



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
REGULAR BOARD OF DIRECTORS MEETING  
WEDNESDAY, JULY 26, 2023  
4:00 PM**

**BOARD MEMBERS PRESENT:**

Amanda Elias  
Raymond Scott  
John George  
Eric Dueweke  
Maggie DeSantis

**BOARD MEMBERS ABSENT:**

Pamela McClain  
Juan Gonzalez  
Sonya Mays  
Stephanie Washington

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Sierra Spencer (DEGC/DBRA)  
Monika McKay-Polly (DEGC/DBRA)  
Rebecca Navin (DEGC/DBRA)  
Maxwell Cameron (DEGC/DBRA)  
Alton Williams (DEGC)  
Lanard Ingram (DEGC)  
Ngozi Nwaesei (Lewis & Munday)  
Sam Seimer (AKT Peerless)  
Matt Walters (Walters and Associates)  
Christos Moises (601 Piquette Holdings, L.L.C.)  
Jeremy McCallion (AKT Peerless)  
Apostolos Sinanis  
Edi Demaj (KodeLabs)  
Ryan Higuchi (PM Environmental)  
Bryan Amann (Bryan L Amann PLLC)



**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY REGULAR MEETING  
WEDNESDAY, JULY 26, 2023**

**CALL TO ORDER**

Chairperson Ray Scott called the meeting to order at 4:17 PM.

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

**GENERAL**

**Approval of Agenda:**

Mr. Scott called for a motion approving the agenda of the July 26, 2023 DBRA meeting, as presented.

The Board took the following action:

Ms. DeSantis made a motion approving the agenda of the July 26, 2023 DBRA meeting, as presented. Ms. Elias seconded the motion.

**Approval of Minutes:**

Mr. Scott called for a motion approving the minutes of July 12, 2023, as presented.

The Board took the following action:

Ms. DeSantis made a motion approving the minutes of the July 12, 2023 Board meeting, as presented. Mr. Dueweke seconded the motion.  
DBRA Resolution Code 23-07-02-325 was unanimously approved.

**PUBLIC COMMENT**

None.

**PROJECTS**

**Land Assembly Project (Stellantis) – Extension of Escrow Deadline Under Transactions with Soave Enterprises**

Ms. Navin presented the Land Assembly Project (Stellantis) – Extension of Escrow Deadline Under Transactions with Soave Enterprises to the DBRA Board.

In connection with the development of Stellantis's (fka FCA) new assembly plant near the intersection of Mack and Conner, the City of Detroit Brownfield Redevelopment Authority ("DBRA") and the City of Detroit (the "City"), The Economic Development Corporation of the City of Detroit (the "EDC") and various affiliates of Soave Enterprises (collectively, the "Developer") entered into a series of land sale agreements pursuant to which the Developer purchased various publicly owned properties, including certain properties located in the I-94 Industrial Area owned by the EDC (collectively, the "Properties") and the City acquired certain properties from the Developer necessary for the development of Stellantis. Pursuant to the land sale agreements, the sale proceeds from the transactions were to be held in escrow under a Site Prep Escrow Agreement (the "Escrow Agreement") and released to the Developer as reimbursement for certain eligible

activities undertaken at the Properties. Under the Escrow Agreement any escrowed funds not released to the Developer on or before August 4, 2023 (the “Escrow Deadline”) were to be released to the EDC, DBRA or the City, as applicable.

Since the closing on the Properties, the Developer has diligently undertaken eligible activities in order to prepare the Properties for development. To date, approximately \$792,000 has been released, leaving a balance of approximately \$866,000.

Nonetheless, with respect to a larger infrastructure removal and relocation project required on the Properties, the Developer has encountered several delays, due in large part to the complexity of the project and the various governmental and utility company approvals required for the work as well as earlier COVID related delays. Due to various delays to date and the possibility of future delay, the Developer has requested an extension of the Escrow Deadline to August 4, 2024, solely with respect to the eligible activities described on Exhibit A hereto (the “Extended Scope”).

Staff believes the requested extension is reasonable given the complexity of the project and the importance of creating shovel ready industrial sites in the City and recommends approval of an extension of the Escrow Deadline to August 4, 2024, for the Extended Scope.

A resolution was attached for the Board’s consideration.

Mr. Scott asked for clarification on which area was being discussed. Ms. Navin used a map to explain which parcels had been sold previously and displayed the area that is being discussed for this project.

Ms. DeSantis asked about the terms reached with Soave in order to acquire land and sell land to them. Ms. Navin responded that Soave sold a piece of their property, with the promise that the city would sell them two particular parcels. Ms. DeSantis inquired if Soave had been drawing on the cash produced. Ms. Navin answered that Soave has been drawing on the cash for three years.

Mr. Scott called for a motion to approve the Land Assembly Project (Stellantis) – Extension of Escrow Deadline Under Transactions with Soave Enterprises, as presented. The Board took the following action:

Mr. George made a motion to approve the Land Assembly Project (Stellantis) – Extension of Escrow Deadline Under Transactions with Soave Enterprises, as presented. Ms. Elias seconded the motion.  
DBRA Resolution Code 23-07-262-51 was unanimously approved.

**Land Assembly Project (Stellantis) – Terminal Street Reconstruction and Parking Lot Project: Authorization to Enter into Contract with Major Contracting Group, Inc.**

Mr. Cameron presented the Land Assembly Project (Stellantis) – Terminal Street Reconstruction and Parking Lot Project: Authorization to Enter into Contract with Major Contracting Group, Inc. to the DBRA Board.

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

In connection with the Land Assembly Project, the DBRA is seeking a qualified contractor to reconstruct approximately 1,000 ft. of Terminal Street from E. Jefferson Avenue to Edlie Street and build out the Terminal Street parking lot located in the City. This parking lot will be used to help remove street parking in the vicinity of the newly constructed Stellantis (fka Fiat Chrysler) (“Stellantis”) Mack Avenue Assembly Plant to allow for additional truck traffic to and from the site and its related facilities. To solicit proposals for such work, DBRA staff issued a request for proposals that was published in print and online at BidNet.

All bidders were asked to provide a bid to perform the following work (collectively, the “Work”):

- Reconstruction of approximately 1,000 ft. of Terminal Street from E. Jefferson Avenue to Edlie Street. The scope includes demolition of existing concrete roadway, sidewalks, fence, driveways, storm sewers, and fire hydrants. Construct new 36' wide 10" concrete pavement with integral curb, 12" aggregate base, widening of the E. Jefferson intersection, sidewalks, storm sewer, fire hydrants, fencing, earthwork, ADA ramps, striping and restoration.
- Construct a 40' by 230' parking lot at the southeast corner of Jefferson and Terminal Street. The scope includes removal of stone surface, demolition of existing buried building slab and foundations, earth excavation, storm sewers, aggregate base, HMA pavement, concrete approach, concrete curb and gutter, lighting, fencing and landscaping.

Following DBRA's solicitation for bids, DBRA received bids from two (2) contractors and conducted post-bid interviews with selected bidders. Prior to evaluating the bids received, DBRA staff applied an equalization credit to Detroit-headquartered and Detroit-based businesses. The two (2) bids received, adjusted for the equalization credit, and the score given to each bid are as follows:

Bidder	Location	Base Bid Price	Equalization Credit	Adjusted Base Bid Price	Score
Major Contracting	Detroit, MI	\$1,970,810.98	2%	\$1,931,394.76	<b>1</b>
Iafrate Construction	Warren, MI	\$2,127,288.61	N/A	N/A	<b>1.4</b>

DBRA staff evaluated and scored the bids to determine that Major Contracting Group, Inc (the "Contractor") was the most responsive bidder. DBRA staff determined that the Contractor was best equipped to perform and complete the Work within the required timeline for the following reasons:

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

The Contractor has proposed a not-to-exceed contract amount of One Million Nine Hundred Seventy Thousand Eight Hundred Ten and 98/100 (\$1,970,810.98) Dollars for the performance of the Work.

DBRA Staff is requesting the DBRA board authorize the execution of a contract with the Contractor to perform the Work at the not to exceed amount of One Million Nine Hundred Seventy Thousand Eight Hundred Ten and 98/100 (\$1,970,810.98) Dollars. The Work will be paid from Land Assembly Project funds dedicated to the Stellantis project.

DBRA staff is also recommending that a contingency representing ten (10%) percent of the total value of the Work, or One Hundred Ninety-Seven Thousand Eighty-One and 00/100 (\$197,081.00) Dollars be established to be disbursed upon the authorization of any two Officers, or any one of the Officers and any of the Authorized Agents of the DBRA, or any two Authorized Agents of the DBRA.

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

Mr. Dueweke asked why the DBRA was being asked to contribute monetarily to the project. Mr. Cameron responded that this project was a part of the Land Assembly project which had been previously approved by the DBRA Board. Mr. Dueweke stated that the FCA doesn't own the adjacent warehouse property being

discussed. Ms. Navin stated that FCA is the tenant of the warehouse facility. Mr. Dueweke commented that he never sees Chrysler trucks at the facility. Ms. Navin responded that they are the user of the property but is unable to speak on their operational practices.

Ms. DeSantis stated that she has spoken previously about the issues with the warehouse facility which is near St. Jean and E. Jefferson. Ms. DeSantis explained that the site is filled with parked trucks that are very visible to E. Jefferson, has issues with unregulated parking in the area, and causes immense truck traffic for the neighborhood. Ms. DeSantis asked if this street parking lot will alleviate the issues she outlined.

Mr. Dueweke asked if this project will allow trucks to enter the warehouse site from E. Jefferson instead of having to use Clairpointe to help with some of the truck traffic.

Mr. Cameron stated that the purpose of the project is to reconstruct the street and create parking for trucks on and near Terminal Street to relieve parking elsewhere and he was not sure if the project would impact the warehouse that Ms. DeSantis and Mr. Dueweke are referring to.

Ms. Navin explained that the purpose of the expansion and reconstruction of Terminal Street is to create a safe place for trucks to park. Ms. Navin added that she cannot speak to how this will impact the truck traffic on Clairpointe Street.

Ms. DeSantis expressed her disappointment with Stellantis and its operations in the neighborhood and based on those broader concerns advised Mr. Scott that she would be voting no on this project.

Mr. George asked who owned Terminal Street. Ms. Navin answered that the city owns the street. Mr. George asked what exactly would be done to the street itself as part of this project. Mr. Cameron answered that the street would be repaved.

Mr. Scott called for a motion to approve the Land Assembly Project (Stellantis) – Terminal Street Reconstruction and Parking Lot Project: Authorization to Enter into Contract with Major Contracting Group, Inc., as presented. The Board took the following action:

Ms. Elias made a motion to approve the Land Assembly Project (Stellantis) – Terminal Street Reconstruction and Parking Lot Project: Authorization to Enter into Contract with Major Contracting Group, Inc., as presented. Mr. Scott seconded the motion.

Ms. DeSantis, Mr. George, and Mr. Dueweke voted no. Ms. Elias and Mr. Scott voted yes.

DBRA Resolution Code 23-07-262-52 failed.

Ms. DeSantis stated that if the project is brought back to a future DBRA meeting, she would want a representative from Stellantis to be present to speak to how the concerns raised will be addressed.

### **210 Bethune Brownfield Plan**

Ms. Capler presented the 210 Bethune Brownfield Plan to the DBRA Board.

#### **Project Introduction**

EBE Bethune, LLC is the project developer (“Developer”). The Property is occupied by a two-story building (the main building) that was previously utilized as a mounted police station, and a two-story building (the eastern building) that was previously utilized for storage and horseshoeing. Both buildings were operated by the City of Detroit’s Police Department until the mounted police division was disbanded in 2005 and the buildings have been unoccupied since that time. Prior to its use as a mounted police station, the Property was occupied by residential dwellings as early as 1897. Phase I of the project will redevelop the main building into office space consisting of approximately 9,067 square feet which will be occupied Kode Labs, the Developer’s parent entity. Phase II of the project will commence after the redevelopment of the main building has been completed and will consist of approximately 1,150 square feet of retail or restaurant space. Additionally, the overgrown vegetation on the eastern portion of the Property will be cleared to create

an outdoor event space that will be open for public use with landscaping that includes open green space, native pollinator garden beds, street trees, and sidewalk improvements. It is currently anticipated construction for Phase I will begin in the fall of 2023 and all eligible activities are anticipated to be completed within two (2) years thereafter. Phase II is estimated to begin in late 2025.

The total investment is estimated to be \$2.7 million. The Developer is requesting \$826,203.00 in TIF reimbursement.

There will be approximately 48 temporary construction jobs and approximately 20 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, bounded by East Bethune Street to the north, John R Street to the east, Custer Avenue to the south, and the property line to the west in North End 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 is determined to be a “facility” as defined by Act 381.

Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include environmental assessment activities, due care activities, interior demolition and asbestos abatement, infrastructure improvements, site preparation, and the development, preparation and implementation of a brownfield plan and an Act 381 work plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

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

**COSTS TO BE REIMBURSED WITH TIF**

1. Environmental Assessment Activities	\$31,320.00
2. Department Specific Activities	\$138,000.00
3. Demolition	\$92,400.00
4. Asbestos and Lead Abatement	\$215,000.00
5. Site Preparation	\$52,050.00
6. Infrastructure Improvements	\$158,970.00
7. Brownfield Plan & Work Plan	\$40,000.00
8. Contingency (15%)	\$98,463.00
<b>Total Reimbursement to Developer</b>	<b>\$826,203.00</b>
9. Authority Administrative Costs	\$160,140.00
10. State Brownfield Redevelopment Fund	\$51,327.00
11. Local Brownfield Revolving Fund	\$37,811.00
<b>TOTAL Estimated Costs</b>	<b>\$1,075,481.00</b>

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) Tax Abatement.

Attached for the Board's review and approval was a resolution authorizing the 210 Bethune 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. George asked if the development team planned to bring horseshoeing to the property. Mr. Demaj answered that the smaller building on the property is flexible, and they are open to any ideas to fill the space.

Ms. DeSantis advised the development team to reach out to Detroit Horsepower as an avenue to bring horses to the property. Mr. Demaj agreed and mentioned that they will need creative ideas for the smaller building.

Mr. Scott called for a motion to authorize a public hearing for the 210 Bethune Brownfield Plan and refer it to the CAC, as presented. The Board took the following action:

Mr. George made a motion to authorize a public hearing for the 210 Bethune Brownfield Plan and refer it to the CAC, as presented. Ms. DeSantis seconded the motion.  
DBRA Resolution Code 23-07-319-01 was unanimously approved.

### **601 Piquette Brownfield Plan**

Mr. Vosburg presented the 601 Piquette Brownfield Plan to the DBRA Board.

#### Project Introduction

601 Piquette Holdings, L.L.C. is the project developer ("Developer"). The project will include rehabilitation and extensive repair to the current ~515,000 square foot building and associated parking located on the Property. A comprehensive redevelopment plan has not yet been finalized, but will likely incorporate high-tech manufacturing, logistics, distribution, and warehousing associated with manufacturing operations. The proposed redevelopment will allow for the expansion of existing businesses in Detroit and will create a viable industrial property which meets the demands of modern industrial operations. It is currently anticipated that pre-development activities will begin in the summer of 2023 and eligible activities will be completed within twelve (12) months.

The total investment is estimated to be \$22.3 million. The Developer is requesting \$12,075,333.00 in TIF reimbursement.

There will be approximately 60 temporary construction jobs expected and approximately 3 permanent jobs to be created by the developer. Additional jobs are anticipated to be created by the end user of the project.

#### Property Subject to the Plan

The eligible property (the "Property") consists of two (2) parcels, 601 Piquette and 530 Piquette, bounded by a rail line (prior to East Milwaukee Avenue) to the north, Hastings Street to the east, Harper Avenue to the south and Beaubien Boulevard to the west. Piquette Avenue runs between the two parcels in the Milwaukee Junction 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 Properties are determined to be "facilities" as defined by Act 381.

### Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include department specific activities, due care activities, demolition, lead, asbestos and mold survey and abatement, infrastructure improvements, interest, and the development, preparation and implementation of a brownfield plan and an Act 381 work plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

### Tax Increment Financing (TIF) Capture

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

### **COSTS TO BE REIMBURSED WITH TIF**

1. Pre-Approved Environmental Activities	\$199,000.00
2. Due Care Compliance Activities	\$3,029,000.00
3. Demolition	\$1,154,821.00
4. Asbestos, Lead, and Mold Activities	\$2,810,000.00
5. Infrastructure Improvements	\$89,701.00
6. Contingency (15%)	\$1,062,528.00
7. Brownfield Plan & Work Plan	\$60,000.00
8. Interest	\$3,463,196.00
<b>Total Reimbursement to Developer</b>	<b>\$11,868,246.00</b>
9. Authority Administrative Costs	\$1,796,198.00
10. State Brownfield Redevelopment Fund	\$465,725.00
11. Local Brownfield Revolving Fund	\$740,455.00
<b>TOTAL Estimated Costs</b>	<b>\$14,870,624.00</b>

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 an Industrial Facilities Exemption (PA 198) Tax Abatement.

Attached for the Board’s review and approval was a resolution authorizing the 601 Piquette 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 asked how the industrial facilities exemption functions. Mr. Vosburg explained that this abates all but the school taxes for the first twelve years of the Brownfield Plan.

Mr. George asked what the building was used for in the past. Mr. Vosburg explained that the building has always been used for industrial uses but is currently vacant.

The development team gave a summary of the history of the building, the planned renovations and remediation, and the end users that are being pursued for the building.



Ms. DeSantis asked the developer to narrate the capital stack provided to Board members. Mr. Moises gave a summary of the capital stack.

Ms. DeSantis asked why the Port Authority would be interested in this property. Mr. McCallion responded that the Port Authority has an EPA revolving fund that they utilize for projects of this nature.

Ms. DeSantis asked for some insight into who the tenant for the property would be and their environmental impact. Mr. Moises responded that his team is under an NDA with a possible user, but assured the Board that the tenant will not be one that will emit noxious fumes and is focused on clean technologies.

Mr. Scott called for a motion to authorize a public hearing for the 601 Piquette Brownfield Plan and refer it to the CAC, as presented. The Board took the following action:

Mr. George made a motion to authorize a public hearing for the 601 Piquette Brownfield Plan and refer it to the CAC, as presented. Mr. Dueweke seconded the motion. DBRA Resolution Code 23-07-320-01 was unanimously approved.

#### **ADMINISTRATIVE**

None.

#### **OTHER**

None.

#### **ADJOURNMENT**

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

On a motion by Mr. Dueweke, seconded by Mr. George, the meeting was unanimously adjourned at 5:13 PM.



CODE DBRA 23-07-02-325

**APPROVAL OF MINUTES OF JULY 12, 2023**

RESOLVED, that the minutes of the regular meeting of July 12, 2023 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Detroit Brownfield Redevelopment Authority.

July 26, 2023



**CODE DBRA 23-07-262-51**

**LAND ASSEMBLY PROJECT (STELLANTIS) – EXTENSION OF ESCROW DEADLINE UNDER TRANSACTIONS WITH SOAVE ENTERPRISES**

**WHEREAS**, in connection with the development of Stellantis’s (fka FCA) new assembly plant near the intersection of Mack and Conner, the City of Detroit Brownfield Redevelopment Authority (“DBRA”) and the City of Detroit (the “City”), The Economic Development Corporation of the City of Detroit (the “EDC”) and various affiliates of Soave Enterprises (collectively, the “Developer”) entered into a series of land sale agreements pursuant to which the Developer purchased various publicly owned properties, including certain properties located in the I-94 Industrial Area owned by the EDC (collectively, the “Properties”) and in turn, the City acquired from Developer certain properties necessary for the Stellantis development; and

**WHEREAS**, pursuant to the land sale agreements, the sale proceeds from the transactions were to be held in escrow under a Site Prep Escrow Agreement (the “Escrow Agreement”) and released to the Developer as reimbursement for certain eligible activities undertaken at the Properties, with any escrowed funds not released to the Developer on or before August 4, 2023 (the “Escrow Deadline”) were to be released to the EDC, DBRA or the City, as applicable; and

**WHEREAS**, due to various delays encountered by the Developer with respect to a larger infrastructure removal and relocation project required on the Properties, Developer has requested, and staff supports, an extension of the Escrow Deadline to August 4, 2024, solely with respect to the eligible activities described on Exhibit A hereto (the “Extended Scope”); and

**WHEREAS**, the Board has reviewed the extension request and finds it reasonable and otherwise consistent with its statutory powers and purposes.

**NOW, THEREFORE, BE IT RESOLVED**, that the DBRA Board of Directors hereby authorizes an amendment to the Escrow Agreement extending the Escrow Deadline to August 4, 2024, solely with respect to the Extended Scope.

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

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

July 26, 2023

**EXHIBIT A**  
**Extended Scope**

See attached.



**CODE DBRA 23-07-319-01**

**210 BETHUNE 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 **210 Bethune 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.

July 26, 2023



**CODE DBRA 23-07-320-01**

**601 PIQUETTE 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 **601 Piquette 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.

July 26, 2023



# DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

DBRA BOARD MEETING & CAC MEETING

Wednesday, July 26, 2023



# 210 Bethune Brownfield Plan

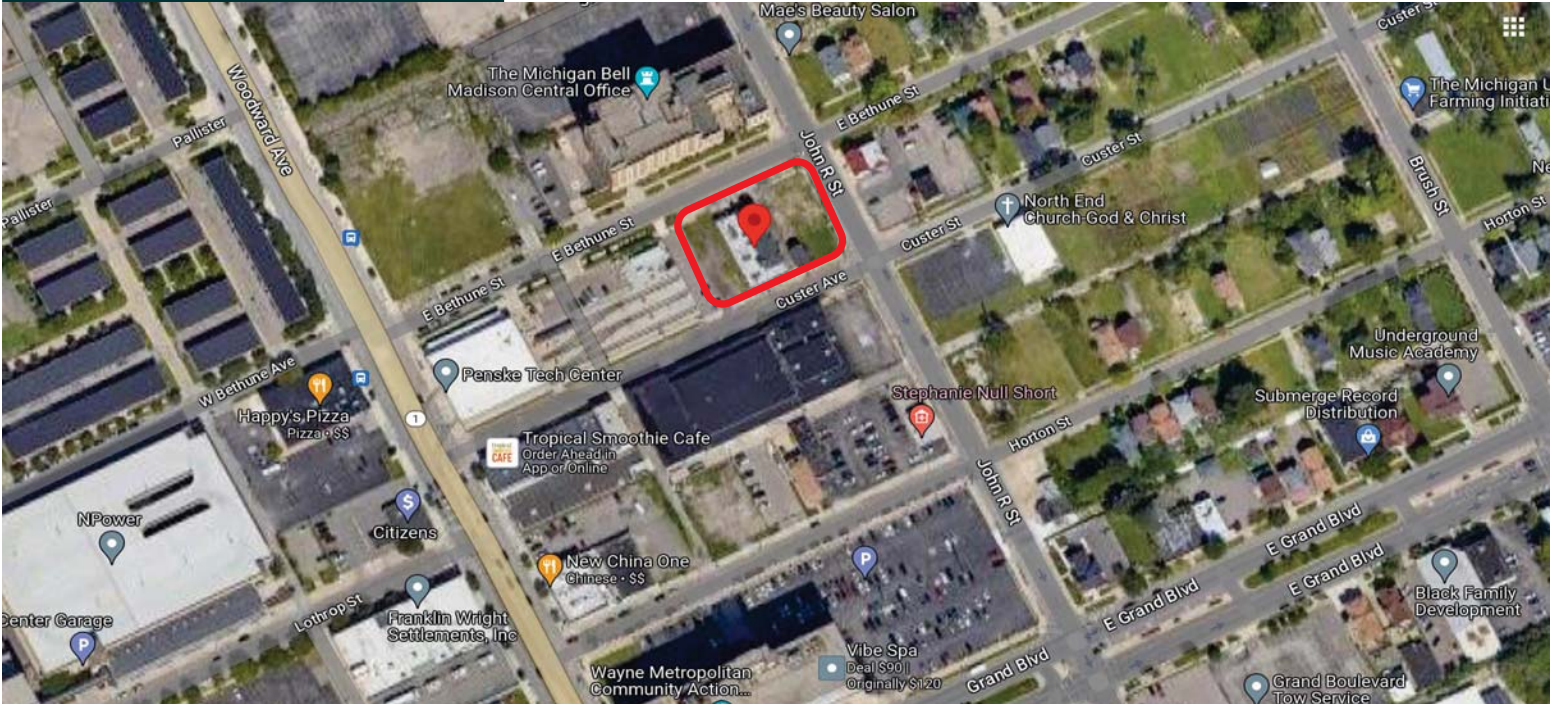
**PUBLIC ACT  
381**







## 210 Bethune Brownfield Plan | Location Map



## 210 Bethune Brownfield Plan | Current Conditions







## 210 Bethune Brownfield Plan | Current Conditions



## 210 Bethune Brownfield Plan | Rendering







## 210 Bethune Brownfield Plan | Rendering



## 210 Bethune Brownfield Plan | Rendering







## 210 Bethune Brownfield Plan | Rendering



## 210 Bethune Brownfield Plan | Capital Stack

Land/Building Contribution	\$350,000.00
Keybank Loan	\$1,921,838.00
Cash Equity	\$473,645.00
<b>Total</b>	<b>\$2,745,483.00</b>

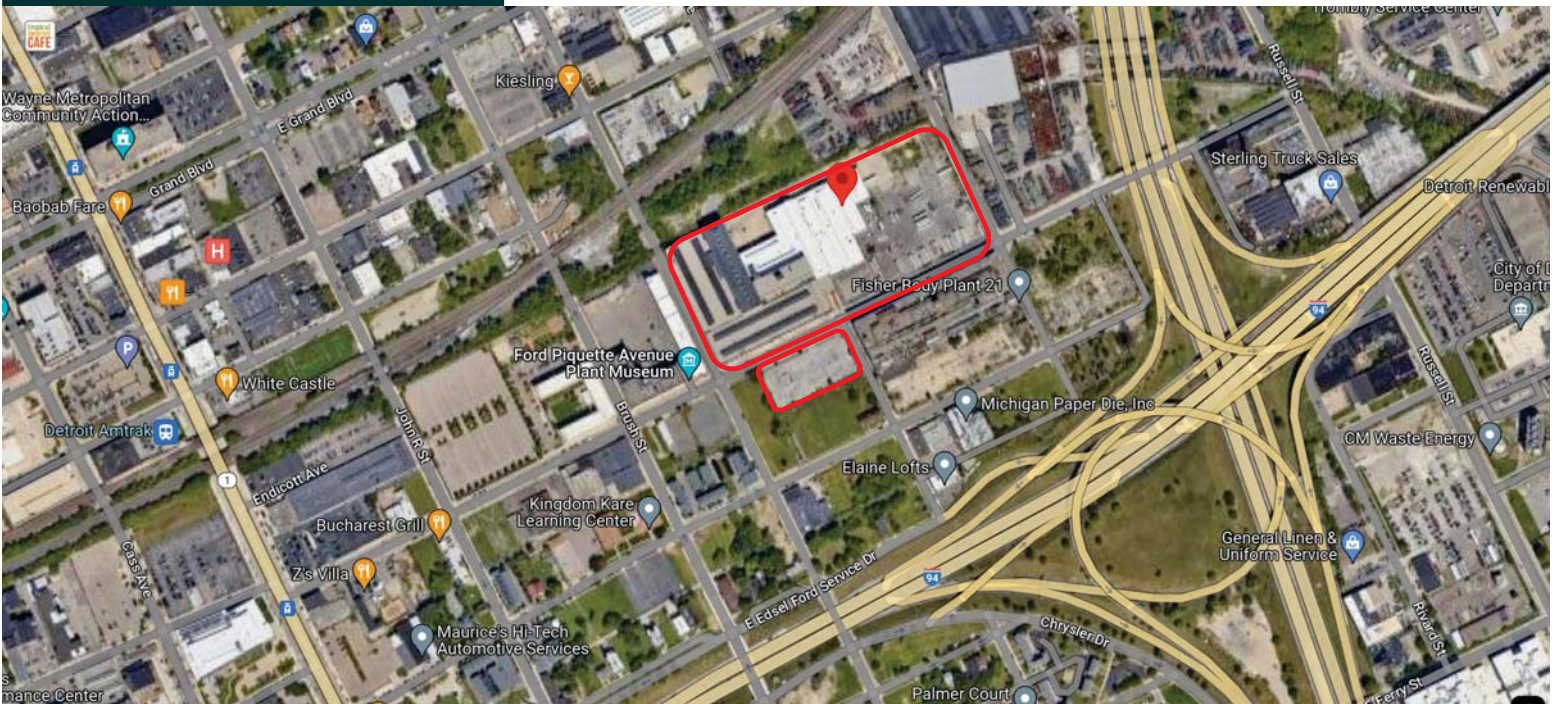


# 601 Piquette Brownfield Plan

**PUBLIC ACT  
381**



## 601 Piquette Brownfield Plan | Location Map







## 601 Piquette Brownfield Plan | Current Conditions



## 601 Piquette Brownfield Plan | Current Conditions



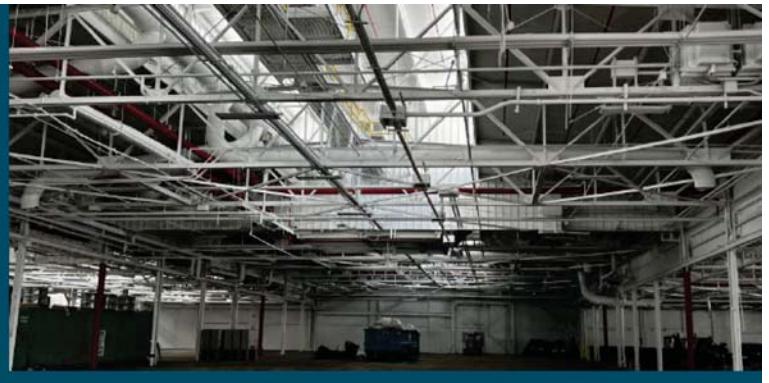




## 601 Piquette Brownfield Plan | Current Conditions



## 601 Piquette Brownfield Plan | Current Conditions







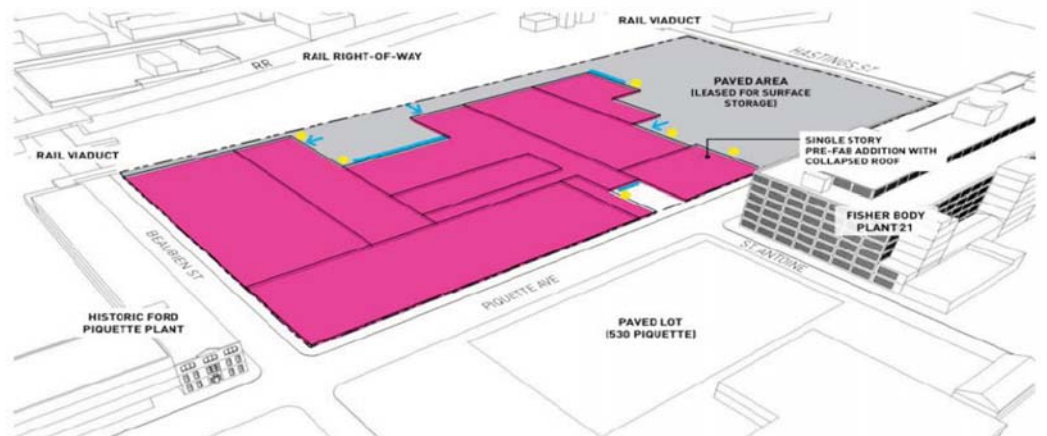
## 601 Piquette Brownfield Plan | Rendering



## 601 Piquette Brownfield Plan | Project Plans

# SITE + BUILDING ANALYSIS

<b>Total Parcel Area</b>	535,919 sf (12.303 acres)
<b>Commercial Floor Area</b>	+/- 514,000 sf
<b>Commercial Structures</b>	21
<b>Building Footprint</b>	+/- 282,700 sf (55% of site)
<b>Paved Surface</b>	+/- 238,700 sf (45% of site)
<b>Drainage Fee (Annual Totals)</b>	
601 Piquette	\$110,727 (\$750/acre x 12.30)
530 Piquette	\$11,394 (\$750/acre x 1.27)



**LEGEND:**  
 LOADING DOCK  
 VEHICLE ACCESS DOOR  
 MAN. DOOR



Independent Bank	\$13,595,000.00
DWCPA	\$600,000.00
Owner Equity	\$8,149,545.00
<b>Total</b>	<b>\$22,344,545.00</b>

**QUESTIONS?**

**Cora Capler**

BROWNFIELD REDEVELOPMENT  
MANAGER

[CCAPLER@DEGC.ORG](mailto:CCAPLER@DEGC.ORG)

