

City of Detroit



Downtown Development Authority
500 Griswold • Suite 2200
Detroit, Michigan 48226
Phone: 313 963 2940
Fax: 313 963 8839

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

**DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS SPECIAL MEETING
WEDNESDAY, JULY 20, 2016 – 10:00 A.M.**

BOARD MEMBERS PRESENT: Charles Beckham
Marvin Beatty
Austin Black
Ehrlich Crain
Sonya Delley
Richard Hosey
Tom Lewand (Mayor's Representative)
David Massaron
John Naglick
Steve Ogden

BOARD MEMBERS ABSENT: David Blaszkiewicz
Melvin Hollowell
James Jenkins

OTHERS PRESENT: Douglass Diggs (Heritage)
John Gallagher (Free Press)
Richard Heapes
Gay Hilger (DEGC/DDA)
Malinda Jensen (DEGC/DDA)
Jennifer Kanalos (DEGC/DDA)
John Lauve (Public)
Denise Lewis (Honigman)
Glen Long (DEGC/DDA)
Jacob Lyday
Ngozi Nwaesei (Lewis & Munday)
Steve Palms (Miller Canfield)

City of Detroit



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**MINUTES OF THE DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS SPECIAL MEETING
WEDNESDAY, JULY 20, 2016
DETROIT ECONOMIC GROWTH CORPORATION
500 GRISWOLD STREET, SUITE 2200 - 10:00 A.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 10:04 a.m.

Approval of Minutes

Mr. Lewand asked if there were any additions, deletions or corrections to the minutes of the June 30, 2016 Special Board meeting. Hearing none, the Board took the following action:

On a motion by Mr. Beckham, seconded by Ms. Delley, Resolution Code DDA 16-07-02-583 was unanimously approved.

PROJECTS

Catalyst Development Project: Wayne State Business School Development Proposal

Mr. Turay reported that as the Board will recall, on December 11, 2014, the City of Detroit Downtown Development Authority (the "DDA") and Olympia Development of Michigan, LLC ("ODM") executed that certain Master Development and Reimbursement Agreement relating to the commitment by to invest, or cause the investment of, at least \$200 Million in private investment as part of the EC Ancillary Development Project (as amended, the "MDA").

Pursuant to the terms of the MDA, ODM must seek approval of proposed development plans in the event that it seeks to develop one or more "Ancillary Development Properties" (i.e., properties that were formerly owned by the City or the Economic Development Corporation and were transferred to ODM or its affiliates per the MDA) and/or if it seeks to include the investment into the proposed development project in its \$200 Million private investment commitment.

ODM is seeking approval of a proposed development plan relating to the property located at 2771 and 2743 Woodward (immediately south of Temple) for the development of a new 120,000 square foot business school for Wayne State University. ODM's affiliate, Westward Realty, LLC, will retain ownership of the property and enter into a ground lease with Wayne State. The \$59 Million development will be funding in substantial part by a \$40 Million gift from the Michael and Marian Ilitch Foundation. Notably, this commitment is in addition to the \$200 Million private investment commitment, and will not reduce that commitment, due to the fact that this is essentially a public

building, to be constructed and operated by Wayne State University. Approval by the DDA is solely required because the project will be constructed on property formerly owned by the City or the EDC. The proposed development plan, as well as the site plan, initial conceptual drawings and elevations, and project budget were attached as **Exhibit A** (the "Development Plan"). The Proposed Project Specific Development Agreement contemplated by the MDA for any "Accepted Development Agreement" was attached hereto as **Exhibit B**.

Staff recommended approval of the Development Plan by the Board. A resolution was included for the Board's consideration.

Ms. Delley asked what is the compensation, if any, relative to the disposition of the land to the development group. The developer responded that there was a process established under the Master Development Agreement that the land would be acquired at fair market value. The DDA and the City went through an appraisal process to confirm the fair market value.

Mr. Crain questioned if the Executive Orders would be applicable for this project. Mr. Palms responded that the rules that govern Wayne State University developments will be the rules that will be followed on this project. They have to comply with different State laws but the Executive Order would not apply.

Mr. Lewand asked for DDA counsel to give a legal opinion on this. Ms. Nwaesei stated that Ms. Navin had reviewed this previously and made the determination that because they are paying fair market value for the property and the investment going into this property is primarily privately funded, that the Executive Orders would not apply.

Mr. Beatty expressed concern that a project that this Board is being asked to approve does not reflect some kind of benefit to the City or its residents.

Ms. Delley stated that the Board needs some clarification on its powers as a body relative to this transaction. Maybe discussion relative to the community benefits of this project should have been held prior to coming to the Board for approval. There needs to be some balance making sure this project gets done and that there is something that lends back to the community, given this is City-owned land.

Mr. Lewand agreed and advised that he wanted to table this item and possibly come back to it later in the meeting.

Paradise Valley Cultural and Entertainment District – Redevelopment Proposal

Mr. Turay presented the Redevelopment Proposal for the Paradise Valley Real Estate Holdings II ("PVREH") - Surface lots located at 1468, 1480 and 1496 Randolph at the June 29, 2016 Special DDA Board meeting. Disclosure was made by Board member Jenkins of his pecuniary interest in the contract and, in accordance with Public Act 317 of 1968, this item was tabled for a period of at least seven days. It is now being brought back to the Board for a vote. A Public Servant Disclosure of Interest Statement is attached.

With there being no questions or discussion, the Board took the following action:

On a motion by Mr. Beckham, seconded by Ms. Delley, Resolution Code DDA 16-06-110-38 was approved, with Mr. Hosey abstaining. Mr. Lewand called for a roll call vote and 9 of the 10 members present, or two-thirds of the Board, voted in favor of the resolution.

Statler City Apartments – Revisions to Guaranty Requirements

Mr. Turay reported that in March, 2014 and December, 2014, the City of Detroit Downtown Development Authority (the “DDA”) Board of Directors (the “Board”), pursuant to Resolution DDA 14-03-126-01 and 14-12-126-02, approved the terms of a development agreement (the “Development Agreement”) for the redevelopment of the sites of the former Statler Hotel and AAA Building (collectively, the “Site”). Per the terms approved by the Board, the Site will be redeveloped by an affiliate of Village Green Holding, LLC (“Village Green”) into a mixed use project consisting of 200-300 residential units, ground floor retail, and underground parking (the “Project”). Ultimately, the DDA executed a development agreement (the “Development Agreement”) with VG Statler City LLC (“VG Statler”).

Per the terms of the Development Agreement, guaranties of Completion were to be provided by Village Green and Jonathan Holtzman, 50% member and CEO and Chairman of Village Green. Mr. Holtzman recently sold his interest in Village Green. However, he is now the 50% owner and managing member of City Club Apartments LLC, which entity is the new owner of VG Statler. Mr. Holtzman and Village Green have requested that the requirement that Village Green provide a guaranty of completion be waived in light of the fact that it no longer has an ownership interest in the Project.

DDA staff has reviewed the request, as well as Mr. Holtzman’s personal financials, and has determined that Mr. Holtzman’s financials support the guaranty independent of Village Green. Therefore, DDA staff recommends that the Board approve an amendment to the Development Agreement authorizing the acceptance of Mr. Holtzman as the sole guarantor on the guaranty of completion for the Project.

A resolution was included for the Board’s consideration.

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

On a motion by Ms. Delley, seconded by Mr. Beatty, Resolution Code DDA 16-07-126-03 was unanimously approved

Mr. Lewand turned the Chair of the meeting over to Mr. Beckham so that he could step out of the room for a moment.

Events Center Project– Approval of Subcontract Awards to:

- **StageRight Corporation**, Bid Package # 4-15 Telescoping Stands & Platforms
- **InterAmerica Stage, Inc.** Bid Package #8B Arena Tension Grid
- **Irwin Seating Company** Bid Package # 4-14 Arena Fixed Seating

Mr. Miles 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 three referenced ROA's with members of the 4.1(c) committee and ODM's advisors on June 14, 2016.

A resolution was included for the Board's consideration.

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

On a motion by Mr. Ogden, seconded by Ms. Delley, Resolution Code DDA 16-07-123-35 was unanimously approved.

Mr. Ogden requested a report at the next meeting on the actual versus budget and where the project stands toward percentage of completion.

Mr. Beckham turned the Chair of the meeting back over to Mr. Lewand.

Catalyst Development Project: Wayne State Business School Development Proposal

Mr. Lewand advised that when he stepped out of the room he placed a call to Dr. Wilson, President of Wayne State University, and explained the situation on this project. Dr. Wilson has given his word that a Detroit-based contractor has already been hired to do the work. He has also given his word that he will work with them to see if it is possible to comply with the Executive Order. Dr. Wilson is on the Workforce Development Board and he is deeply committed to employing more Detroiters, and we know the Ilitch organization will work with us closely again and again on the rest of the project. Mr. Lewand stated that he believes there is enough goodwill around the table and enough understanding of how important it is to have a Detroit workforce building this building.

Ms. Delley stated that she would also like to put forth the notion that not just jobs but also we are dealing with a higher education learning facility and there is a lot there to create some kind of bond or scholarship that can go forth to Detroit folks that are interested. The Board would be remiss not to consider that as a community benefit too that is different from what it usually looks for.

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

On a motion by Mr. Crain, seconded by Mr. Beatty, Resolution Code DDA 16-07-123-36 was unanimously approved.

ADMINISTRATION

NEW BUSINESS

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 so you shouldn't be sitting here. This Wayne State Deal is another bait and switch. Here is what was presented to the Board of Governors. One lady refused to support it because it was not presented timely. Now to cut it in half. Here is the garbage docks for the hockey rink. Here is how it was presented facing Woodward. They've cut this in half and run it down the side street. That is how they operate. This thing should be presented to the City Council because it is part of an Act 197 DDA project and it requires when you amend it that you submit it to City Council. They don't want to bother with that because that is too confusing. There is no taxes from this school so you are creating a project with no taxes. The kids, I've talked to them down there, they just want a good school. They don't want to have to drive a mile down the road to take a class. They had to build their own heating plant. They just finished building one for their campus. So this thing is not going to do anything for kids. It's going to do everything for Ilitch. And that is the only driving force in this and somehow it is free money. They have to put in the extra money and they are going to have to stay off it. They won't even have a place to park on top of it. And who is going to pay for it--the Masonic Temple, What are you doing for them? Nothing. They have to pay the taxes to fund the arena right next to them and they don't get any parking or any consideration. This thing is a wrong project, wrong time and is the kind of thing the corruption in Detroit exemplifies."

Mr. Lewand thanked Mr. Lauve for his comments.

ADJOURNMENT

With there being no other business to be brought before the Board, Mr. Lewand adjourned the meeting at 10:43 a.m.

P:\general\dda\minutes\DDA 07-20-16 Special Board Minutes

City of Detroit



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CODE DDA 16-07-02-583

APPROVAL OF MINUTES OF JUNE 29, 2016

RESOLVED, that the minutes of the Special meeting of June 29, 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.

July 20, 2016



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CATALYST DEVELOPMENT PROJECT: WAYNE STATE BUSINESS SCHOOL DEVELOPMENT PROPOSAL

WHEREAS, on December 11, 2014, the City of Detroit Downtown Development Authority (the "DDA") and Olympia Development of Michigan, LLC ("ODM") executed that certain Master Development and Reimbursement Agreement relating to the commitment by to invest, or cause the investment of, at least \$200 Million in private investment as part of the EC Ancillary Development Project (as amended, the "MDA"); and

WHEREAS, pursuant to the terms of the MDA, ODM must seek approval of proposed development plans in the event that it seeks to develop one or more "Ancillary Development Properties" (i.e., properties that were formerly owned by the City or the Economic Development Corporation and were transferred to ODM or its affiliates per the MDA) and/or if it seeks to include the investment into the proposed development project in its \$200 Million private investment commitment;

WHEREAS, ODM is seeking approval of a proposed development plan relating to the property located at 2771 and 2743 Woodward (immediately south of Temple) for the development of a new 120,000 square foot business school for Wayne State University, which property will be owned by ODM's affiliate, Westward Realty, LLC, and ground leased to Wayne State; and

WHEREAS, the \$59 Million development will be funded in substantial part by a \$40 Million gift from the Michael and Marian Ilitch Foundation, which investment will be in addition to the \$200 Million private investment commitment; and

WHEREAS, the proposed development plan, as well as attached site plan, initial conceptual drawings and elevations, and project budget are attached hereto as Exhibit A (the "Development Plan") and the proposed Project Specific Development Agreement for the Development Plan is attached hereto as Exhibit B (the "Development Agreement"); and

WHEREAS, upon review of the proposed Development Plan, the DDA Board has determined that the Development Plan as proposed is consistent with the Catalyst Development Project and DDA's statutory purposes and otherwise in the best interests of the DDA.

NOW THEREFORE BE IT RESOLVED that the Development Plan is hereby approved.

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 Development Agreement, substantially in the form of the attached, together with such other modifications to the Development Agreement as deemed appropriate by such Authorized Agents and counsel which are not inconsistent with this

resolution and do not alter the substance of the Development Agreement or adversely affect the rights and/or obligations of the DDA under the Development Agreement.

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 other documents 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.

June 20, 2016



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**PARADISE VALLEY CULTURAL AND ENTERTAINMENT DISTRICT –
APPROVAL OF DEVELOPMENT AGREEMENT WITH PARADISE VALLEY
REAL ESTATE HOLDINGS II, LLC**

WHEREAS, the City of Detroit Downtown Development Authority (the “DDA”) began acquiring properties in the district formerly known as, Harmonie Park and now called the Paradise Valley Cultural and Entertainment District (the “District”) in about 2006 at a time when the ongoing livelihood of the area was threatened by the financial crisis; and

WHEREAS, in anticipation of rebuilding and recreating the once thriving cultural and economic neighborhood known as “Paradise Valley”, on September 28, 2015, DDA staff released a Request for Proposals seeking proposals from qualified developers to acquire the DDA properties (the “RFP”) to help establish a district with the cultural vibrancy and economic vitality and resilience of the old Paradise Valley; and

WHEREAS, the RFP established certain selection criteria, including proposer capacity, project financials, development plan, and local participation and required that the proposals incorporate the mission and goals of the District as further described in the RFP; and

WHEREAS, Staff, with the concurrence of an evaluation committee comprised of DDA staff, City staff and other stakeholders, has determined that Paradise Valley Real Estate Holdings II, LLC’s (“Developer”) response to the RFP with respect to the redevelopment of the surface lots located at 1468, 1480 and 1496 Randolph meets the interests of the City of Detroit and the DDA, satisfies the selection criteria set forth in the RFP, and meets or exceeds the goals set forth in the RFP; and

WHEREAS, Staff is seeking the Board’s approval to execute a term sheet with Developer in substantially the form attached as **Exhibit A** (the “Term Sheet”) and to negotiate, execute and consummate a Development Agreement consistent with the terms and conditions described in the Term Sheet; and

WHEREAS, the DDA Finance Committee has reviewed the Term Sheet and recommends the proposed transaction to the Board of Directors for approval; and

WHEREAS, the Board of Directors has determined that the execution of the Term Sheet and related Development Agreement, and the consummation of the transactions contemplated thereby, will further the DDA's public purposes and is consistent with the DDA's objectives for development in the Downtown District.

NOW, THEREFORE, BE IT RESOLVED, that the DDA Board of Directors hereby authorize the negotiation and execution of the Term Sheet in substantially the same form attached hereto as Exhibit A and the negotiation and execution of a Development Agreement upon the terms and conditions set forth in the Term Sheet, together with such terms and conditions deemed reasonable by DDA's counsel and Authorized Agents.

BE IT FURTHER RESOLVED that any two Officers, any two of the Authorized Agents of the DDA, or any one of the Officers and any one of the Authorized Agents of the DDA, shall hereafter have the authority to negotiate and execute the Term Sheet, the Development Agreement, and the any and all other documents, contracts, or other papers, or take any and all actions, necessary or appropriate 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 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.

June 29, 2016 (Tabled)
July 20, 2016



STATLER CITY APARTMENTS – REVISIONS TO GUARANTY REQUIREMENTS

WHEREAS, in March, 2014 and December, 2014, the City of Detroit Downtown Development Authority (the "DDA") Board of Directors (the "Board"), pursuant to Resolution DDA 14-03-126-01 and 14-12-126-02, approved the terms of a development agreement (the "Development Agreement") for the redevelopment of the sites of the former Statler Hotel and AAA Building (collectively, the "Site"); and

WHEREAS, per the terms approved by the Board, the Site will be redeveloped by an affiliate of Village Green Holding, LLC ("Village Green") into a mixed use project consisting of 200-250 residential units, ground floor retail, and underground parking (the "Project"); and

WHEREAS, per the terms of the Development Agreement, guaranties of Completion were to be provided by Village Green and Jonathan Holtzman, 50% member and CEO and Chairman of Village Green; and

WHEREAS, Mr. Holtzman recently sold his interest in Village Green, and formed City Club Apartments LLC, which entity is the new owner of VG Statler; and

WHEREAS, Mr. Holtzman and Village Green have requested that the requirement that Village Green provide a guaranty of completion be waived in light of the fact that it no longer has an ownership interest in the Project; and

WHEREAS, DDA staff has reviewed the request, as well as Mr. Holtzman's personal financials, and has determined that Mr. Holtzman's financials support the guaranty independent of Village Green; and

WHEREAS, DDA staff recommends that the Board approve an amendment to the Development Agreement authorizing the acceptance of Mr. Holtzman as the sole guarantor on the guaranty of completion for the Project; and

WHEREAS, the Board has determined that authorizing the acceptance of Mr. Holtzman as the sole guarantor on the guaranty of completion for the Project is reasonable, consistent with the DDA's statutory purposes, and otherwise in the best interests of the Project.

NOW, THEREFORE, BE IT RESOLVED, that the DDA Board of Directors hereby authorizes Authorized Agents and counsel of the DDA to amend the Development Agreement to reflect Mr. Holtzman as the sole guarantor on the guaranty of completion for the Project,

BE IT FURTHER RESOLVED that any two Officers of the DDA, or any one of the Officers and any one of the Authorized Agents of the DDA, or any two of the Authorized Agents of the DDA, shall hereafter have the authority to execute and implement the Development Agreement, as amended, and negotiate and execute 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 DDA.

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.

July 20, 2016



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EVENTS CENTER PROJECT – APPROVAL OF SUBCONTRACT AWARDS TO:

- **StageRight Corporation**, Bid Package # 4-15 Telescoping Stands & Platforms
- **InterAmerica Stage, Inc.** Bid Package #8B Arena Tension Grid
- **Irwin Seating Company** Bid Package # 4-14 Arena Fixed Seating

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.

June 29, 2016 (Tabled)
July 20, 2015

CITY OF DETROIT BOARD OF ETHICS

PUBLIC SERVANT DISCLOSURE OF INTEREST

Name of Public Servant*: James B. Jenkins Date: 6/29/16

Work Address: 985 E. Jefferson Det MI 48207
Street City State Zip Code

Public Servant Work Telephone Number: 313-625-7200

Current Public Servant: Yes [checked] No

Position/Elected Office/Title: Member, DDA Board

Nature of Authority Exercised*: Board Member

As a City of Detroit Public Servant, I hereby disclose interest* in the following:

- [checked] Interest in real or personal property (see Sec. 2-6-31, printed on the reverse side), and/or
Interest in City contracts (see Sec. 2-6-32, printed on the reverse side).

The interest is (check one or both): Personal [checked] Immediate family member interest

Name of immediate family* member (if applicable):

* See the Definitions of "exercises significant authority," "immediate family," "ownership interest," and "public servant" on the reverse side of this form.

Relationship to Public Servant:

Describe the particular facts and circumstances that constitute the interest being disclosed, including the authority being exercised and the decision that is relevant:

Mr. Jenkins has an ownership interest in Paradise Valley Real Real Estate Holdings II LLC, which is a developer that was awarded a development agreement based upon a proposal submitted in response to the DDA's RFP for development proposals for DDA-properties located within the Paradise Valley Cultural and Entertainment District. The DDA Board reviewed ~~recom~~ is being asked to consider the development team's proposal regarding the DDA owned properties located at 1468, 1480 and 1496 Randolph.

[Handwritten Signature]
Signature of Public Servant

Submit Disclosure to: Detroit City Clerk
200 Coleman A. Young Municipal Center
Detroit, Michigan 48226

With a copy to: Your City Department Director or City Agency Head

CITY OF DETROIT ETHICS ORDINANCE EXCERPTS¹

Sec. 2-6-3. Definitions.

Exercises significant authority means having the ability to influence the outcome of a decision on behalf of the City of Detroit government in the course of the performance of a public servant's duties and responsibilities.

Immediate family means:

- (1) A public servant's spouse; or
- (2) A public servant's domestic partner; or
- (3) A public servant's relative by marriage, lineal descent, or adoption who receives, directly or indirectly, more than one-half (1/2) of his or her support from the public servant, or from whom the public servant receives, directly or indirectly, more than one-half (1/2) of his or her support; or
- (4) An individual claimed by a public servant or a public servant's spouse as a dependent under the United States Internal Revenue Code, being 26 USC 1 et seq.

Public servant means the Mayor, members of the City Council, the City Clerk, any member of any City agency, board, commission, or other voting body that is established by the 1997 Detroit City Charter or by this Code, and any appointee, any employee, or any individual who provides services to the City of Detroit within or outside of its offices or facilities pursuant to a personal services contract.

Sec. 2-6-31. Disclosure of interest in real and personal property.

(A) In accordance with subsections (B) or (C) of this Section, a public servant who exercises significant authority in the course of his or her duties over a decision by the City regarding the purchase, sale, lease, zoning, improvement, special designation, tax assessment or abatement, or development agreement with respect to any real property, or the purchase, sale, or lease of any personal property, shall disclose any ownership interest that he or she, or his or her immediate family, has concerning such real or personal property.

(B) Where the circumstances in subsection (a) of this section exist, prior to a decision regarding such real or personal property that is made by the Mayor, the City Clerk, an appointee, an employee, or individual who provides services to the City pursuant to a personal services contract, disclosure of an ownership interest therein shall be made on a form that shall be created by the Law Department, made available at the office of the City Clerk and at each City department and agency, and filed upon completion at the office of the City Clerk and with the respective City department director or agency head. Upon filing, the City Clerk shall transmit the completed form to the respective department director or agency head. Where the City Council takes action on an item that relates to such disclosure, following the action taken, the form shall be published in the journal of the City Council.

(C) Where the circumstances in subsection (a) of this section exist, prior to a decision regarding such real or personal property that is made by the City Council or by an authority, board, commission or agency of the City, such written disclosure shall be made a part of the minutes of the body on which the member who is making the disclosure serves. Immediately thereafter, the relevant portions of the minutes of such body shall be transcribed and attached to the form that shall be created by the law department, made available at the office of the city clerk, and filed upon completion at the office of the city clerk. Upon the filing of the completed form, the city clerk shall transmit the form to the city council for publication in the journal of the city council.

Sec. 2-6-32. Disclosure of interest in City contracts.

(A) In accordance with subsections (B) or (C) of this Section, a public servant who exercises significant authority in the course of his or her duties over the solicitation, negotiation, approval, amendment, performance or renewal of a City contract shall disclose any ownership interest that he or she, or his or her immediate family, has concerning such City contract.

(B) Where the circumstances in subsection (A) of this Section exist, prior to a decision regarding such City contract that is made by the Mayor, the City Clerk, an appointee, an employee, or individual who provides services to the City pursuant to a personal services contract, such disclosure of an ownership interest therein shall be made on a form that shall be created by the Law Department, made available at the office of the City Clerk and at each City department and agency, and filed upon completion at the office of the City Clerk and with the respective City department director or agency head. Upon filing, the City Clerk shall transmit the completed form to the City Council, which shall refer a copy of the form to the respective department director or agency head. Where the City Council takes action on an item that relates to such disclosure, following the action taken, the form shall be published in the journal of the City Council.

(C) Where the circumstances in subsection (A) of this Section exist, prior to a decision that is made by the City Council or by an authority, board, commission or agency of the City regarding such City contract, such written disclosure shall be made a part of the minutes of the body on which the member who is making the disclosure serves. Immediately thereafter, the relevant portions of the minutes of such body shall be transcribed and attached to the form that shall be created by the Law Department, made available at the office of the City Clerk, and filed upon completion at the office of the City Clerk. Upon the filing of the completed form, the City Clerk shall transmit the form to the City Council for publication in the journal of the City Council.

Sec. 2-6-33. Disclosure of campaign contributions and expenditures.

In accordance with Section 2-106(3) of the 1997 Detroit City Charter, the Mayor, members of the City Council, the City Clerk, and candidates for election shall make campaign contributions and expenditures public by filing the appropriate report(s) as required by the Michigan Campaign Finance Act, being MCL 169.201 et seq.

¹ The Ethics Ordinance is at Section 2-6-1 et seq of the 1984 Detroit City Code. A copy of the complete Ethics Ordinance may be obtained from the Office of the Detroit City Clerk, 200 Coleman A. Young Municipal Center, Detroit, Michigan 48226, in person, by mail or by telephoning (313) 224-2083, or may be accessed at the City of Detroit's website, www.ci.detroit.mi.us, by clicking the Detroit Code icon.