



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
SPECIAL BOARD OF DIRECTORS MEETING  
THURSDAY, MAY 21, 2020  
9:00 AM**

**BOARD MEMBERS PRESENT:**

Pamela McClain  
John George  
Donele Wilkins  
Stephanie Washington  
Sonya Mays  
Juan Gonzalez  
Maggie DeSantis  
Amanda Elias

**BOARD MEMBERS ABSENT:**

Raymond Scott

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Paul Kako (DEGC)  
Rebecca Navin (DEGC)  
Kenyetta Bridges (DEGC)  
Maxwell Cameron (DEGC)



**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY SPECIAL MEETING  
THURSDAY, MAY 21, 2020  
HELD VIA ZOOM VIRTUAL MEETING**

**CALL TO ORDER**

Vice-Chair Maggie DeSantis called the meeting to order at 9:06 PM.

Ms. Kanalos took a roll call of the DBRA Board Members present.

**GENERAL**

**Approval of Minutes:**

Ms. DeSantis called for a motion approving the minutes of April 29, 2020 as presented. The Board took the following action:

Ms. McClain made a motion approving the minutes of the April 29, 2020 Board meeting, as presented. Mr. Gonzalez seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Mays, Ms. McClain, Mr. Gonzalez, Ms. McClain, Ms. Wilkins, and Ms. Elias

Nays: None.

DBRA Resolution Code 20-05-02-274 was approved.

**PROJECTS**

**FY 2020 Public Works and Economic Adjustment Assistance Funding Opportunity**

Ms. Bridges presented the FY 2020 Public Works and Economic Adjustment Assistance Funding Opportunity to the DBRA Board.

The Economic Development Administration (“EDA”) recently published a funding opportunity under the Coronavirus Aid, Relief, and Economic Security (“CARES”) Act. The EDA is currently accepting applications for funding, on a rolling basis, for \$1.4 billion in available funding.

In order to continue to attract industrial development, assist businesses with job creation, and make investments in Detroit’s infrastructure during the post-COVID-19 economic recovery, staff is seeking approval from the Detroit Brownfield Redevelopment Authority (“DBRA”) Board of Directors to apply for funding under this opportunity. If the DBRA is selected to receive funding from the EDA, a local match of 20% of the grant funds awarded is required. The term of the grant is up to 24 months with a minimum grant amount of \$100,000 and a maximum of \$30,000,000.

Staff have identified the following projects as a best fit for this opportunity, based on the grant information published by the EDA:

- 1) Industrial Land Assembly Site Preparation – Funding will be utilized to complete pre-development activities on five sites, totaling more than 100 acres of industrial land. EDA funds will also assist with funding future land assembly projects in high-priority industrial areas.
- 2) Eastern Market/FIZ Infrastructure Improvements – Funding will be utilized to improve the food distribution potential of the Eastern Market commercial district. This will include infrastructure

improvements, land assembly projects, and the promotion of mixed-use development, focusing on strategies that do not displace current residents or businesses.

3) Mt. Elliott Street Infrastructure Improvements – Funding will be utilized for critically-needed road infrastructure improvements along the Mt. Elliott Industrial Corridor. This corridor is adjacent to the General Motors Hamtramck Assembly Plant and the I-94 Industrial Park.

A resolution supporting the submission and approval to receive any awarded grant funding for these sites was attached for the DBRA Board's review and approval.

Ms. McClain asked if the DBRA Staff expect the potential award to be \$3-4 million in total or per project. Ms. Bridges stated that the DBRA Staff expect the potential award to be \$3-4 million per project with a total award of \$10-12 million.

Ms. McClain asked for confirmation if the City of Detroit will be providing the required 20% match for the award. Ms. Bridges confirmed that the City of Detroit will be providing the required 20% match for the award and the City of Detroit is expected to submit separate application for the awards.

Ms. McClain asked why an award is being requested for the Mt. Elliott Street infrastructure improvements and if those improvements would typically be the responsibility of the City of Detroit or the State of Michigan. Ms. Bridges stated that some improvements have already been made to Mt. Elliott Street due to increased truck traffic and in anticipation of General Motors' expansion plan for the General Motors Detroit-Hamtramck Assembly Plant.

Ms. DeSantis asked why the State of Michigan is not providing funding for the improvements to Mt. Elliott Street. Ms. Bridges stated that the State of Michigan has provided grant funding in the past for the improvements to Mt. Elliott Street and there is a need for additional funds to complete the improvements.

Ms. DeSantis asked if General Motors is providing funding for the improvements to Mt. Elliott Street. Ms. Bridges stated the General Motors is not providing funding for the improvements to Mt. Elliott Street but looks to move forward with its investment and its plans for the General Motors Detroit-Hamtramck Assembly Plan expansion.

Ms. DeSantis asked if the funding opportunity is competitive. Ms. Bridges stated that it is a competitive funding opportunity and that the funds are to be distributed over Michigan, Indiana, Illinois, Ohio, Wisconsin, and Minnesota.

Ms. DeSantis asked for clarification on what the DBRA Board is being asked to approve for this item. Ms. Bridges stated that the DBRA is being asked to authorize the DBRA Staff to submit the applications for the EDA funding for the above stated projects.

Ms. DeSantis called for a motion to approve the FY 2020 Public Works and Economic Adjustment Assistance Funding Opportunity, as presented. The Board took the following action:

Ms. McClain made a motion to approve the FY 2020 Public Works and Economic Adjustment Assistance Funding Opportunity, as presented. Ms. Wilkins seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Mays, Ms. McClain, Mr. Gonzalez, Ms. McClain, Ms. Wilkins, and Ms. Elias

Nays: None.

DBRA Resolution Code 20-05-01-221 was approved.

#### **ADMINISTRATIVE**

Ms. Kanalos informed the Board that there has been a DBRA Budget Committee meeting scheduled for Tuesday, May 26, 2020 at 10:00 am.

Ms. DeSantis asked who the members are of the DBRA Budget Committee. Ms. Kanalos stated that the DBRA Treasurer, Ms. Washington, Ms. McClain, and Mr. Gonzalez are the current members of the DBRA Budget Committee.

Ms. Kanalos stated that the DBRA will also be holding the regular DBRA Board meeting on Wednesday, May 27, 2020 at 4:00 pm and that critical fiscal year items as well as other time sensitive items will be on the agenda.

Ms. Kanalos also stated that she hopes that everyone enjoys their holiday weekend.

**OTHER**

None.

**PUBLIC COMMENT**

None.

**ADJOURNMENT**

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

On a motion by Ms. McClain, seconded by Ms. Wilkins the meeting was unanimously adjourned at 9:19 AM.



CODE DBRA 20-05-02-274

**APPROVAL OF MINUTES APRIL 29, 2020**

RESOLVED, that the minutes of the special meeting of April 29, 2020 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.

May 21, 2020



**DBRA CODE 20-05-01-221**

**FY 2020 Public Works and Economic Adjustment Assistance – CARES Recovery Assistance Act Funding Opportunity**

**WHEREAS**, the Economic Development Administration (“EDA”) recently published a funding opportunity under the Coronavirus Aid, Relief, and Economic Security (“CARES”) Act and is currently accepting applications for funding, on a rolling basis, for \$1.4 billion in available funding; and

**WHEREAS**, in order to continue to attract industrial development, assist businesses with job creation, and make investments in Detroit’s infrastructure during the post-COVID-19 economic recovery, staff is seeking approval from the Detroit Brownfield Redevelopment Authority (“DBRA”) Board of Directors to apply for funding under this opportunity; and

**WHEREAS**, if selected, the term of the grant would be up to 24 months with a minimum grant amount of \$100,000 and a maximum of \$30,000,000, and a local match of 20% of the total funds is required; and

**WHEREAS**, DBRA staff have identified the following projects as a best fit for this opportunity, based on the grant information published by the EDA:

- 1) Industrial Land Assembly Site Preparation – Funding will be utilized to complete pre-development activities on five sites, totaling more than 100 acres of industrial land. EDA funds will also assist with funding future land assembly projects in high-priority industrial areas.
  - 2) Eastern Market/FIZ Infrastructure Improvements – Funding will be utilized to improve the food distribution potential of the Eastern Market commercial district. This will include infrastructure improvements, land assembly projects, and the promotion of mixed-use development, focusing on strategies that do not displace current residents or businesses.
  - 3) Mt. Elliott Street Infrastructure Improvements – Funding will be utilized for critically-needed road infrastructure improvements along the Mt. Elliott Industrial Corridor. This corridor is adjacent to the General Motors Hamtramck Assembly Plant and the I-94 Industrial Park.
- ;and

**WHEREAS**, DBRA staff seeks Board approval for the submission of an application for the EDA grant funds and the acceptance and use of such funds in accordance with the terms of this Resolution.

**NOW, THEREFORE, BE IT, RESOLVED**, that the DBRA Board of Directors hereby authorizes DBRA staff to submit a proposal request to the EDA for funding under the CARES Act.

**BE IT FURTHER RESOLVED**, The DBRA Board of Directors hereby authorizes the acceptance of any awarded grant funds from the EDA for any of the identified project areas.

**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 agreements, and 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.

May 21, 2020