

City of Detroit



Downtown Development Authority
500 Griswold • Suite 2200
Detroit, Michigan 48226
Phone: 313 963 2940
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CODE DDA 16-09-02-585

APPROVAL OF MINUTES OF AUGUST 24, 2016

RESOLVED, that the minutes of the regular meeting of August 24, 2016 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 Downtown Development Authority.

September 14, 2016

**DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS REGULAR MEETING
WEDNESDAY, AUGUST 24, 2016 – 10:00 A.M.**

BOARD MEMBERS PRESENT: David Blaszkiewicz
Ehrlich Crain
Sonya Delley
Melvin Hollowell
Richard Hosey
Tom Lewand (Mayor's Representative)
John Naglick
Steve Ogden

BOARD MEMBERS ABSENT: Marvin Beatty
Charles Beckham
Austin Black
James Jenkins
David Massaron

OTHERS PRESENT: Gary Brown (DEGC/DDA)
Nick Cinqueranelli (Transwestern)
Douglass Diggs (Heritage)
Gay Hilger (DEGC/DDA)
Malinda Jensen (DEGC/DDA)
Jennifer Kanalos (DEGC/DDA)
John Lauve (Public)
Glen Long (DEGC/DDA)
Timothy Miles (DEGC/DDA)

City of Detroit



Downtown Development Authority

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Detroit, Michigan 48226

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**MINUTES OF THE DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS REGULAR MEETING
WEDNESDAY, AUGUST 24, 2016
DETROIT ECONOMIC GROWTH CORPORATION
500 GRISWOLD STREET, SUITE 2200 - 3:00 P.M.**

GENERAL

Call to Order

Noting that a quorum was present, Mr. Lewand, the Chairman's Representative, called the Special meeting of the Downtown Development Authority Board of Directors to order at 3:11 p.m.

Approval of Minutes

Mr. Lewand asked if there were any additions, deletions or corrections to the minutes of the July 20, 2016 Special Board meeting. Hearing none, the Board took the following action:

On a motion by Mr. Hollowell, seconded by Mr. Blaszkiewicz, Resolution Code DDA 16-08-02-584 was unanimously approved.

Receipt of Treasurer's Reports

Mr. Naglick reviewed the Treasurer's Report of Receipts and Disbursements for the months of June and July, 2016 and responded to questions.

Mr. Lewand congratulated Mr. Long and his staff for another clean audit.

Subsequent to the discussion, the Board took the following action:

On a motion by Mr. Crain, seconded by Ms. Delley, Resolution Codes DDA 16-08-03-461 and 16-08-03-462 were unanimously approved.

PROJECTS

Events Center Project– Approval of Subcontract Awards to:

- **Dixon, Inc.**, Bid Package # 3H-02 Bldgs A, B, C & Parking Garage/Elevated Walkway Masonry
- **Brinker Team Construction, Inc** Bid Package # 3H-04 Bldgs A, B, C & Parking Garage/Elevated Walkway Drywall & Ceilings
- **Ideal Steel, LLC** Bid Package # 3H-01 Bldgs A, B & C Miscellaneous Metals

Mr. Brown advised that pursuant to Article 4.1c of the Amended and Restated Concession and Management Agreement dated as of December 11, 2014 (as amended, the "CMA") by and between the City of Detroit Downtown Development Authority (the "DDA") and Olympia Development of Michigan Events Center, LLC ("ODM"), the DDA approved the Construction Contract between ODM and Barton Malow Hunt White joint venture, as the general contractor ("BMHW"). The terms of the CMA entitle the DDA TO approve Subcontracts awarded by BMHW over \$500,000.00.

BMHW solicited and received bids for the work specified in reference bid packages.

The DDA staff participated with ODM, its advisors, and its project development manager in the evaluations of the proposals and post bid interviews based on the totality of the bid responses, including, among other factors: 1) ability to partner with Detroit-based businesses; 2) ability to comply with the Business & Workforce Participation Plan requirements; 3) qualifications on projects of similar use, size and complexity; 4) staff qualifications; 5) proposed price compared to the project cost estimates & current industry cost data; 6) availability to complete all aspects of the work as scheduled; 7) track record of budget and schedule adherence; 8) acceptance of or revisions to the terms and conditions of the construction contract and general conditions documents; 9) site logistics and construction plan; 10) compliance with specified scope; 11) safety planning and incident (EMR) track record..

The subcontract awards recommended by ODM and BMHW are identified in **Exhibit A** of the attached draft resolution (the "Recommended Subcontracts")

The DDA staff met and discussed the details of the referenced ROA's with members of the 4.1(c) Committee and ODM's advisors on August 2, 2016. Mr. Hollowell added that the Committee is recommending approval by the Board.

A draft resolution was included for the Board's consideration.

Subsequent to a discussion, the Board took the following action:

On a motion by Mr. Hollowell, seconded by Mr. Blaszkiewicz, Resolution Code DDA 16-08-123-37 was unanimously approved.

Events Center Project– Approval of Subcontract Awards to:

- **Eugenio Painting Company**, Bid Package # 3H-07 Bldgs A, B, C & Parking Garage/Elevated Walkway Painting
- **Universal Glass & Metals, Inc.** Bid Packages # 3H-04, 5-04, 3G-02 Bldgs A, B, C & Parking Garage/Elevated Walkway Curtainwall & Metal Panels

Mr. Brown stated that BMHW solicited and received bids for the work specified in reference bid packages.

The DDA staff participated with ODM, its advisors, and its project development manager in the evaluations of the proposals and post bid interviews based on the totality of the bid responses, including, among other factors: 1) ability to partner with Detroit-based businesses; 2) ability to comply with the Business & Workforce Participation Plan requirements; 3) qualifications on projects of similar use, size and complexity; 4) staff qualifications; 5) proposed price compared to the project cost estimates & current industry cost data; 6) availability to complete all aspects of the work as scheduled; 7) track record of budget and schedule adherence; 8) acceptance of or revisions to the terms and conditions of the construction contract and general conditions documents; 9) site logistics and construction plan; 10) compliance with specified scope; 11) safety planning and incident (EMR) track record..

The subcontract awards recommended by ODM and BMHW were identified in **Exhibit A** of the draft resolution (the "Recommended Subcontracts").

The DDA staff met and discussed the details of the referenced ROA's with members of the 4.1(c) committee and ODM's advisors on August 22, 2016. Mr. Hollowell added that the Committee is recommending approval by the Board.

Subsequent to a discussion, the Board took the following action:

On a motion by Mr. Hollowell, seconded by Mr. Naglick, Resolution Code DDA 16-08-123-38 was unanimously approved.

Comerica Ballpark: Approval & Reimbursement of 2015 Scheduled Repairs & Improvements

Mr. Brown stated that Article 11.1 of the Amended and Restated Concession and Management Agreement (the CMA), by and between the Detroit Downtown Development Authority (the "DDA") and the Detroit Tigers, Inc. (the "Tigers") assigns to the Tigers responsibility to maintain the Ballpark as a first class sports and entertainment complex and in good repair and operating condition. Article 11.5 of the CMA identifies the terms and conditions for making repairs and improvements to the Ballpark, which include obtaining prior consent to the repairs from the DDA and Stadium Authority.

The CMA establishes under Section 11.6 a Maintenance Repair and Replacement Fund (MRRF) to assure that a reasonable amount of funds is available to reimburse for the approved repairs and replacements (improvements). Beginning April 1, 2001 the DDA contributed \$250,000.00 and beginning December 31, 2006 the Tigers contributed a fixed amount of \$300,000.00 to the Fund. Each year thereafter the DDA and Tigers are obligated under the CMA to deposit into the MRRF a combined amount of \$550,000.00 (the DDA's contribution increases each year based on the CPI index; for 2016 the amount is \$ 343,378.36).

The Board by its resolution DDA 15-06-83-150 on June 24, 2015 consented to a budget proposed by the Tigers for 2015 scheduled repairs and improvements to the Ballpark in the amount not to exceed \$710,000.00.

The Tigers have submitted request with supporting documentation for the DDA's reimbursement from the MRRF for eligible repairs and improvements during the 2015 in the amount of \$ 707,832.73.

In keeping with Article 11.2 b of the CMA and the Tigers' Diverse Business Program, the Tigers report that were contracted to disadvantage businesses; a total of \$321,227.54 of the work was contracted to Wayne County based businesses. (Refer to the attached information regarding the disadvantaged businesses contracted by the Tigers.)

Based on a review of the detailed documentation against the budget and discussion with the Tiger's regarding the reallocated budget line item amounts, DDA staff finds the 2015 repairs and improvements invoice for reimbursement are in keeping with the purposes of the MRRF and recommends payment of the total requested amount of \$ 707,832.73.

The current MRRF cash balance before this reimbursement is \$ 1,490,378.36.

Mr. Lewand stated that he recalls having a discussion last year about the repairs. The Board agreed that the 4.1(c) Committee should review the repairs prior to the Board's approval. Mr. Hollowell stated that this was reviewed at two committee meetings, the first one of which they did not have a quorum. Mr. Lewand questioned if Mr. Jenkins had reviewed the repairs. Mr. Blaszkiewicz responded that Mr. Jenkins did review the information at the meeting at which they did not have a quorum. Subsequently, the Committee met at a time when they did have a quorum and recommends approval by the Board.

The Board discussed the maintenance of the Stadium and agreed that going forward the 4.1 (c) Committee should ask for a presentation and explanation from the MLB firm that evaluates the Stadium annually and gives it grades based on condition, so that the Board can determine if it is adequately being maintained or if additional action is necessary, i.e. hiring an independent firm to evaluate the structure for the DDA.

Subsequent to the discussion, the Board took the following action:

On a motion by Mr. Hollowell, seconded by Mr. Blaszkiewicz, Resolution Code DDA 16-08-83-152 was unanimously approved.

Comerica Ballpark: Proposed 2016 Scheduled Repairs and Improvements

Mr. Brown reported that Article 11.1 of the Amended and Restated Concession and Management Agreement (the CMA), by and between the Detroit Downtown Development Authority (the "DDA") and the Detroit Tigers, Inc. (the "Tigers") assigns to the Tigers responsibility to maintain the Ballpark as a first class sports and entertainment complex in good repair and operating condition. Article 11.5 of the CMA identifies the terms and conditions for making repairs and improvements to the Ballpark, which include obtaining prior consent from the DDA and Stadium Authority.

Section 11.6 of the CMA establishes a Maintenance Repair and Replacement Fund (MRRF) to assure that a reasonable amount of funds is available to reimburse approved repairs and replacements (Improvements). Under the provisions of the CMA the DDA is required to contribute \$250,000.00 per year to the MRRF adjusted for inflation commencing April 1, 2001 (currently for 2016 the annual DDA amount is \$ 343,378.36) and the Tigers contribute \$300,000.00 commencing December 31, 2006 and each year thereafter.

The Tigers have submitted, for the DDA's consideration and consent under the provisions of Article 11.5 and 11.6, the attached list of proposed Scheduled Repairs and Improvements for 2016 in the total amount of \$700,000.00. This amount excludes other significant improvements and upgrades completed and paid annually by the Tigers to systems such as the playing field, scoreboards, public spaces and lighting.

In the course of developing the projected 2016 Scheduled Repairs & Improvements the Tigers secured assessments, evaluations and conditions reports from several expert firms. Refer to the attached references.

The DDA staff has reviewed and Tiger's the scope of the proposed 2016 repairs and improvements for conformance with the comprehensive short term and long term requirements recommended in the secured assessments, evaluations and conditions over an approximate five-year cycle.

Based on a review of the elements of the Tigers' 2016 Scheduled Repairs and Improvements, the DDA staff recommends the Board's consideration and consent for the Tigers to proceed with the proposed 2016 repairs and improvements in the not to exceed amount of \$700,000.00 for reimbursement from the MRRF subject to the Tigers fulfillment of the expressed requirements in section 11 relative to the performance of the Improvements and to the Tigers securing any necessary approvals and permits from the Building and Safety Engineering Department.

The current amount of uncommitted funds in the MRRF held by the DDA (after payment of 2015 reimbursement of \$707,832.73) is \$ 782,545.63.

A draft resolution was attached for the Board's consideration.

Subsequent to the discussion, the Board took the following action:

On a motion by Mr. Hollowell, seconded by Ms. Delley, Resolution Code DDA 16-08-83-153 was unanimously approved.

COMERICA BALLPARK: TIGERS TICKET DONATION PROGRAM – 2015 SEASON REPORT, 2016 SEASON SCHEDULED REPORT

Mr. Brown advised that Article 21.2 of the Amended and Restated Concession and Management Agreement (the CMA), by and between the Detroit Downtown Development Authority (the "DDA") and the Detroit Tigers, Inc. (the "Tigers") assigns to the Tigers responsibility to develop and maintain a program for the distribution of 50,000 tickets each year in order to enable deserving children from low income families to attend a Major League baseball game.

In the years since the opening of Comerica, the Tigers have developed and refined their program for effectively and efficiently distributing tickets based on the large volume of tickets involved, managing the qualification requirements and monitoring the proper use of the tickets.

The Tigers' "Ticket Donation Program", in order to fulfill the quantity obligations, was broaden to solicit and pre-qualify non-profit organizations and deserving groups to assure and monitor the proper supervision and chaperoning of the targeted children. Notwithstanding, a reserve is maintained for smaller and individual requests during the season.

Highlighted features of the Ticket Donation Program recorded during the 2015 and scheduled for 2106 baseball seasons include:

- Tigers ticket donation guidelines require that charities apply in writing on organizational letterhead, provide proof of non-profit status and describe how tickets will be used
- Ticket donation information is available at Tigers.com and DetroitTigersFoundation.com; also refer to the attached application form
- Each application is reviewed and vetted and approved based on program guidelines
- Donated tickets are tracked for utilization and monitored for re-sale (which is not permitted)
- Tickets donated include seats in the lower bowl and in the upper bowl. In 2015 the average ticket price donated was \$28 making the total value of the 50,000 donated tickets that season approximately \$1,400,000.
- In 2015 tickets were donated for every regular season home game, except Opening Day
- In 2015 tickets were donated to over 500 different local charities

The Tigers have provided a summary record of 2015 ticket distribution and 2016 scheduled distribution identifying the requesting organizations and quantity of tickets 50 and above, which was included with the board material.

After examination of the list that was provided, Mr. Hollowell suggested that a delegation of the Board work with the Tigers in order to maximize the distribution and utilization of tickets by Detroit and Wayne County youths, and do maximum outreach to Detroit Public Schools. Mr. Lewand agreed that would be a good idea. The language from the CMA states 50,000 tickets will be donated to "children from low income families." Mr. Hollowell, Mr. Ogden and Mr. Hosey agreed to serve on the committee.

Subsequent to the discussion, the Board took the following action:

On a motion by Mr. Hollowell, seconded by Mr. Blaszkiewicz, Resolution Code DDA 16-08-83-154 was unanimously approved.

ADMINISTRATION

NEW BUSINESS

Mr. Ogden stated that he just wanted to follow up on his request at the last meeting for a presentation/update on Event Center Executive Order compliance by skilled trade classification. Mr. Lewand requested that Doug Diggs and Portia Roberson put together the information and present it to the Board at the next meeting.

PUBLIC COMMENT

Mr. Lewand called for public comment and stated that two minutes would be given.

Mr. John Lauve of Holly, Michigan stated the following:

"First off, you are not a member of the Board and, according to the Act, you could be a member of the Board, you could be Vice Chairman and you could even be Chairman, but it is not appropriate to have you just come in here and not be a member of the Board. I know you don't like to follow the law because it is kind of confusing, but the most recent infraction is this with the Ilitch/Wayne State project. This is an amendment and a change to the plan. When an amendment or a change to the plan is made, there has to be a public hearing, it has to be reviewed and approved by the City Council. That is in the Public Act 197, Section 17 and 18. So I went to the groundbreaking after the rushed meeting we had. We had to approve this without any information about how much it cost, what the arrangements were in the lease, and how we are turning it over to Ilitch in some deal. It should be above board and open. Here is the record. This is the Ilitch property at Grand Circus Park where the DDA gave \$1 million. That's an eyesore and to have him come in here and say we need money to fix up the stadium, he needs to clean up his act and you need to stop sitting by and say Ilitch is a great man and he is doing us a favor because he isn't. You need to hold him to make this city what it should be instead of closing your eyes and letting it pass. The other thing—these tickets—I'm glad you're doing something about it. I'll read it--Michigan State University students getting tickets. There is no credit to the Detroit system that owns the stadium and pays for it. There should be credit, it should be announced and there should be publicity for it. They have swept this thing under the carpet for years. They owe this city millions of dollars for how they abused this system. Children of low income families are exactly that—not students at the University, Elks Clubs and all these others."

Mr. Lewand advised Mr. Lauve that his time was up and thanked him for his comments.

ADJOURNMENT

With there being no other business to be brought before the Board, Mr. Lewand adjourned the meeting at 3:58 p.m.

P:\general\dda\minutes\DDA 08-24-16 Regular Board Minutes

City of Detroit



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CODE DDA 16-08-02-584

APPROVAL OF MINUTES OF JULY 20, 2016

RESOLVED, that the minutes of the Special meeting of July 20, 2016 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 Downtown Development Authority.

August 24, 2016

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CODE DDA 16-08-03-461

RECEIPT OF TREASURER'S REPORT FOR JUNE 2015

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period ending June 30, 2016, as presented at this meeting, is hereby in all respects received by the Downtown Development Authority.

August 24, 2016

City of Detroit



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CODE DDA 16-08-03-462

RECEIPT OF TREASURER'S REPORT FOR JULY 2015

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period ending July 31, 2016, as presented at this meeting, is hereby in all respects received by the Downtown Development Authority.

August 24, 2016



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EVENTS CENTER PROJECT – APPROVAL OF SUBCONTRACT AWARDS TO:

- **Dixon, Inc.** , Bid Package # 3H-02 Bldgs A, B, C & Parking Garage/Elevated Walkway Masonry
- **Brinker Team Construction, Inc.** Bid Package # 3H-04 Bldgs A, B, C & Parking Garage/Elevated Walkway Drywall & Ceilings

WHEREAS, pursuant to Article 4.1c of the Amended and Restated Concession and Management Agreement dated as of December 11, 2014 (as amended, the "CMA") by and between the City of Detroit Downtown Development Authority (the "DDA") and Olympia Development of Michigan Events Center, LLC ("ODM"), the DDA approved the Construction Contract (the "GMP Contract") between ODM and Barton Malow Hunt White joint venture, as the general contractor ("BMHW"); and

WHEREAS, the terms of the CMA entitle the DDA approve Subcontracts awarded by BMHW over \$500,000.00; and

WHEREAS, pursuant to Article 4.1d BMHW prepared bidding documents and solicited bids for the portions of the Event Center construction according to approved construction documents in conformance with the Minimum Requirements set forth in the CMA; and

WHEREAS, following post-bid reviews undertaken by the BMHW, ODM, its advisors, its project development manager and DDA staff, ODM has requested the DDA's approval to execute a change order to the GMP Contract incorporating the proposed subcontractor(s) and subcontract amounts identified in **Exhibit A** (the "Recommended Subcontracts"); and

WHEREAS, the DDA staff reviewed ODM's request with members of the 4.1(c) subcommittee and DDA staff and support the DDA Board's consideration and approval for ODM to execute a change order to the GMP Contract incorporating the Recommended Subcontracts; and

WHEREAS, the DDA Board of Directors has determined that approval of the Recommended Subcontracts is in the best interest of the Events Center Project

NOW THEREFORE BE IT RESOLVED that the DDA Board hereby approves ODM's request to execute a change order(s) to the GMP Contract incorporating the Recommended Subcontracts and Trade Package Allowances.

BE IT FURTHER RESOLVED that the DDA Board hereby authorizes any two of its Officers or any two of its Authorized Agents or one Officer and any one Authorized Agent to execute any documents or take any actions necessary or appropriate to implement the provisions and intent of this resolution.

BE IT FINALLY RESOLVED that all of the acts and transactions of any Officer or Authorized Agent of the DDA, in the name and on behalf of the DDA, 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.

August 24, 2016



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EVENTS CENTER PROJECT – APPROVAL OF SUBCONTRACT AWARDS TO

- **Eugenio Painting Company**, Bid Package # 3H-07 Bldgs A, B, C & Parking Garage/Elevated Walkway Painting
- **Universal Glass & Metals, Inc.** Bid Packages # 3H-04, 5-04, 3G-02 Bldgs A, B, C & Parking Garage/Elevated Walkway Curtainwall & Metal Panels

WHEREAS, pursuant to Article 4.1c of the Amended and Restated Concession and Management Agreement dated as of December 11, 2014 (as amended, the "CMA") by and between the City of Detroit Downtown Development Authority (the "DDA") and Olympia Development of Michigan Events Center, LLC ("ODM"), the DDA approved the Construction Contract (the "GMP Contract") bet

WHEREAS, the terms of the CMA entitle the DDA approve Subcontracts awarded by BMHW over \$500,000.00; and

WHEREAS, pursuant to Article 4.1d BMHW prepared bidding documents and solicited bids for the portions of the Event Center construction according to approved construction documents in conformance with the Minimum Requirements set forth in the CMA; and

WHEREAS, following post-bid reviews undertaken by the BMHW, ODM, its advisors, its project development manager and DDA staff, ODM has requested the DDA's approval to execute a change order to the GMP Contract incorporating the proposed subcontractor(s) and subcontract amounts identified in Exhibit A (the "Recommended Subcontracts"); and

WHEREAS, the DDA staff reviewed ODM's request with members of the 4.1(c) subcommittee and DDA staff and support the DDA Board's consideration and approval for ODM to execute a change order to the GMP Contract incorporating the Recommended Subcontracts; and

WHEREAS, the DDA Board of Directors has determined that approval of the Recommended Subcontracts is in the best interest of the Events Center Project.

NOW THEREFORE BE IT RESOLVED that the DDA Board hereby approves ODM's request to execute a change order(s) to the GMP Contract incorporating the Recommended Subcontracts and Trade Package Allowances.

BE IT FURTHER RESOLVED that the DDA Board hereby authorizes any two of its Officers or any two of its Authorized Agents or one Officer and any one Authorized Agent to execute any documents or take any actions necessary or appropriate to implement the provisions and intent of this resolution.

BE IT FINALLY RESOLVED that all of the acts and transactions of any Officer or Authorized Agent of the DDA, in the name and on behalf of the DDA, 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.

August 24, 2016



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CODE DDA 16-08-83-152

COMERICA BALLPARK: RESOLUTION AUTHORIZING REIMBURSEMENT TO THE DETROIT TIGERS FOR COMPLETED 2015 REPAIRS & IMPROVEMENTS FROM THE MAINTENANCE REPAIR AND REPLACEMENT FUND (MRRF)

WHEREAS, the City of Downtown Development Authority (the "DDA") and the Detroit Tigers, Inc. (the "Tigers") entered into a Concession and Management Agreement, dated December 19, 1996 as restated and amended (the "CMA"), with the approval of the Detroit/Wayne County Stadium Authority (the "Authority"); and

WHEREAS, pursuant to the terms of Article 11.5 of the CMA, the DDA and the Authority have the right to prior consent on certain repairs and improvements made to the Ballpark (Comerica) during the term of the CMA; and

WHEREAS, the DDA Board of Directors by its resolution DDA 15-06-83-150 on June 24, 2015 consented to an aggregate budget proposed by the Tigers for identified and listed 2015 scheduled repairs and improvements to the Ballpark in the amount not to exceed \$ 710,000.00; and

WHEREAS, the DDA staff has reviewed the Tigers a request dated June 13, 2016 for reimbursement of eligible repairs and maintenance completed during 2015 and recommends the DDA's reimbursement to the Tigers in the amount of \$707,832.73 from the Maintenance Repair and Replacement Fund (MRRF) established in accordance with Section 11.6a of the CMA.

NOW, THEREFORE, BE IT RESOLVED, the DDA Board of Directors authorizes reimbursement to the Tigers from the MRRF in the amount of \$707,832.73 for authorized scheduled repairs and improvements to Comerica Ballpark completed during 2015.

BE IT FURTHER RESOLVED, that the DDA Board of Directors hereby authorizes any two of the Officers of the DDA or any two Authorized Agents of the DDA or combination thereof to execute any and all documents, contracts, or other papers necessary to implement the provisions and intent of this resolution on behalf of the DDA.

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

August 24, 2016



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COMERICA BALLPARK: RESOLUTION CONSENTING TO 2016 PROPOSED SCHEDULED REPAIRS & IMPROVEMENTS

WHEREAS, the City of Detroit Downtown Development Authority (the "DDA") and the Detroit Tigers, Inc. (the "Tigers") entered into a Concession and Management Agreement, dated December 19, 1996 as restated and amended (the "CMA"), with the approval of the DetroitWayne County Stadium Authority (the "Authority"); and

WHEREAS, under the terms of Article 11.5 of the CMA, the DDA and the Authority have the right to prior consent on certain Improvements made to the Ballpark during the term of the CMA; and

WHEREAS, the Tigers have provided the DDA with a proposal for scheduled repairs and improvements planned for 2016 dated June 13, 2016 attached hereto; and

WHEREAS, the DDA staff has conceptually reviewed and recommends for consent by the DDA Board the 2016 Scheduled Repairs and Improvements proposed by the Tigers (attached) contingent on the Tigers fulfillment of the expressed requirements in section 11.5 relative to the performance of the repairs and improvements and to the Tigers securing the necessary approvals and permits from the Building and Safety Engineering Department.

NOW, THEREFORE, BE IT RESOLVED, that the DDA Board of Directors hereby provides its consent for the Tigers to make the proposed 2016 Scheduled Repairs and Improvements to Comerica Ballpark and receive reimbursement from the CMA Maintenance Repair and Replacement Fund in an aggregate amount not to exceed \$700,000.00 subject to the Tigers fulfilling the conditions of Article 11 of the CMA.

BE IT FINALLY RESOLVED, that the DDA Board of Directors hereby authorizes any two of the Officers of the DDA or any two Authorized Agents of the DDA or combination thereof to execute any and all documents, contracts, or other papers necessary to implement the provisions and intent of this resolution on behalf of the DDA.

August 24, 2016



COMERICA BALLPARK: TICKET DONATION PROGRAM SUBCOMMITTEE

WHEREAS, the City of Detroit Downtown Development Authority ("DDA") the Detroit Tigers, Inc. ("**Tigers**") are parties to that certain Amended and Restated Concession and Management Agreement dated as of August 20, 1998 (as amended, the "**CMA**") pursuant to which the Tigers developed and operate Comerica Park; and

WHEREAS, pursuant to Section 21.2 of the CMA, the Tigers have developed and administered a Ticket Donation Policy and Procedure (the "Program"); and

WHEREAS, upon review of the Ticket Program, the DDA Board of Directors determined that it was advisable to form a subcommittee made up of 2-3 board members to meet with the Tigers and the Stadium Authority to discuss how to enhance the Program's outreach in the community; and

WHEREAS, the following Board Members volunteered to be initial members of the subcommittee, to be chaired by Mr. Hollowell: Mr. Hollowell, Mr. Ogden, and Mr. Hosey.

NOW THEREFORE BE IT RESOLVED that the DDA Board of Directors hereby approves the formation of a subcommittee made up of 2-3 board members to meet with the Tigers and the Stadium Authority to discuss how to enhance the Program's outreach in the community.

BE IT FURTHER RESOLVED initial members of the subcommittee, to be chaired by Mr. Hollowell, shall be Mr. Hollowell, Mr. Ogden, and Mr. Hosey.

BE IT FURTHER RESOLVED that the DDA Board hereby authorizes any two of its Officers or any two of its Authorized Agents or one Officer and any one Authorized Agent to take any other actions and execute any documents reasonably necessary or appropriate or take any actions reasonably necessary to implement the provisions and intent of this resolution.

BE IT FINALLY RESOLVED that all of the acts and transactions of any Officer or Authorized Agent of the DDA, in the name and on behalf of the DDA, 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.

August 24, 2016