



Detroit Brownfield Redevelopment Authority
500 Griswold Street • Suite 2200
Detroit, Michigan 48226
Phone: 313 963-2940
Fax: 313 963-8839

**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, NOVEMBER 28, 2018
4:00 PM**

BOARD MEMBERS PRESENT:

Juan Gonzalez
Pamela McClain
Donele Wilkins
Stephanie Washington
John George
Maggie DeSantis

BOARD MEMBERS ABSENT:

Matthew Walters
Ray Scott
Sonya Mays

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Kenyetta Bridges (DEGC)
Elizabeth Brinson (DEGC)
Ngozi Nwaesei (Lewis & Munday)
Galaan Dafa (Develop Detroit)



Detroit Brownfield Redevelopment Authority
500 Griswold Street • Suite 2200
Detroit, Michigan 48226
Phone: 313 963-2940
Fax: 313 963-8839

**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, NOVEMBER 28, 2018
DETROIT ECONOMIC GROWTH CORPORATION
500 GRISWOLD SUITE 2200 DETROIT, MI – 4:00 PM**

CALL TO ORDER

Vice-Chair Maggie DeSantis called the meeting to order at 4:10 PM.

GENERAL

Ms. DeSantis called for a motion approving the changes to the agenda, including the addition of the Comprehensive General Liability Insurance Policy item and the movement of the Industrial Land Assembly: Engagement of Environmental Firms item to the first item in the Projects section of the agenda.

On a motion by Ms. Wilkins, seconded by Ms. McClain, the changes to the agenda were approved.

Approval of Minutes:

Ms. DeSantis called for a motion approving the minutes of November 7, 2018 as presented. The Board took the following action:

On a motion by Ms. McClain, seconded by Ms. Wilkins, DBRA Resolution Code 18-11-02-244 was unanimously approved.

Treasurer's Report

Ms. Brinson presented the October 2018 Treasurer's report.

Ms. DeSantis called for a motion approving the October 2018 Treasurer's Report as presented. The Board took the following action:

On a motion by Mr. George, seconded by Ms. McClain, DBRA Resolution Code 18-10-03-181 was unanimously approved.

PROJECTS

Industrial Land Assembly: Engagement of Environmental Firms

Mr. Vosburg presented the terms for the engagement of environmental firms for the Industrial Land Assembly Project.

As the Board is aware, the City of Detroit administration has requested the assistance of the City of Detroit Brownfield Redevelopment Authority ("DBRA") in industrial land assembly activities aimed at establishing market-ready industrial sites within City limits in order to attract manufacturing and logistics companies (the "Land Assembly Project"). On October 24, 2018 (DBRA 18-10-262-01) and November 7, 2018 (DBRA 18-10-262-02) the Board approved certain initial steps in connection with the Land Assembly Project, including the allocation and acceptance of a total of \$10 Million in initial funds for the Land Assembly Project.

In connection with the Land Assembly Project, the DBRA has solicited quotes from select environmental firms to perform environmental due diligence activities. From these requested quotes, DBRA staff have selected DLZ and AKT Peerless as qualified, responsive firms.

SCHEDULE AND PROFESSIONAL FEES – AKT Peerless

Phase 1 ESA	\$2,200
Phase 2 ESA Activities	\$24,280
ALTA Survey	\$16,100
BEA	\$1,500
25% Contingency	\$11,020
Total Board Approved Amount	\$55,100

SCHEDULE AND PROFESSIONAL FEES – DLZ

Phase 1 ESA	\$6,000
Phase 2 ESA Activities	\$35,374
Building Survey	\$4,750
ALTA Survey	\$18,150
BEA	\$4,000
25% Contingency	\$17,068
Total Board Approved Amount	\$85,342

Pursuant to the delegation of authority adopted by the DBRA Board on October 10, 2018, DBRA's Authorized Agents executed a notice to proceed to DLZ and AKT Peerless for the following portions of the proposed scopes: Phase 1 ESAs.

A resolution approving and authorizing the DBRA to enter into a contract with AKT Peerless and DLZ for the above described services to be paid from the \$10 million in funds from the City was attached for the DBRA Board's review and consideration.

Ms. Washington asked if DLZ and AKT Peerless were located in the City of Detroit. Mr. Vosburg stated that both DLZ and AKT Peerless have offices in the City of Detroit.

Mr. George asked if the DBRA has received the funding from the City of Detroit for the Industrial Land Assembly project. Mr. Vosburg confirmed that the DBRA has received the funding from the City of Detroit for the Industrial Land Assembly project.

Ms. DeSantis asked why two firms are being engaged for the same scope of services. Mr. Vosburg stated that the two firms will be working independently on different properties.

Ms. DeSantis asked why a building survey is included in the scope for the services to be performed by DLZ and not for AKT Peerless. Mr. Vosburg stated that a building survey was not required for the properties that AKT Peerless will be providing services for.

Ms. DeSantis called for approval of the Industrial Land Assembly Project: Engagement of Environmental Firms. The Board took the following action:

On a motion by Mr. George, seconded by Mr. Gonzalez, DBRA Resolution Code 18-11-262-03 was unanimously approved.

Amended and Restated Joe Louis Arena Brownfield Redevelopment Plan: Reimbursement Agreement

Mr. Vosburg presented the Reimbursement Agreement for the Amended and Restated Joe Louis Arena Brownfield Redevelopment Plan to the DBRA Board.

A Plan Amendment was requested due to increased Eligible Activities that have recently been discovered by environmental consultants working on behalf of the City of Detroit. Abatement and Demolition activities have increased from \$3.6 million the original Plan to approximately \$8.8 million in the Plan Amendment. Engineering Services: Demo Design has increased from \$790,286 to \$840,286. New Eligible Costs of Due Care Activities, Response Activities and Interest totaling approximately \$2.7 million are new Eligible Cost. In total, the Eligible Costs have increased from \$5,561,009 to \$14,363,147.

Project Introduction

In connection with the development of the property commonly known as the “Little Caesars Arena”, an agreement was reached by the applicable parties to demolish the JLA once the Little Caesars Arena was completed and ready for use. As of the date of this Plan, the Little Caesars Arena has been completed and the Detroit Red Wings have vacated the JLA and relocated to the Little Caesars Arena.

The primary purpose of this Plan Amendment is to increase the amount of tax increment revenues that can be captured for reimbursement of eligible activities. This increase is a result of additional information that was subsequently discovered following the original Brownfield Plan approval. The capture of tax increment revenues pursuant to the Plan Amendment is to reimburse for eligible activities in connection with the demolition of the JLA and to prepare the Property for a future mixed-use development, which may include residential, commercial, and/or retail space. For the purposes of this Plan, the use of the term “Developer” shall refer to the City of Detroit. The City of Detroit is the owner of Joe Louis Arena and the Detroit Building Authority will oversee demolition.

Total TIF reimbursement amount for the demolition and related eligible activities under this Plan is \$14,363,147.

Property Subject to the Plan

The eligible property (the “Property”) consists of six (6) parcels located at 27 Washington Boulevard. The common address of the JLA is also known as “600 Civic Center Drive.” 25 Washington Boulevard, 29 Washington Boulevard, 31 Washington Boulevard, and 33 Washington Boulevard are properties that are adjacent and continuous to 27 Washington Boulevard. 501 Third is also adjacent to 27 Washington Boulevard and is the location of the Detroit People Mover – Joe Louis Arena Station Stop. The Property is located adjacent to the Central Business District and is generally bounded by Jefferson Street to the north, Atwater Street to the east, Detroit River to the south and Cobo Convention Center to the west.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for a public purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a functionally obsolete or adjacent and contiguous 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, demolition and abatement and brownfield plan and work plan preparation and brownfield plan implementation. 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 begin within eighteen months and be completed within three (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

Description of Eligible Activities	Estimated Cost
MSF Activities	
1. ALTA Survey	\$ 18,200
2. Engineering Services: Demo Design	\$ 840,286
3. Abatement and Demolition	\$ 8,829,870
4. Brownfield and Work Plan Preparation	\$ 15,000
5. Brownfield Plan Implementation	\$ 15,000
6. 15% Contingency	\$ 1,453,253
7. MSF Interest	\$ 2,346,038
Subtotal MSF	\$ 13,517,647
MDEQ Activities	
8. Environmental Assessment Activities	\$ 375,000
9. Response Activities	\$ 20,000
10. Due Care Activities	\$ 200,000
11. Brownfield and Work Plan Preparation	\$ 15,000
12. Brownfield Plan Implementation	\$ 15,000
13. 15% Contingency	\$ 89,250
14. MDEQ Interest	\$ 131,250
Subtotal MDEQ	\$ 845,500
Subtotal Site Eligible Activities	\$ 14,363,147
15. DBRA Administrative Costs	\$ 2,429,098
16. Local Brownfield Revolving Fund	\$ 1,658,009
17. State Brownfield Redevelopment Fund	\$ 1,822,047
Total Other Eligible Activities	\$ 5,909,154
Total Estimated Cost to be Funded Through TIF	\$ 20,272,301

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 a loan through the Michigan Strategic Fund's Community Revitalization Program.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the October 24, 2018 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, November 5, 2018 at 5:30 pm at DEGC offices located at 500 Griswold, Suite 2200 in Detroit, Michigan. The results of the DBRA public hearing are attached.

Ms. McClain requested that changes to agreements be highlighted when presented to the DBRA Board for review.

Ms. Washington asked if the Reimbursement Agreement is for the Plan that was approved by Detroit City Council on November 20, 2018. Ms. Kanalos confirmed that the Reimbursement Agreement is for the Plan that was approved by Detroit City Council on November 20, 2018.

Ms. Nwaesei stated that the changes to the Reimbursement Agreement were in Sections 2(b) and 4(f) pertaining to interest.

Ms. DeSantis called for approval of the Reimbursement Agreement for the Amended and Restated Brownfield Redevelopment Plan for Joe Louis Arena. The Board took the following action:

On a motion by Mr. George, seconded by Ms. Washington, DBRA Resolution Code 18-11-256-06 was unanimously approved.

Eastern Market Gateway Brownfield Redevelopment Plan: Reimbursement Agreement

Mr. Vosburg presented the Reimbursement Agreement for the Eastern Market Gateway Brownfield Redevelopment Plan to the DBRA Board.

On September 12, 2018, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors recommended approval to City Council of the Brownfield Plan for the Amended and Restated Joe Louis Arena Redevelopment Project (the "Plan") which was subsequently approved by Detroit City Council on October 23, 2018. A requirement for Tax Increment Financing reimbursement pursuant to the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and Dev Detroit 1346 Gratiot LLC (the "Developer"). The Agreement has been prepared between the DBRA and the Developer and is presented to the DBRA for review and approval.

The Agreement and a resolution approving the Agreement and its subsequent execution are attached for your review and approval.

Project Introduction

Dev Detroit 1346 Gratiot LLC, an affiliate of Develop Detroit and Town Partners, is the project developer (the "Developer") for the Plan which entails the construction of approximately 200 residential units, with a minimum of 20% of those units priced to meet affordable unit requirements for 80% of the Area Median Income. Retail and commercial spaces will include a minimum of 20,000 square feet, inclusive of live/work spaces as well as anticipated restaurant/bar uses and additional tenants, which will be a mix of new construction and the rehabilitation of existing structures. A parking structure will be constructed in the central portion of the property with a minimum of 200 parking stalls, both structured and surface to accommodate the development. The Developer will create greenspace as well as a piazza on the western portion of the Property, creating a gathering space within the district.

The total investment is estimated to be \$70 million. The Developer is requesting \$16,531,896.00 in TIF reimbursement.

There will be 70 temporary construction jobs and 40 FTE jobs. The 70 temporary jobs are expected to be created over a 2-year period once construction begins. The FTE jobs will be associated with the commercial and retail aspects of the development.

Property Subject to the Plan

The eligible property (the "Property") consists of twenty-one (21) parcels, which will be combined into one parcel prior to City Council approval of the Plan: bounded loosely by Gratiot Avenue to the north, Russell Street to the east, Maple Street to the south, and Rivard Street to the west and includes the rights-of-way in Detroit's Eastern Market neighborhood.

Basis of Eligibility

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

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 Section 2 of Act 381, because they include Pre-Approved Activities, Department Specific Activities (such as environmental remediation and abatement), Demolition Activities, Asbestos and Lead Abatement, Infrastructure Improvements, Site Preparation Activities, and Preparation and Implementation of a Brownfield Plan/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. Construction is anticipated to begin in the spring of 2019 and eligible activities are slated to be completed within 24 months.

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

1. Environmental Investigation and BEA	\$80,000.00
2. Demolition	\$300,000.00
3. Lead and Asbestos Activities	\$110,000.00
4. Site Preparation	\$2,183,913.00
5. Infrastructure Improvements	\$11,020,160.00
6. Brownfield Plan & Act 381 Work Plan	\$60,000.00
7. Department Specific Activities	\$639,750.00
8. Contingency – (15%)	\$2,138,073.00
*Total Reimbursement to Developer	\$16,531,896.00
9. Authority Administrative Costs	\$2,760,691.00
10. State Brownfield Redevelopment Fund	\$1,107,017.00
11. Local Brownfield Revolving Fund	\$110,487.00
TOTAL Estimated Costs	\$20,510,091.00

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

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of Public Act 210 Tax Abatement, Michigan Community Revitalization Program funds, Project Based Vouchers (PBV), Low Income Housing Tax Credits (LIHTC), and HOME funds.

Ms. DeSantis called for a motion for a roll call vote approving the Reimbursement Agreement for the Brownfield Plan for Eastern Market Gateway, as presented. The Board took the following action:

On a motion by Ms. Wilkins, seconded by Ms. McClain, the Board took the following action: Mr. Gonzalez, Ms. Washington, Mr. George, Ms. Wilkins, and Ms. DeSantis voted to approve the resolution. No members present opposed the resolution. DBRA Resolution Code 18-11-260-03 was approved.

ADMINISTRATIVE

Ms. Kanalos presented the Comprehensive General Liability Insurance Policy for the Detroit Brownfield Redevelopment Authority to the DBRA Board.

Per resolution code 07-10-01-78, approved by the Detroit Brownfield Redevelopment Authority (the "DBRA") on October 11, 2007, authorization for renewal of DBRA's insurance policies is as follows:

"Automatic annual renewal of DBRA's Insurance Policies, including Comprehensive General Liability, Excess Liability, Directors and Officers Liability, Automobile and Not-for-Profit Organizations Crime Coverage policies. The annual renewals will be presented to the DBRA Board for prior approval only in the event when either the limits of coverage and/or the policy premiums are increased by more than 15 percent."

DBRA staff has been informed that the Comprehensive General Liability ("CGL") policy premium renewal is expected to increase from \$17,857.00 to \$30,936.00. This increase is based upon DBRA receipts for calendar year 2017, comprised of tax increment financing administrative fees and DBRA brownfield plan processing fees, which realized a significant increase largely due to the processing fees associated with Bedrock Transformational Brownfield Plan

A resolution authorizing the renewal of the DBRA CGL Insurance Policy was attached for the DBRA Board's review and approval.

Mr. George asked what the deductible is on the DBRA's Comprehensive General Liability policy. Ms. Kanalos stated that she did not have that information readily available, but that she would provide it to the DBRA Board.

Mr. George asked if the DBRA has inquired with other insurance companies for Comprehensive General Liability coverage. Ms. Kanalos stated that the DBRA uses Long Insurance Company which acts as a broker for the DBRA.

Ms. Washington asked if the DBRA expects to see additional Transformation Brownfield Plans presented for review and approval. Ms. Kanalos stated that there can be five Transformational Brownfield Plans in the State of Michigan, three of which have the ability to be located in the City of Detroit, and that there can only be Transformational Brownfield Plans approved before the end of 2022.

Ms. DeSantis called for a motion accepting the Comprehensive General Liability Insurance Policy for the Detroit Brownfield Redevelopment Authority, as presented.

On a motion by Ms. McClain, seconded by Ms. Wilkins, DBRA Resolution Code 18-11-01-206 was unanimously approved.

OTHER

Mr. George asked about the status of tablets for the DBRA Board as part of the initiative to save paper. Ms. Kanalos stated that the leadership at DEGC is reviewing the request.

Ms. Washington asked if there is an upcoming conference for Brownfields. Ms. Kanalos stated that the conferences for Brownfields are generally eighteen months apart and the next conference has not yet been announced.

PUBLIC COMMENT

None.

ADJOURNMENT

Citing no further business, Ms. DeSantis called for a motion to adjourn the meeting.

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



Detroit Brownfield Redevelopment Authority
500 Griswold Street • Suite 2200
Detroit, Michigan 48226
Phone: 313 963-2940
Fax: 313 963-8839

CODE DBRA 18-11-02-244

APPROVAL OF MINUTES NOVEMBER 7, 2018

RESOLVED, that the minutes of the regular meeting of November 7, 2018 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Detroit Brownfield Redevelopment Authority.

November 28, 2018



Detroit Brownfield Redevelopment Authority
500 Griswold Street • Suite 2200
Detroit, Michigan 48226
Phone: 313 963-2940
Fax: 313 963-8839

DBRA 18-11-03-181

ACCEPTANCE OF TREASURER'S REPORT FOR OCTOBER 2018

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period October 1 through October 31, 2018, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

November 28, 2018



Detroit Brownfield Redevelopment Authority
500 Griswold Street • Suite 2200
Detroit, Michigan 48226
Phone: 313 963-2940
Fax: 313 963-8839

CODE DBRA 18-11-256-06

**AMENDED AND RESTATED JOE LOUIS ARENA BROWNFIELD REDEVELOPMENT PLAN:
REIMBURSEMENT AGREEMENT**

WHEREAS, on November 7, 2018, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Amended and Restated Brownfield Plan (the "Plan") for a project captioned the Joe Louis Arena (the "Project"); and

WHEREAS, the Detroit City Council approved the Plan on November 20, 2018; and

WHEREAS, a condition to reimbursing the developer for eligible activities under the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and the City of Detroit as developer of the Project; and

WHEREAS, the Agreement has been drafted, approved as to form by DBRA legal counsel; and

WHEREAS, the Board of Directors desires to approve the Agreement, contingent upon Detroit City Council approval, and authorize its execution and delivery on behalf of the DBRA upon Detroit City Council approval;

NOW THEREFORE, BE IT RESOLVED, by the DBRA Board of Directors as follows:

1. The Agreement, in substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications additions, deletions or completions as are approved by DBRA legal counsel and the Officers or designated Authorized Agents of the DBRA executing the Agreement.
2. Any two Officers or designated Authorized Agents or one Officer and one designated Authorized Agent of the DBRA are authorized and directed to execute and deliver the Agreement.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be and the same hereby are repealed insofar as such conflict arises.
4. This Resolution shall take effect immediately upon Detroit City Council approval of the Plan.

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.

November 28, 2018



Detroit Brownfield Redevelopment Authority
500 Griswold Street • Suite 2200
Detroit, Michigan 48226
Phone: 313 963-2940
Fax: 313 963-8839

CODE DBRA 18-11-260-03

EASTERN MARKET GATEWAY BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT

WHEREAS, on September 12, 2018, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Brownfield Plan (the "Plan") for a project captioned Eastern Market Gateway (the "Project"); and

WHEREAS, the Detroit City Council approved the Plan on October 23, 2018; and

WHEREAS, a condition to reimbursing the developer for eligible activities under the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and Dev Detroit 1346 Gratiot LLC as developer of the Project; and

WHEREAS, the Agreement has been drafted, approved as to form by DBRA legal counsel; and

WHEREAS, the Board of Directors desires to approve the Agreement, contingent upon Detroit City Council approval, and authorize its execution and delivery on behalf of the DBRA upon Detroit City Council approval;

NOW THEREFORE, BE IT RESOLVED, by the DBRA Board of Directors as follows:

1. Two thirds (2/3) of the full membership of the Board of Directors of the DBRA, without the vote of Sonya Mays, has determined that the adoption of the Reimbursement Agreement for the **Brownfield Plan for the Eastern Market Gateway Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.
2. Two thirds (2/3) of the full membership of the Board of Directors of the DBRA, without the vote of Sonya Mays, approves the Agreement substantially in the form attached hereto. A copy of the Agreement is on file with the Secretary of the DBRA.
3. The Agreement, in substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications additions, deletions or completions as are approved by DBRA legal counsel and the Officers or designated Authorized Agents of the DBRA executing the Agreement.
4. Any two Officers or designated Authorized Agents or one Officer and one designated Authorized Agent of the DBRA are authorized and directed to execute and deliver the Agreement.
5. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be and the same hereby are repealed insofar as such conflict arises.
6. This Resolution shall take effect immediately upon Detroit City Council approval of the Plan.

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.

November 28, 2018



Detroit Brownfield Redevelopment Authority
500 Griswold Street • Suite 2200
Detroit, Michigan 48226
Phone: 313 963-2940
Fax: 313 963-8839

CODE DBRA 18-11-262-03

LAND ASSEMBLY PROJECT: ENGAGEMENT OF ENVIRONMENTAL FIRMS

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

WHEREAS, on November 7, 2018 (DBRA 18-10-262-02), the Board accepted a total of \$10 Million in funds from the City for the Land Assembly Project; and

WHEREAS, DBRA staff have solicited quotes from select environmental firms to perform environmental due diligence activities for the Land Assembly Project and have selected AKT Peerless and DLZ as qualified responsive firms (the "Firms"); and

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

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby authorizes the engagement of the Firms to provide the Scope of Services at the rates described in **Exhibit A**.

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.

November 28, 2018

Exhibit A

SCHEDULE AND PROFESSIONAL FEES – AKT Peerless

Phase 1 ESA	\$2,200
Phase 2 ESA Activities	\$24,280
ALTA Survey	\$16,100
BEA	\$1,500
25% Contingency	\$11,020
Total Board Approved Amount	\$55,100

SCHEDULE AND PROFESSIONAL FEES – DLZ

Phase 1 ESA	\$6,000
Phase 2 ESA Activities	\$35,374
Building Survey	\$4,750
ALTA Survey	\$18,150
BEA	\$4,000
25% Contingency	\$17,068
Total Board Approved Amount	\$85,342



Detroit Brownfield Redevelopment Authority
500 Griswold Street • Suite 2200
Detroit, Michigan 48226
Phone: 313 963-2940
Fax: 313 963-8839

CODE DBRA 18-11-01-206

ADMINISTRATION: AUTHORIZATION OF RENEWAL OF COMPREHENSIVE GENERAL LIABILITY INSURANCE POLICY WITH JAMES RIVER INSURANCE CO.

RESOLVED, THAT THE Board of Directors of the Detroit Brownfield Redevelopment Authority (the "DBRA") hereby authorizes the renewal of the Comprehensive General Liability Policy with James River Insurance Co. for the policy premium of \$30,936.00 for 2018-2019.

November 28, 2018