



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
SPECIAL BOARD OF DIRECTORS MEETING
WEDNESDAY, APRIL 17, 2024
4:00 PM**

BOARD MEMBERS PRESENT:

John George
Eric Dueweke
Pamela McClain
Amanda Elias
Maggie DeSantis

BOARD MEMBERS ABSENT:

Juan Gonzalez
Sonya Mays
Jose Lemus
Raymond Scott

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Sierra Spencer (DEGC/DBRA)
Nasri Sobh (DEGC)
Kevin Johnson (DEGC)
Kenyetta Bridges (DEGC)
Anne Jamieson (Jamieson Consulting)
Brandon Hodges (Tribe Development)
Chase Cantrell (Building Community Value)
Ginny Dougherty (PM Environmental)
George Roberts (Civic Companies)
Kevin Kovachevich (District Capital)
Dan Kinkead (SmithGroup)



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY SPECIAL MEETING
WEDNESDAY, APRIL 17, 2024**

CALL TO ORDER

Vice-Chairperson John George called the meeting to order at 4:01 pm.

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

GENERAL

Mr. George called for a motion approving the agenda of the April 17, 2024 DBRA meeting, as presented.

The Board took the following action:

Mr. Dueweke made a motion approving the agenda of the April 17, 2024 DBRA meeting, as presented. Ms. DeSantis seconded the motion.

Approval of Minutes:

Mr. George called for a motion approving the minutes of March 27, 2024, as presented.

The Board took the following action:

Ms. Elias made a motion approving the minutes of the March 27, 2024 Board meeting, as presented. Ms. McClain seconded the motion.
DBRA Resolution Code 24-04-02-335 was unanimously approved.

PUBLIC COMMENT

None.

PROJECTS

Land Assembly Project: Kettering Soil Removal and Disposal. Authorization to Enter into Contract with Blaze Contracting, Inc.

Mr. Robertson presented the Land Assembly Project: Kettering Soil Removal and Disposal. Authorization to Enter into Contract with Blaze Contracting, Inc to the DBRA Board.

The DBRA staff is preparing the former Kettering High School in Detroit for demolition. The site currently contains approximately 70,000 cubic yards of soil that needs to be removed (prior to demolition) and legally disposed of to a class II landfill (the "Services").

DBRA staff issued a Request for Proposals ("RFP") on March 18, 2024 for Soil Removal and Disposal Services. The respondents to the RFP submitted proposals, which were reviewed by DBRA Staff to determine the most responsive firm to provide a cost proposal for the activities as described in the scope of work.

DBRA received ten (10) responses to the RFP as follows:

Bidder	Location	Base Bid Price
Blaze Contracting, Inc	Detroit, MI	\$2,267,000.00
BNV Earthmovers	Brighton, MI	\$2,348,450.00
TSP Services	Redford, MI	\$2,444,482.00
Renascent, Inc.	Indianapolis, IN	\$2,612,509.00
Toebe Construction, LLC	Wixom, MI	\$2,630,550.00
Taplin Enterprises, LLC	Kalamazoo, MI	\$2,962,391.66
DMC Group	Detroit, MI	\$3,083,458.00
Anglin Civil, LLC	Livonia, MI	\$3,433,250.00
Major Contracting Group	Detroit, MI	\$3,762,500.00
Dore & Associates, Inc.	Bay City, MI	\$4,130,400.00

The DBRA staff reviewed the proposals and determined the proposal submitted by Blaze Contracting, Inc. (the "Contractor") to be most responsive based on the following reasons:

- Price comparable for requested scope
- Previous work experience with DBRA

The Contractor proposed a **not to exceed amount** of Two Million Two Hundred Sixty-Seven Thousand and 00/100 (\$2,267,000.00) Dollars for the performance of the Services.

DBRA staff is requesting the DBRA Board of Directors to authorize the execution of an agreement with the Contractor to provide the requested soil removal Services as expressed in the RFP for the not to exceed price of Two Million Two Hundred Sixty-Seven Thousand and 00/100 (\$2,267,000.00) Dollars.

DBRA staff is also recommending that an owner's contingency of approximately twenty percent (20%) of the contract value or Four Hundred Fifty-Three Thousand Four Hundred and 00/100 (\$453,400.00) Dollars be established to be dispersed for the purpose of addressing possible unknown conditions upon the authorization of any two Officers, or any one of the Officers and any of the Authorized Agents of the DBRA.

The Services will be paid using State Land Bank Authority funding through the DBRA's subgrant with the City of Detroit.

A resolution was attached for the Board's consideration.

Ms. DeSantis stated that she was happy to see so many responses to the RFP and that a Detroit-based, black-owned company was selected for the contract.

Mr. Dueweke asked if the DBRA will put any constraints on which landfill(s) the soil is moved to. Mr. Robertson stated that the Contractor will select the landfill(s) to which the soil will be moved and added that the majority of the responses to the RFP indicated the same landfill(s).

Mr. George asked how much soil needs to be removed from the site and if it is all contaminated. Mr. Robertson stated that approximately 79,000 cubic yards of soil needs to be removed from the site and that soil that is not contaminated may be used to backfill the demolition of the structure on the property.

Mr. George called for a motion to approve the Land Assembly Project: Kettering Soil Removal and Disposal. Authorization to Enter into Contract with Blaze Contracting, Inc., as presented. The Board took the following action:

Ms. McClain made a motion to approve the Land Assembly Project: Kettering Soil Removal and Disposal. Authorization to Enter into Contract with Blaze Contracting, Inc., as presented. Ms. DeSantis seconded the motion.
DBRA Resolution Code 24-04-262-58 was unanimously approved.

Campbell Wesson Apartments at 5800 Michigan Avenue: EGLE Supplemental Grant Application

Mr. Vosburg presented the Campbell Wesson Apartments at 5800 Michigan Avenue: EGLE Supplemental Grant Application to the DBRA Board.

On August 10, 2022, the City of Detroit Brownfield Redevelopment Authority (“DBRA”) Board of Directors (“Board”) approved a resolution to support and approve an environmental cleanup grant application for Southwest Housing Solutions Corporation (“Developer”) to the Michigan Department of Environment, Great Lakes and Energy (“EGLE”) for up to \$1,000,000. The Developer was successful in obtaining the EGLE grant in the amount of \$1 million for a mixed-use development at the 5800 block of Michigan Avenue in the City of Detroit.

As the Board may recall, the development was to be completed in two (2) phases. Construction of Phase 1 on the eastern parcel, which includes a \$12.3 million development with approximately 3,000 square feet of commercial space on the ground floor and approximately 40 supportive housing apartments priced at 30% AMI on the upper floors, is well underway with frame-out of the building anticipated to be completed this month. Phase 2 on the western parcel is scheduled to begin in 2025 when remediation is complete and all construction financing has closed and will include approximately 3,000 square feet of ground floor commercial space with approximately 60 supportive senior apartments on the upper floors.

The Developer originally believed that \$1 million in EGLE grant funds would be sufficient to complete the remediation for the development; however, after completing the remediation of the eastern parcel of the block and a small portion of the western half of the block in 2023, the Developer discovered that there was more extensive contamination on the site than the initial testing indicated. Geotechnical issues required additional quantities of excavation, and unanticipated construction sequencing issues arose from a slow to respond utility. To date, remediation costs have totaled \$900,000, leaving only \$100,000 in unspent EGLE grant funds.

Based on current soil conditions and the experience from the remediation of the eastern parcel, the Developer is estimating approximately \$840,000 to complete remediation of the western parcel. As a result, a request for additional EGLE grant funds in the amount of \$800,000 has been discussed, and well received, with EGLE staff. The additional EGLE grant funding would be used to fund: additional environmental testing, soil removal and disposal, importation of clean fill, and professional oversight and reporting. Like the eastern parcel, the goal is to remediate the western parcels to an unrestricted residential standard to achieve a No Further Action status.

Given the deeply affordable supportive housing, significant remediation costs for the site, and proximity of the site to Ford’s Michigan Central Station redevelopment and numerous other job and neighborhood centers, EGLE staff has indicated that they would be in favor of supporting an application for a supplemental EGLE grant in the amount of \$800,000 for the Project.

No local match is required as part of this supplemental EGLE grant application. If the DBRA and Developer are awarded the supplemental grant by EGLE, the DBRA will be reimbursed with grant funds for any administrative costs incurred.

A resolution supporting the submission of the Campbell & Wesson EGLE Supplemental Grant application was attached for the Board's review and approval.

Mr. Vosburg stated that the resolution will need to be corrected to reflect a supplemental EGLE grant in the amount of \$800,000.

Mr. George called for a motion to approve the Campbell Wesson Apartments at 5800 Michigan Avenue: EGLE Supplemental Grant Application, as presented. The Board took the following action:

Mr. Dueweke made a motion to approve the Campbell Wesson Apartments at 5800 Michigan Avenue: EGLE Supplemental Grant Application, with a correction to the amount of the supplemental EGLE grant. Ms. McClain seconded the motion.
DBRA Resolution Code 24-04-311-02 was unanimously approved.

Shop at 6 Brownfield Plan

Ms. Capler presented the Shop at 6 Brownfield Plan to the DBRA Board.

Project Introduction

7326 West McNichols, LLC is the project developer ("Developer"). The project will demolish a one-story building, built in 1946, and spans approximately 10,366 square feet that was occupied by various retail tenants, salons, and a church until the 1990s and includes the new construction of a two-story, 14,500 square foot building. Following construction, the commercial building will feature an artisan market for emerging small businesses and creative entrepreneurs, dedicated office and co-working space, and a community event space. It is currently anticipated construction will begin in the fall of 2024 and eligible activities will be completed within 18 months.

The total investment is estimated to be \$6.9 million. The Developer is requesting \$521,147.00 in TIF reimbursement.

There will be approximately 30 temporary construction jobs expected and approximately 8 permanent jobs to be created by the developer.

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel, 7326 West McNichols, bounded by an alleyway to the north, the property line to the east, West McNichols Road to the South, and Prairie Street to the west in the Bagley 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 has been determined to be "functionally obsolete" 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 work plan exempt activities, demolition, lead and asbestos abatement, site preparation, infrastructure activities, and the development, preparation and implementation of a brownfield plan and/or Act 381 work plan. The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

1. Work Plan Exempt Activities	\$15,400.00
2. Demolition	\$99,400.00
3. Asbestos and Lead Abatement	\$77,250.00
4. Infrastructure Improvements	\$37,000.00
5. Site Preparation	\$187,000.00
6. Contingency (15%)	\$60,098.00
7. Brownfield Plan & Work Plan	\$45,000.00
Total Reimbursement to Developer	\$521,148.00
8. Authority Administrative Costs	\$100,606.00
9. State Brownfield Redevelopment Fund	\$29,899.00
10. Local Brownfield Revolving Fund	\$19,055.00
TOTAL Estimated Costs	\$670,708.00

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 includes local and/or state approval of a Commercial Rehabilitation Act (PA 210) Tax Abatement.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the March 27, 2024 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 will be held on Monday, April 15, 2024 at 5:00 pm at the Live 6 Alliance Neighborhood HomeBase. The results of the DBRA public hearing will be attached.

Attached for the Board’s review and approval was a resolution approving the Shop at 6 Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Mr. George called for a motion to approve the Shop at 6 Brownfield Plan and its submittal to Detroit City Council, as presented. The Board took the following action:

Ms. DeSantis made a motion to approve the Shop at 6 Brownfield Plan and its submittal to Detroit City Council, as presented. Ms. Elias seconded the motion.
DBRA Resolution Code 24-04-326-02 was unanimously approved.

Woodward and Charlotte Brownfield Plan

Mr. Vosburg presented the Woodward and Charlotte Brownfield Plan to the DBRA Board.

Project Introduction

Landy Land, LLC is the project developer (“Developer”). The Project contemplated at the Property consists of an infill mixed-use development incorporating retail fronting Woodward and a mixed-use rental residential development inclusive of integrated multistory parking along Charlotte. The rehabilitation and adaptive reuse of a portion of the Walker Building along Woodward Avenue for retail space will be integrated into the design. The first floor of the historic building will be fully rehabbed to provide additional pedestrian access from Woodward Avenue to the residential mixed-use development along Charlotte. Approximately

20% of the residential units in the building will be affordable to those earning no more than 55% - 80% Area Medium Income (AMI), The Developer plans to integrate activated alleyways, public art space, and green space, as well as Low Impact Design stormwater management, into the design. It is currently anticipated that construction will begin in the Spring of 2025 and eligible activities will be completed within thirty-six (36) months thereafter.

The total investment is estimated to be \$66 million. The Developer is requesting \$18,320,802.00 in TIF reimbursement.

There are approximately 130 temporary construction jobs and approximately 50 permanent jobs expected to be created by the project.

Property Subject to the Plan

The eligible property (the "Property") consists of five (5) parcels bounded by Peterboro Street to the north, Woodward Avenue to the east, Charlotte Street to the south, and residential properties to the west in the Midtown 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 has been determined to be "facilities" 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 Baseline Environmental Site Assessment Activities (BEA), Due Care and Response Activities, hazardous building materials survey, site and selective building demolition and lead and asbestos abatement, site preparation, infrastructure improvements, and the development, preparation, and implementation of a brownfield plan and/or Act 381 work plan. The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

1. Pre-Approved Department Specific Activities	\$253,200.00
2. Due Care Activities	\$514,700.00
3. Environmental Response Activities	\$1,217,000.00
4. Demolition and Abatement	\$398,500.00
5. Infrastructure Improvements	\$8,094,500.00
6. Site Preparation	\$2,063,590.00
7. Brownfield Plan & Work Plan	\$60,000.00
8. Contingency (15%)	\$1,843,243.00
9. Interest	\$3,876,068.00
Total Reimbursement to Developer	\$18,320,802.00
10. Authority Administrative Costs	\$3,354,074.00
11. State Brownfield Redevelopment Fund	\$812,770.00
12. Local Brownfield Revolving Fund	\$23,796.00

TOTAL Estimated Costs	\$22,511,441.00
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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), Obsolete Property Rehabilitation Act (PA 146), and a Neighborhood Enterprise Zone (PA 147) Tax Abatements.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the March 27, 2024 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, April 8, 2024 at 5:00 pm at the District Capital Offices. The results of the DBRA public hearing are attached.

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

Mr. George called for a motion to approve the Woodward and Charlotte Brownfield Plan and its submittal to Detroit City Council, as presented. The Board took the following action:

Ms. DeSantis made a motion to approve the Woodward and Charlotte Brownfield Plan and its submittal to Detroit City Council, as presented. Ms. Elias seconded the motion.
DBRA Resolution Code 24-04-327-02 was unanimously approved.

ADMINISTRATIVE

None.

OTHER

Ms. DeSantis asked for an update on the reappointments of DBRA Board Members. Ms. Kanalos stated that DBRA Staff is working with the City Administration on the reappointments of DBRA Board Members.

ADJOURNMENT

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

On a motion by Ms. DeSantis, seconded by Ms. McClain, the meeting was unanimously adjourned at 4:15 PM.



CODE DBRA 24-04-02-336

APPROVAL OF MINUTES OF MARCH 27, 2024

RESOLVED, that the minutes of the regular meeting of March 27, 2024 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.

April 17, 2024



CODE DBRA 24-04-262-58

LAND ASSEMBLY PROJECT: KETTERING SOIL REMOVAL AND DISPOSAL - AUTHORIZATION TO ENTER INTO CONTRACT WITH BLAZE CONTRACTING, INC.

WHEREAS, DBRA staff is preparing the former Kettering High School in Detroit for demolition and the site currently contains approximately 70,000 cubic yards of soil that needs to be removed (prior to demolition) and legally disposed of to a class II landfill (the "Services"); and

WHEREAS, DBRA staff determined that it is necessary to obtain soil removal and disposal services and on March 18, 2024, DBRA staff issued a Request for Proposals ("RFP") for such services; and

WHEREAS, DBRA received 10 responses to the RFP and selected Blaze Contracting, Inc. as the lowest, most responsive bidder. (the "Contractor"); and

WHEREAS, DBRA staff is requesting the DBRA Board of Directors to authorize the execution of an agreement with the Contractor to provide the requested soil removal services as expressed in the RFP for the not to exceed price of Two Million Two Hundred Sixty Seven Thousand and 00/100 (\$2,267,000.00) Dollars; and

WHEREAS, DBRA staff is also recommending that an owner's contingency of approximately twenty percent (20%) of the contract value or Four Hundred Fifty Three Thousand Four Hundred and 00/100 (\$453,400.00) Dollars be established for the purpose of addressing possible unknown conditions.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby authorizes the engagement of the Contractor to provide the Services for the not to exceed price of Two Million Two Hundred Sixty Seven Thousand and 00/100 (\$2,267,000.00) Dollars.

BE IT FURTHER RESOLVED, that the DBRA Board of Directors hereby authorizes an Owner's contingency of 20% of the contract value or Four Hundred Fifty Three Thousand Four Hundred and 00/100 (\$453,400.00) Dollars for the purpose of addressing possible unknown conditions.

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.

April 17, 2024



CODE DBRA 24-04-311-02

CAMPBELL WESSON APARTMENTS AT 5800 MICHIGAN AVENUE: EGLE SUPPLEMENTAL GRANT APPLICATION

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) was created pursuant to Act 381 of the Public Acts of Michigan of 1996, as amended (“Act 381”) for the purpose of facilitating the implementation of brownfield plans and promoting the revitalization, redevelopment, and reuse of certain property, including, but not limited to, tax reverted, blighted or functionally obsolete property within the City of Detroit; and

WHEREAS, Southwest Housing Solutions Corporation (the “Developer”) via the DBRA was awarded \$1 million in Michigan Department of Environment, Great Lakes, and Energy (the “EGLE”) grant funds to complete environmental cleanup in connection with the Developer’s Campbell Wesson supportive affordable apartments development on the 5800 block of Michigan Avenue (the “Project”); and

WHEREAS, the Developer originally anticipated that \$1 million in EGLE grant funds would be sufficient to complete the remediation for the Project; however, after completing the remediation of the eastern parcel of the block and a small portion of the western half of the block in 2023, the Developer discovered that there was more extensive contamination than the initial testing indicated and additional environmental testing and work would be required to fully remediate the site; and

WHEREAS, to date, the Developer has incurred \$900,000 in remediation costs, leaving only \$100,000 in unspent EGLE grant funds; and

WHEREAS, the Developer estimates that it will cost approximately \$840,000 to fully remediate the remainder of the western block for Phase 2 of the Project; and

WHEREAS, the Developer will need to request supplemental grant funds in the amount of \$800,000 from EGLE to cover the additional remediation costs for the Project; and

WHEREAS, EGLE has indicated their support for the requested supplemental grant funds for the Project, which, if approved, will result in a grand total of \$1,800,000 in EGLE grant funds for the Project; and

WHEREAS, the Board of Directors of DBRA has determined that the proposed supplemental grant is consistent with the powers of the DBRA, its statutory purpose, and its submission is supported by Act 381.

NOW THEREFORE BE IT RESOLVED:

1. That the Board of Directors of the DBRA do hereby support and approve a supplemental EGLE grant of up to \$800,000 for the Project being developed by Southwest Housing Solutions and/or its successors and approved assigns.
2. That any Authorized Agent of the DBRA is authorized and directed to submit appropriate documents to EGLE to support and secure the aforementioned supplemental grant funds for the Project on behalf of the DBRA.

3. That upon award of the supplemental EGLE grant, the DBRA is authorized to accept and utilize the original and supplemental EGLE grant funds in the total amount of up to \$1,800,000 to reimburse the Developer for eligible costs.
4. That all 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.
5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

April 17, 2024



CODE DBRA 24-04-326-02

SHOP AT 6 BROWNFIELD REDEVELOPMENT PLAN

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

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

WHEREAS, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Brownfield Plan for the **Shop at 6 Redevelopment Project** (the “Plan”) to the Community Advisory Committee for its consideration and comment and has solicited comments by the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

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

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

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **Shop at 6 Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.
2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.
3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.
4. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

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

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

April 17, 2024



CODE DBRA 24-04-327-02

WOODWARD AND CHARLOTTE BROWNFIELD REDEVELOPMENT PLAN

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **Woodward and Charlotte Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.
2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.
3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.
4. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

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

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

April 17, 2024