avenue Brownfield Redevelopment Plan, as presented. Ms. DeSantis seconded the motion.

DBRA Resolution Code 25-03-332-01 was approved.

Recommendation to City Council to Terminate the 404 W Congress Brownfield Plan

Mr. Vosburg presented the recommendation to City Council to Terminate the 404 W Congress Brownfield Plan to the DBRA Board.

Section 14(8)(b) 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:

(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 failed to come to fruition (the "Plan(s)"). These Plans, particularly Plans that involve 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 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.

404 W Congress is a Plan approved by Detroit City Council on July 17, 2002. The project, developed by 623 Associates LLC, proposed the redevelopment of one parcel in Detroit. The project failed to occur within two (2) years of City Council approval of the Plan. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to terminate the plan as a result.

It is the opinion of DBRA staff that the 404 W Congress Plan should be terminated due to the fact that the project described in the Plan has failed to occur, and more than 2 years have passed since City Council approval of the Plan. DBRA staff, upon City Council approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to terminate the Plan.

A resolution recommending the following actions for the Plan is attached for your review and approval:

1. Recommendation to terminate the Plan to City Council.
2. Upon City Council approval, issue a certified letter notification to the Developer of the intent to terminate 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 the Reimbursement Agreement and any other agreements or contracts between Developer and the DBRA executed in conjunction with the Plan upon termination of the Plan by City Council.

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

Recommendation to City Council to Terminate the 449 West Willis Brownfield Plan

Mr. Vosburg presented the Recommendation to City Council to Terminate the 449 West Willis Brownfield Plan.

Section 14(8)(b) 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:



(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:

- (iii) 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.
- (iv) 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 failed to come to fruition (the "Plan(s)"). These Plans, particularly Plans that involve 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 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.

449 West Willis is a Plan approved by Detroit City Council on November 20, 2002. The project, developed by 449 W. Willis L.L.C., proposed the redevelopment of one parcel in Detroit. The project failed to occur within two (2) years of City Council approval of the Plan. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to terminate the plan as a result.

It is the opinion of DBRA staff that the 449 West Willis Plan should be terminated due to the fact that the project described in the Plan has failed to occur, and more than 2 years have passed since City Council approval of the Plan. DBRA staff, upon City Council approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to terminate the Plan.

A resolution recommending the following actions for the Plan is attached for your review and approval:

1. Recommendation to terminate the Plan to City Council.
2. Upon City Council approval, issue a certified letter notification to the Developer of the intent to terminate 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 the Reimbursement Agreement and any other agreements or contracts between Developer and the DBRA executed in conjunction with the Plan upon termination of the Plan by City Council.

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

Recommendation to City Council to Terminate the 5981 W. Warren Brownfield Plan

Mr. Vosburg presented the Recommendation to City Council to Terminate the 5981 W. Warren Brownfield Plan to the DBRA Board.



Section 14(8)(b) 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:

(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:

- (v) 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.
- (vi) 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 failed to come to fruition (the “Plan(s)”). These Plans, particularly Plans that involve 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 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.

5981 West Warren Avenue is a Plan approved by Detroit City Council on February 21, 2003. The project, developed by Miller & Martin LLP, proposed the redevelopment of two parcels in Detroit. The project failed to occur within two (2) years of City Council approval of the Plan. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to terminate the plan as a result.

It is the opinion of DBRA staff that the 5981 West Warren Avenue Plan should be terminated due to the fact that the project described in the Plan has failed to occur, and more than 2 years have passed since City Council approval of the Plan. DBRA staff, upon City Council approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to terminate the Plan.

A resolution recommending the following actions for the Plan is attached for your review and approval:

1. Recommendation to terminate the Plan to City Council.
2. Upon City Council approval, issue a certified letter notification to the Developer of the intent to terminate 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 the Reimbursement Agreement and any other agreements or contracts between Developer and the DBRA executed in conjunction with the Plan upon termination of the Plan by City Council.

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

English Village Brownfield Plan: Recommendation to Terminate Action Required: Recommend Termination to City Council



Mr. Vosburg presented the English Village Brownfield Plan: Recommendation to Terminate Action Required: Recommend Termination to City Council to the DBRA Board.

Section 14(8)(b) 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:

(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:

- (vii) 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.
- (viii) 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 failed to come to fruition (the “Plan(s)”). These Plans, particularly Plans that involve 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 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.

English Village at Island View Condominium is a Plan approved by Detroit City Council on February 26, 2003. The project, developed by Residential Detroit, Inc., proposed the redevelopment of 85 parcels in Detroit. The project failed to occur within two (2) years of City Council approval of the Plan. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to terminate the plan as a result.

It is the opinion of DBRA staff that the English Village at Island View Condominium Plan should be terminated due to the fact that the project described in the Plan has failed to occur, and more than 2 years have passed since City Council approval of the Plan. DBRA staff, upon City Council approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to terminate the Plan.

A resolution recommending the following actions for the Plan is attached for your review and approval:

1. Recommendation to terminate the Plan to City Council.
2. Upon City Council approval, issue a certified letter notification to the Developer of the intent to terminate 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 the Reimbursement Agreement and any other agreements or contracts between Developer and the DBRA executed in conjunction with the Plan upon termination of the Plan by City Council.

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



1250 Hubbard Brownfield Plan Recommendation to Terminate Action Required: Recommend Termination to City Council

Mr. Vosburg presented the 1250 Hubbard Brownfield Plan Recommendation to Terminate Action Required: Recommend Termination to City Council to the DBRA Board.

Section 14(8)(b) 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:

(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:

- (ix) 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.
- (x) 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 failed to come to fruition (the “Plan(s)”). These Plans, particularly Plans that involve 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 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.

1250 Hubbard is a Plan approved by Detroit City Council on June 20, 2003. The project, developed by James Hobbs, proposed the redevelopment of one parcel in Detroit. The project failed to occur within two (2) years of City Council approval of the Plan. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to terminate the plan as a result.

It is the opinion of DBRA staff that the 1250 Hubbard Plan should be terminated due to the fact that the project described in the Plan has failed to occur, and more than 2 years have passed since City Council approval of the Plan. DBRA staff, upon City Council approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to terminate the Plan.

A resolution recommending the following actions for the Plan is attached for your review and approval:

1. Recommendation to terminate the Plan to City Council.
2. Upon City Council approval, issue a certified letter notification to the Developer of the intent to terminate 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 the Reimbursement Agreement and any other agreements or contracts between Developer and the DBRA executed in conjunction with the Plan upon termination of the Plan by City Council.



The Plan will be formally terminated 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. McClain made a motion to tie-bar the resolutions for the Recommendation to City Council to Terminate the 404 W Congress Brownfield Plan, Recommendation to City Council to Terminate the 449 West Willis Brownfield Plan, Recommendation to City Council to Terminate the 5981 W. Warren Brownfield Plan, English Village Brownfield Plan: Recommendation to Terminate Action Required: Recommend Termination to City Council and 1250 Hubbard Brownfield Plan Recommendation to Terminate Action Required: Recommend Termination to City Council. Mr. Dueweke seconded the motion. The motion was approved.

Mr. Scott called for a motion to approve the resolutions for the Recommendation to City Council to Terminate the 404 W Congress Brownfield Plan, Recommendation to City Council to Terminate the 449 West Willis Brownfield Plan, Recommendation to City Council to Terminate the 5981 W. Warren Brownfield Plan, English Village Brownfield Plan: Recommendation to Terminate Action Required: Recommend Termination to City Council and 1250 Hubbard Brownfield Plan Recommendation to Terminate Action Required: Recommend Termination to City Council, as presented. The Board took the following action:

Ms. McClain made a motion to approve the tie-barred resolutions for the Recommendation to City Council to Terminate the 404 W Congress Brownfield Plan, Recommendation to City Council to Terminate the 449 West Willis Brownfield Plan, Recommendation to City Council to Terminate the 5981 W. Warren Brownfield Plan, English Village Brownfield Plan: Recommendation to Terminate Action Required: Recommend Termination to City Council and 1250 Hubbard Brownfield Plan Recommendation to Terminate Action Required: Recommend Termination to City Council, as presented. Mr. George seconded the motion.

DBRA Resolution Codes 25-03-23-03, 25-03-32-02, 25-03-42-03, 25-03-37-02, and 25-03-38-02 were approved.

ADMINISTRATIVE

Administration: Election of Budget Committee Member

Ms. Kanalos stated that there was a vacancy on the DBRA Budget Committee and, therefore, a need to elect a new member to the Committee.

The current Budget Committee Members are as follows:

Eric Dueweke – Treasurer, Chairperson
Pamela McClain

DBRA staff proposed that the Board Chair open the floor to nominations, followed by a vote of the Board.

Mr. Scott opened the floor to nominations.

Mr. Lemus asked what the committee's responsibilities are. Ms. Kanalos stated that the DBRA works on a budget approved annually, as well as any amendments that may be needed during the fiscal year. The



Budget Committee works with staff, reviews the budget, and votes to recommend approval to the DBRA Board.

Mr. Lemus asked how many members were on the committee. Ms. Kanalos stated that it is a three (3) member committee.

Ms. McClain nominated Mr. Lemus as a Budget Committee member. Ms. Desantis seconded the motion.

Mr. Scott called for a motion.

Ms. McClain made a motion to elect Mr. Lemus as a Budget Committee member. Ms. DeSantis seconded the motion. All were in favor with none opposed.

DBRA Resolution Code 25-03-01-253 was approved.

OTHER

Ms. Desantis praised Mr. Vosburg and Ms. Kanalos for their work on the ongoing seminars related to TIF and stated that there was great attendance and questions from the community. She also stated that she would like to see more community development groups attend.

Mr. Dueweke agreed that the seminars were great and highly informative.

Mr. George asked when and where the next meeting would be held.

Mr. Vosburg stated that the next webinar was scheduled for March 27th on the Community Development Advocates of Detroit (CDAD) platform.

Ms. Kanalos stated that Mr. Vosburg had been doing a great job with the presentations.

ADJOURNMENT

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

On a motion by Mr. George, seconded by Ms. McClain, the meeting was adjourned at 4:41 PM.



CODE DBRA 25-03-02-345

APPROVAL OF MINUTES OF JANUARY 22, 2025

RESOLVED, that the minutes of the regular meeting of January 22, 2025 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.

March 12, 2025



DBRA 25-03-03-256

ACCEPTANCE OF TREASURER'S REPORT FOR JANUARY 2025

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period January 1 through January 31, 2025, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

March 12, 2025



CODE DBRA 25-03-331-02

20201 LIVERNOIS BROWNFIELD REDEVELOPMENT PLAN

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

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

WHEREAS, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Brownfield Plan for the **20201 Livernois Redevelopment Project** (the "Plan") to the Community Advisory Committee for its consideration and comment and has solicited comments by the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

WHEREAS, the Community Advisory Committee has considered the proposed Plan and approved a resolution recommending the approval of the proposed Plan by the DBRA and the City Council as presented by the DBRA; and

WHEREAS, in accordance with the provisions of Act 381, the Board of Directors of the DBRA has considered the proposed Plan and desires to approve the proposed Plan and to request that City Council call a public hearing to consider and adopt a resolution approving the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **20201 Livernois Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.

2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.

3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.

4. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

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



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

March 12, 2025



CODE DBRA 25-03-325-02

FREEDOM HOUSE DETROIT – EAST CAMPUS PROJECT: AMENDMENT TO LOCAL BROWNFIELD REVOLVING FUND GRANT

WHEREAS, Freedom House Detroit, a non-profit corporation, (the “Developer”) is seeking to complete an approximately 5,000 square foot expansion of its residential facility located at 1777 North Rademacher Street in the City of Detroit (the “Project”); and

WHEREAS, on February 26, 2024, the City of Detroit Brownfield Redevelopment Authority (“DBRA”) Board of Directors previously approved a \$25,000 Local Brownfield Revolving Fund (“LBRF”) grant (the “Original Grant”) for the Developer to undertake environmental studies and obtain environmental reports in connection with the Project; and

WHEREAS, in order to facilitate the completion of the Project, the Developer is seeking \$75,000 in additional grant funds from the DBRA LBRF for a grand total of \$100,000 in grant funds for the Project; and

WHEREAS, under the LBRF, funds are available to non-profit organizations to use for environmental due diligence, BEA, due care and other environmental response activities in the form of a grant on eligible property defined under Michigan Public Act 381 of 1996, as amended; and

WHEREAS, DBRA staff has reviewed the Developer’s financial documentation and proposes the following terms and conditions for the Grant:

Request:	Additional Grant Funds: \$75,000 (for a total amended LBRF Grant Amount of \$100,000)
Fee:	Waived
Eligible Uses:	Environmental Studies and Reports, Vapor Mitigation System, Contaminated Soil & Underground Structure Removal and disposal.
Disbursement:	DBRA will disburse additional Grant funds no more frequently than on a monthly basis for Developer’s requested eligible expenses.
Conditions:	(i) Satisfactory review and acceptance of standard due diligence items; and (ii) Execution of mutually acceptable amended grant documents.

WHEREAS, DBRA staff presented such information to the DBRA LBRF Committee which recommends the approval of the additional LBRF Grant funds to the Project in accordance with the terms noted above; and

WHEREAS, the DBRA Board of Directors has reviewed the terms of the proposed amendment to the Original Grant and determined that providing additional grant funds in the amount of \$75,000 to the Developer, for a total amended LBRF Grant in the amount of \$100,000 for the Project, is in the best interest of the DBRA.

NOW, THEREFORE BE IT RESOLVED, that the DBRA Board of Directors hereby approves the amendment to the Original Grant and the provision of additional grant funds in the amount of \$75,000 to the Developer for the Project on the terms provided herein.

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 evidencing the amended Grant together 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.

March 12, 2025



CODE DBRA 25-03-332-01

20TH & MICHIGAN AVENUE 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 **20th & Michigan Avenue 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.

March 12, 2025



CODE DBRA 25-03-23-03

404 W CONGRESS BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO TERMINATE 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 May 1, 2002, the DBRA Board of Directors approved the 404 W Congress Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on July 17, 2002, City Council approved the Plan; and

WHEREAS, Section 14(8)(b) of Act 381 of 1996, as amended, permits a governing body to terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities 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, and (ii) Provides the developer an opportunity to be heard at a public meeting; and

WHEREAS, the “developer” for the Plan is 623 Associates LLC (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan failed to occur within 2 years of City Council’s approval of the Plan; and

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

NOW THEREFORE, BE IT 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 termination 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 FINALLY RESOLVED that any two Officers, or any two of the Authorized Agents of the DBRA, shall hereafter have the authority to negotiate and execute any and all documents, contracts, or other papers necessary to implement the provisions and intent of this resolution on behalf of the DBRA.

March 12, 2025



CODE DBRA 25-03-32-02

449 WEST WILLIS BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO TERMINATE 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 11, 2002, the DBRA Board of Directors approved the 449 West Willis Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on November 20, 2002, City Council approved the Plan; and

WHEREAS, Section 14(8)(b) of Act 381 of 1996, as amended, permits a governing body to terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities 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, and (ii) Provides the developer an opportunity to be heard at a public meeting; and

WHEREAS, the “developer” for the Plan is 449 W. Willis L.L.C. (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan failed to occur within 2 years of City Council’s approval of the Plan; and

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

NOW THEREFORE, BE IT 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 termination 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 FINALLY RESOLVED that any two Officers, or any two of the Authorized Agents of the DBRA, shall hereafter have the authority to negotiate and execute any and all documents, contracts, or other papers necessary to implement the provisions and intent of this resolution on behalf of the DBRA.

March 12, 2025



CODE DBRA 25-03-42-03

1250 HUBBARD BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO TERMINATE 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 May 7, 2003, the DBRA Board of Directors approved the 1250 Hubbard Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on June 20, 2003, City Council approved the Plan; and

WHEREAS, Section 14(8)(b) of Act 381 of 1996, as amended, permits a governing body to terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities 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, and (ii) Provides the developer an opportunity to be heard at a public meeting; and

WHEREAS, the “developer” for the Plan is Residential Detroit, Inc. (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan failed to occur within 2 years of City Council’s approval of the Plan; and

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

NOW THEREFORE, BE IT 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 termination 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 FINALLY RESOLVED that any two Officers, or any two of the Authorized Agents of the DBRA, shall hereafter have the authority to negotiate and execute any and all documents, contracts, or other papers necessary to implement the provisions and intent of this resolution on behalf of the DBRA.

March 12, 2025



CODE DBRA 25-03-37-02

ENGLISH VILLAGE AT ISLAND VIEW CONDOMINIUM BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO TERMINATE 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 January 15, 2003, the DBRA Board of Directors approved the English Village at Island View Condominium Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on February 26, 2003, City Council approved the Plan; and

WHEREAS, Section 14(8)(b) of Act 381 of 1996, as amended, permits a governing body to terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities 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, and (ii) Provides the developer an opportunity to be heard at a public meeting; and

WHEREAS, the “developer” for the Plan is Residential Detroit, Inc. (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan failed to occur within 2 years of City Council’s approval of the Plan; and

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

NOW THEREFORE, BE IT 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 termination 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 FINALLY RESOLVED that any two Officers, or any two of the Authorized Agents of the DBRA, shall hereafter have the authority to negotiate and execute any and all documents, contracts, or other papers necessary to implement the provisions and intent of this resolution on behalf of the DBRA.
March 12, 2025



CODE DBRA 25-03-38-02

5981 WEST WARREN AVENUE BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO TERMINATE 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 January 15, 2003, the DBRA Board of Directors approved the 5981 West Warren Avenue Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on February 21, 2003, City Council approved the Plan; and

WHEREAS, Section 14(8)(b) of Act 381 of 1996, as amended, permits a governing body to terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities 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, and (ii) Provides the developer an opportunity to be heard at a public meeting; and

WHEREAS, the “developer” for the Plan is Miller & Martin LLP (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan failed to occur within 2 years of City Council’s approval of the Plan; and

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

NOW THEREFORE, BE IT 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 termination 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 FINALLY RESOLVED that any two Officers, or any two of the Authorized Agents of the DBRA, shall hereafter have the authority to negotiate and execute any and all documents, contracts, or other papers necessary to implement the provisions and intent of this resolution on behalf of the DBRA.

March 12, 2025



CODE DBRA 25-03-01-253

ADMINISTRATION: ELECTION OF BUDGET COMMITTEE MEMBER

RESOLVED, that the following is hereby elected as a member of the Budget Committee of the Detroit Brownfield Redevelopment Authority:

Jose Lemus

March 12, 2025



DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

DBRA BOARD MEETING & CAC MEETING

Wednesday, March 12, 2025

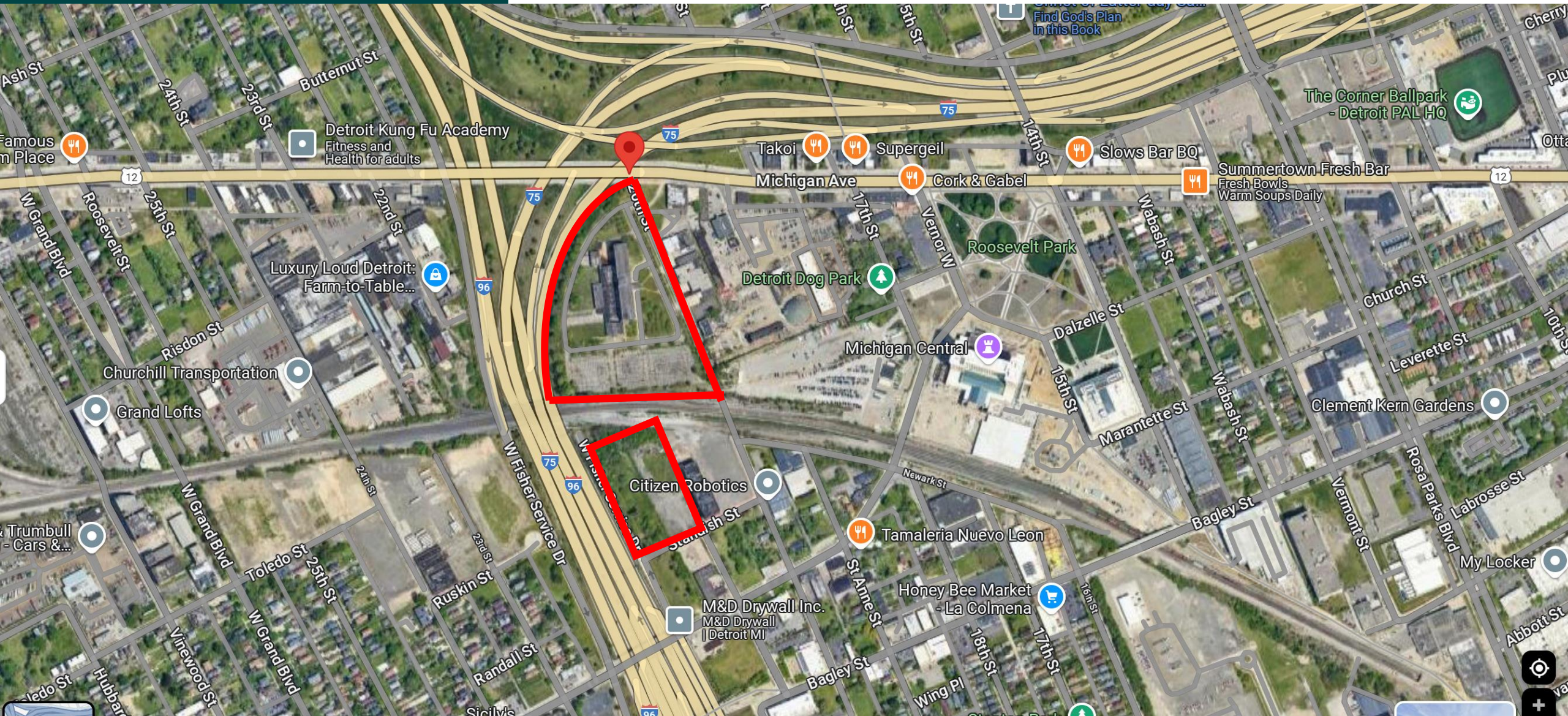


20th & Michigan Avenue Brownfield Plan

**PUBLIC ACT
381**



20th & Michigan Avenue Brownfield Plan | Location Map



20th & Michigan Avenue Brownfield Plan | Location Map



20th & Michigan Avenue Brownfield Plan | Current Conditions



20th & Michigan Avenue Brownfield Plan | Current Conditions



20th & Michigan Avenue Brownfield Plan | Current Conditions

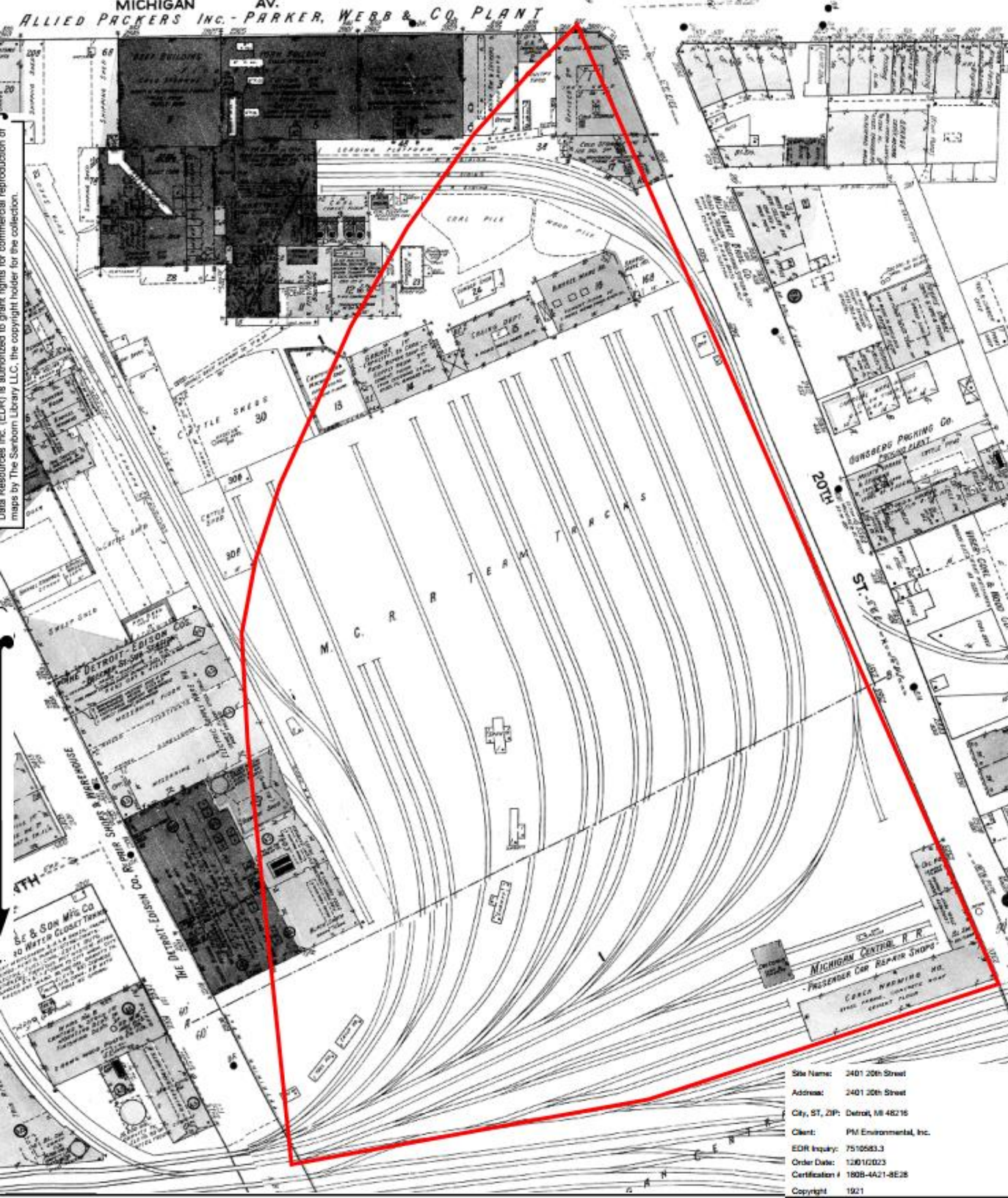


20th & Michigan Avenue Brownfield Plan | Current Conditions



20th & Michigan Avenue Brownfield Plan | Current Conditions





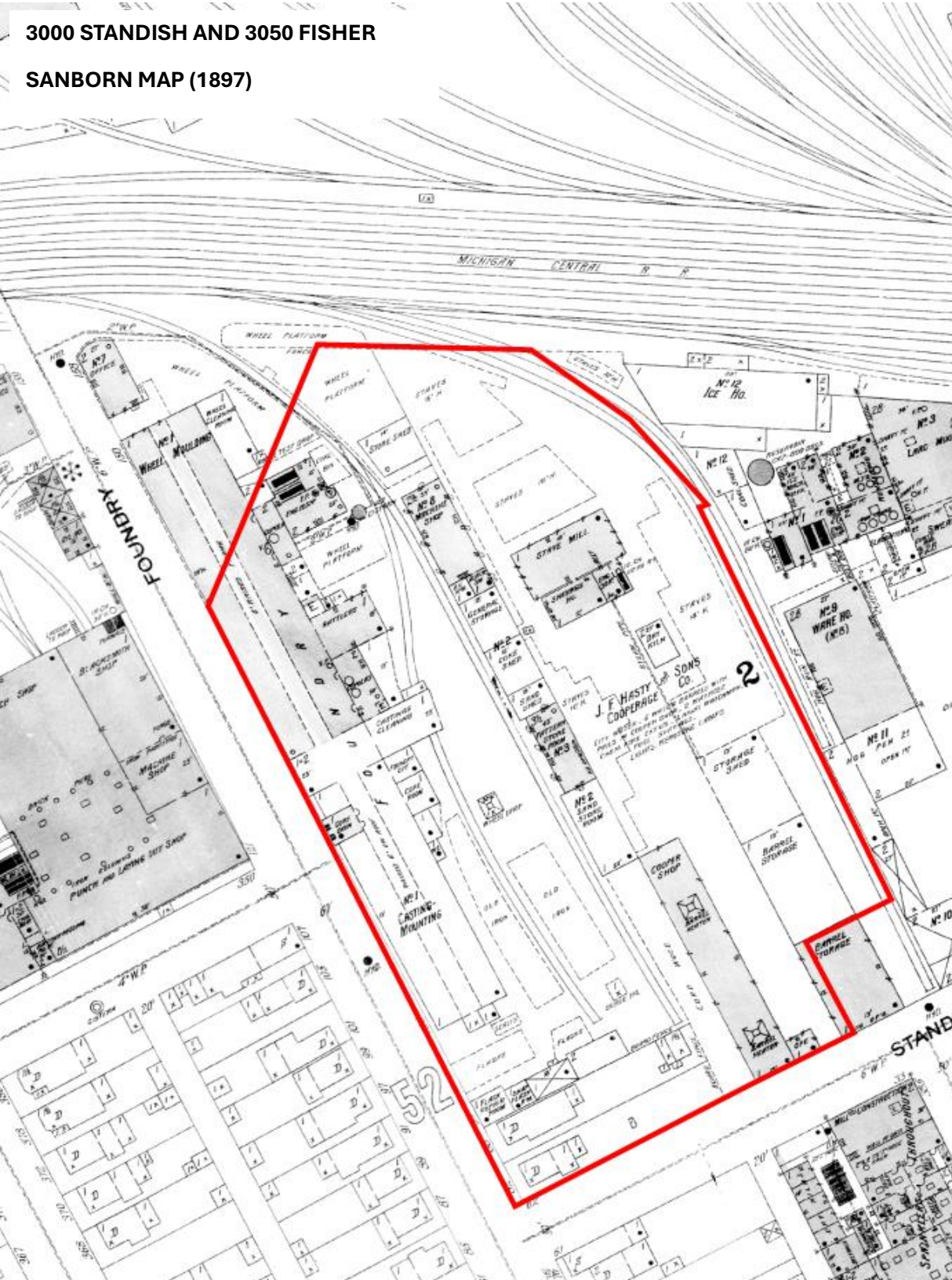
2201/2301/2401 20th Street

- Developed prior to the 1880s with a Michigan Central Railroad yard (approximately 20 tracks) and a portion of a boiler works building
- Several coal yards were also located in the northern and western portions by the late 1800s.
- Additional buildings extended onto the western portion of the property from an adjoining property by 1897 and were occupied by Mutual Electric (currently DTE) with substation and machine shop operations.
- The northern portion of the property was redeveloped with several commercial and industrial buildings along Michigan Avenue by 1918 with additional buildings constructed by 1921.
- Passenger car repair shops were constructed in the southeastern portion by 1918 with additional buildings and an oil warehouse constructed by 1921.
- Similar operations continued on the property through the early 1950s.

Site Name: 2401 20th Street
 Address: 2401 20th Street
 City, ST, ZIP: Detroit, MI 48216
 Client: PM Environmental, Inc.
 EDR Inquiry: 7510563.3
 Order Date: 12/01/02
 Certification #: 1808-4A21-8E28
 Copyright: 1921

3000 STANDISH AND 3050 FISHER

SANBORN MAP (1897)



GRIFFIN WHEEL COMPANY (1881)

3000 Standish

- First developed in 1881 as a cooperage and operated as FJ Hasty & Sons until around 1930.
- Between 1930 and 1950, buildings on the southern end were demolished and Hammond & Standish Co operated cattle holding area and outdoor storage at the site.
- Operations continued until at least 2005.

3050 W Fisher St

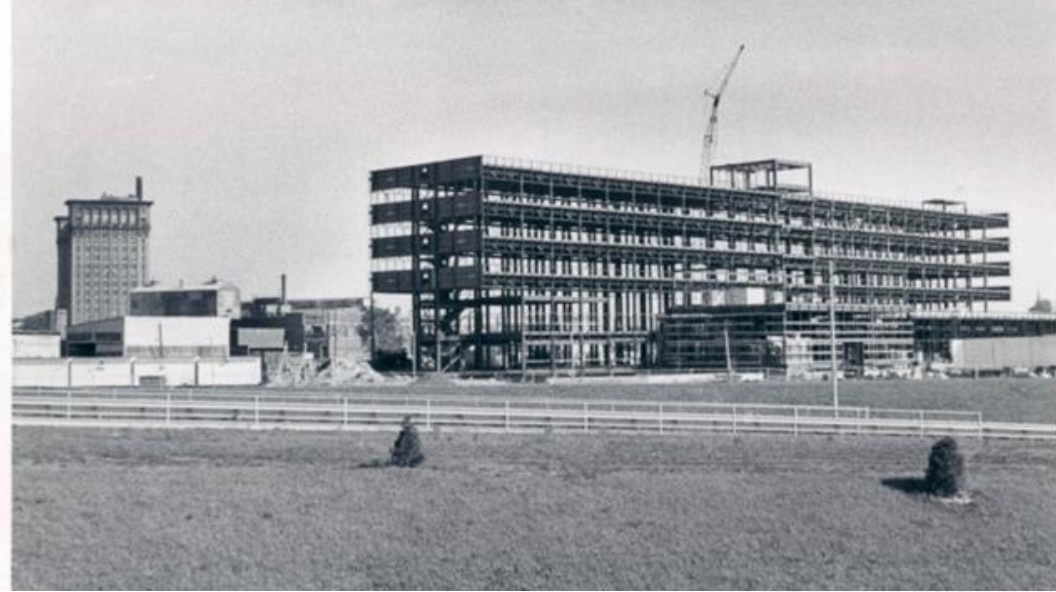
- Developed in 1879 as a foundry and train car wheel manufacturer.
- From at least 1961 until approximately 1965, the site was occupied by Fritz Steel Products Inc.
- All buildings were demolished at the time of highway construction in the early 1970s.



Southwest Detroit Hospital officially opened in 1974 and operated until 1991.

United Community Hospital opened in 1997 and closed in 2006.

The building has been vacant since that time.

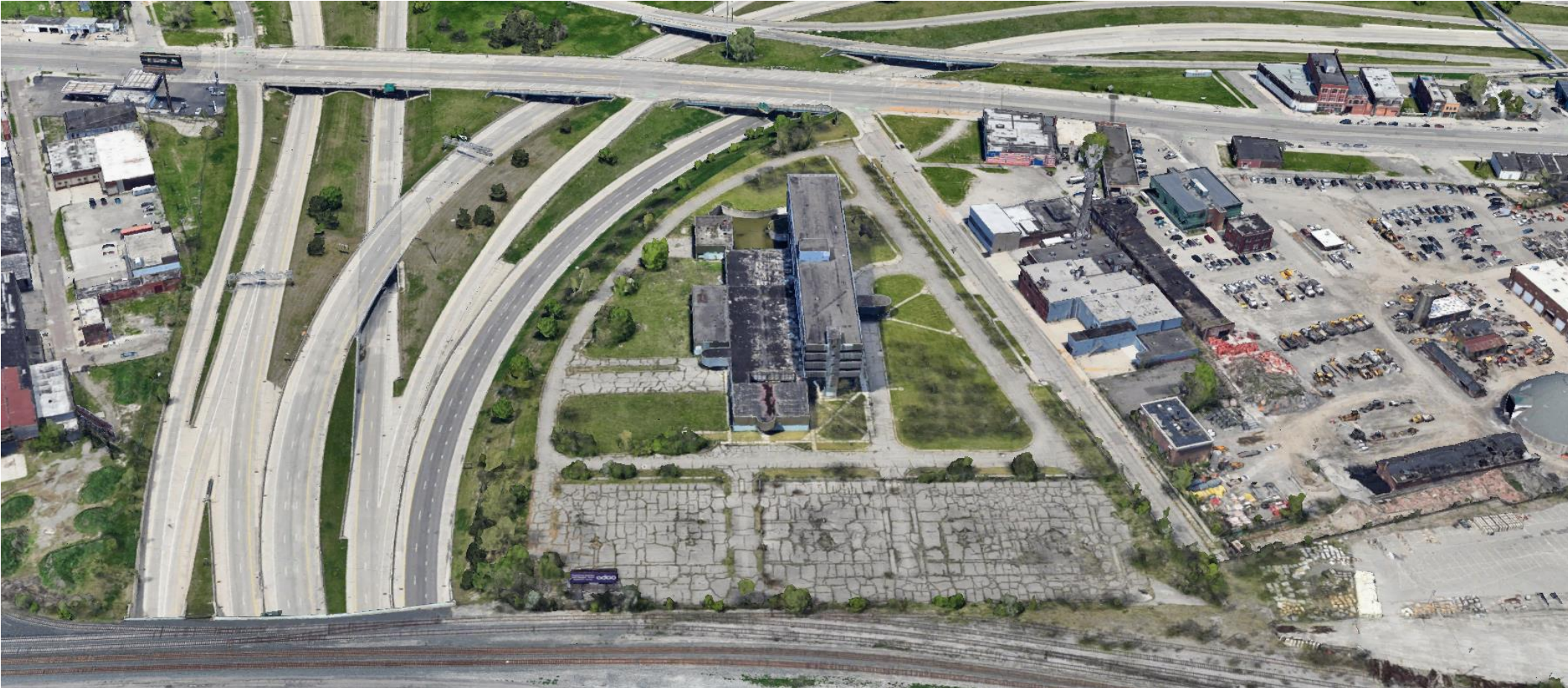


Project:
Southwest Detroit General Hospital
Detroit, Michigan

Architect:
Eberle M. Smith Assoc., Inc.
Detroit, Michigan

Owner:
Southwest Detroit Hospital Corporation Inc.





Detroit Free Press

NEWS

City blight fight targets Southwest Detroit Hospital

Matt Helms Detroit Free Press

Published 11:51 p.m. ET Sept. 9, 2015 | Updated 12:53 a.m. ET Sept. 10, 2015

CRAIN'S DETROIT BUSINESS

A CRAIN FAMILY BRAND

Real Estate

Long-vacant southwest Detroit hospital on track for demolition

By Annalise Frank | Kirk Pinho

The former Southwest Detroit Hospital site has had a sign up for years with a rendering saying "Mixed-use development coming soon 2020."

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May 06, 2021 12:12 PM



20th & Michigan Avenue Brownfield Plan | Capital Stack

Convertible Note	\$6,000,000
Total	\$6,000,000