

City of Detroit

Brownfield Redevelopment Authority

Community Advisory Committee

500 Griswold Street • Suite 2200

Detroit, Michigan 48226

Phone: 313 963-2940

Fax: 313 963-8839

DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
MINUTES OF THE
REGULAR COMMUNITY ADVISORY COMMITTEE MEETING
WEDNESDAY, AUGUST 9, 2017 -- 5:00 PM
AT DEGC OFFICES
500 GRISWOLD, SUITE 2200
DETROIT, MI

COMMITTEE MEMBERS

PRESENT: Rick Blocker
Kamal Cheeks
Brad Lutz
Allen Rawls
Simone Sagovac
Sandra Stahl
Marlowe Stoudamire

COMMITTEE MEMBERS

ABSENT: Michelle Lee
Misha Stallworth

OTHERS PRESENT: Ayesha Maxwell (DEGC/DBRA)
Jennifer Kanalos (DEGC/DBRA)
Matt Hessler (Bagely Forest Property LLC)
Jessica Debone (PM Enviromental)
Cristia Earp (City of Taylor)

City of Detroit

Brownfield Redevelopment Authority

Community Advisory Committee

500 Griswold Street • Suite 2200

Detroit, Michigan 48226

Phone: 313 963-2940

Fax: 313 963-8839

Call to Order

Mr. Rawls, Chair, called the meeting to order at 5:10 p.m.

General

Approval of Minutes

Mr. Rawls called for approval of the minutes of the April 12, 2017 (resolution) DBRA-CAC meeting. The Committee took the following action:

On a motion by Mr. Cheeks, seconded by Mr. Stoudamire, DBRA-CAC Resolution Code 17-04-02-123, approving the April 12, 2017 CAC minutes, was unanimously approved.

Projects

7.Liv Building Brownfield Redevelopment Plan

Ms. Maxwell presented the 7.Liv project for review and consideration. A PowerPoint presentation provided renderings and maps. The developer, Matt Hessler, answered questions about potential commercial tenants, green building features, the residential units and project timing.

Project Introduction

Bagley Forest Property, LLC is the project developer (the "Developer") for the Plan which entails one parcel totaling .57 acres and is developed with an approximately 26,000 square foot building constructed in 1940, with additions constructed in 1949 and 1951. The developer intends to demolish the structure at the corner of Livernois and Seven Mile (approximately 10,000 square feet), with the other two structures to remain. A new structure will be constructed to replace the corner building and orient storefronts along Livernois, while creating cohesiveness with the remaining single story structure.

The final use will serve as an active, living environment servicing the needs of the community through mix of retail, commercial eatery/café, and multi family dwelling units catered to the local student population. The B. Siegel Department Store will remain and serve as the anchor retail store for the development. The residential component will consist of three studio apartments, one 1-bedroom apartment and six 2-bedroom apartments. A total of 20,500 square feet will be reserved for retail and restaurant uses. Potential identified tenants include a clothing retailer, a coffee shop and a yoga studio. An underground parking garage will be added to the property beneath the B.Siegel Department Store and the corner building to provide residential tenant and commercial tenant employee parking.

It is estimated that 27 temporary construction jobs will be created and 30 additional permanent jobs are expected to be created by prospective tenants. Total investment is expected to be approximately \$8,000,000.00. The Developer is requesting \$1,847,301.00 in TIF reimbursement under the proposed Plan.

Property Subject to the Plan

The eligible property (the “Property”) consists of a single (1) parcel containing only the B. Siegel Building located at 19031 Livernois Avenue in the Bagley Community on the western border of the University District of Detroit.

Basis of Eligibility

The property is considered “eligible property” as defined by Act 381, Section 2 because (a) the property was previously utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a “facility” as described in Part 201 of the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 321.20101 to 324.20142 (“Part 201”).

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 assessment activities, due care activities and infrastructure improvements and the development and preparation of brownfield plan and /or work plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to begin in the winter of 2017 and be complete within two 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. Phase I ESA Update	\$1,400.00
2. Due Care Activities	\$161,700.00
3. Infrastructure Improvements (Underground Parking)	\$907,190.00
4. Brownfield Plan	\$10,000.00
5. Work Plan	\$10,000.00
6. Contingency Less BEA, Brownfield, and Workplan	\$85,511.00
Total Reimbursement to Developer	\$1,175,801.00
7. Authority Administrative Costs	\$281,424.00
8. State Brownfield Redevelopment Fund	\$73,315.00
9. Local Brownfield Revolving Fund	\$316,761.00
TOTAL Estimated Costs	\$1,847,301.00

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.

Attached for your review and approval are three (3) resolutions: 1.) a resolution supporting the Plan Amendment in the event the Committee does not deem it necessary to conduct a CAC public hearing and 2.) a resolution authorizing a public hearing in the project area and 3.) a resolution authorizing a public hearing in the project area and to appoint up to two special CAC members.

The public hearing may be held jointly with any public hearing conducted by the Detroit Brownfield Redevelopment Authority.

Mr. George called for a motion recommending the 7.Liv Redevelopment Plan.

Mr. Stoudamire motioned to recommend approval of the 7.Liv Brownfield Redevelopment without a CAC public hearing and without appointing special members. Mr. Lutz seconded the motion. DBRA-CAC Resolution Code 17-08-246-01, recommending approval of the 7.Liv Brownfield Redevelopment Plan, was unanimously approved.

Other Matters

Reappointment of the Ninth CAC Member

Ms. Kanalos summarized the DBRA bylaws regarding the ninth member. Over the past several years Mr. Rawls has served as the ninth member and DBRA staff is recommending that Mr. Rawls be reappointed to that position.

Mr. Rawls called for a motion recommending reappointment of the ninth CAC member.

The Committee took the following action:

On a motion by Mr. Lutz, seconded by Ms. Stahl, DBRA-CAC Resolution Code 17-08-01-41, reappointing Mr. Allen Rawls as the ninth member of the DBRA CAC with a term expiring June 30, 2018, was unanimously approved.

Schedule of DBRA-CAC Meetings for FY 2017-2018

Ms. Kanalos presented the suggested FY 2017-2018 meeting schedule, keeping with the tradition of scheduling a meeting the second and fourth Wednesdays of each month, except for adjustments needed for holidays, at 5:00 pm at the DEGC offices at 500 Griswold, Suite 2200, Detroit, MI.

Mr. Rawls called for a motion recommending adoption of the FY 2017-2018 DBRA-CAC meeting schedule. The Committee took the following action:

On a motion by Mr. Lutz, seconded by Mr. Cheeks, DBRA-CAC Resolution Code 17-08-01-42, approving the FY 2017-2018 DBRA-CAC meeting schedule, was unanimously approved.

CAC Officer Election

DBRA staff recommends the following Community Advisory Committee of the Detroit Brownfield Redevelopment Authority (the "DBRA-CAC") members for officer positions as follows: Allen Rawls as the Chairperson, Brad Lutz as the Secretary and Sandra Stahl as the Treasurer of DBRA-CAC. Ms. Kanalos asked CAC members if there was interest on behalf of any CAC members to serve as Vice Chair. Mr. Kamal Cheeks volunteered. Attached was a DBRA-CAC resolution, electing the DBRA-CAC members for the nominated positions, for CAC review and approval, to be amended reflecting Mr. Cheeks as Vice Chair.

Mr. Rawls called for a motion recommending electing the DBRA-CAC slate of officers for FY 2017-2018. The Committee took the following action:

On a motion by Ms. Sagovac, seconded by Ms. Stahl, DBRA-CAC Resolution Code 17-08-01-43, electing the following members Allen Rawls, Kamal Cheeks, Brad Lutz, and Sandra Stahl as members of the DBRA CAC with a term expiring June 30, 2018, was unanimously approved.

Transformation Brownfield Plans

Ms. Kanalos presented a PowerPoint presentation to the DBRA-CAC regarding the Transformational Brownfield Plan amendments to Public Act 381 of 1996 and responded to DBRA-CAC member questions about the amendments.

Public Comment

Crista Earp provided personal introduction and advised that she was attending to observe the process.

Adjournment

Citing no further business, Mr. Rawls called for a motion to adjourn.

On a motion by Ms. Sagovac, seconded by Mr. Blocker motion to adjourn was unanimously approved at 6:05 pm.

City of Detroit

Brownfield Redevelopment Authority

Community Advisory Committee

500 Griswold Street • Suite 2200

Detroit, Michigan 48226

Phone: 313 963-2940

Fax: 313 963-8839

CODE DBRA CAC 17-08-02-123

APPROVAL OF MINUTES OF APRIL 12, 2017

RESOLVED, that the minutes of the regular meeting of April 12, 2017 are hereby approved and all actions taken by the members present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Community Advisory Committee of the Detroit Brownfield Redevelopment Authority.

August 9, 2017

City of Detroit
Brownfield Redevelopment Authority
Community Advisory Committee

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

CODE DBRA-CAC 17-08-246-01

7.LIV 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”) for the purpose of promoting the revitalization of environmentally distressed areas in the City; 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, pursuant to the resolution establishing the DBRA and the bylaws of the DBRA, the DBRA has submitted the proposed Brownfield Plan for the 7.Liv Project (the “Plan”) to the Community Advisory Committee for consideration and comment; and

WHEREAS, the Community Advisory Committee, at its August 9, 2017 meeting, received, evaluated and considered the proposed Plan; and

WHEREAS, in accordance with the provisions of the resolution establishing the DBRA and the bylaws of the DBRA, the Community Advisory Committee desires to make recommendations to the DBRA and the Detroit City Council on the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. After consideration of the proposed Plan, the Community Advisory Committee makes the following comment and recommendations on the proposed Plan:
 - a. The Community Advisory Committee has determined that it is appropriate for the achievement of the purposes of Act 381 of the DBRA to adopt a brownfield plan for the **7.Liv Brownfield Redevelopment Project**.
 - b. The Community Advisory Committee recommends support of the proposed Plan presented to it.
2. The Chairperson of the Community Advisory Committee is authorized and directed to transmit a copy of this Resolution and the minutes of the public hearing on the proposed Plan and of the meeting at which this Resolution was adopted to the DBRA and the Detroit City Council as the report of the findings and recommendations of the Community Advisory Committee on the proposed Plan.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

August 9, 2017

City of Detroit

Brownfield Redevelopment Authority

Community Advisory Committee

500 Griswold Street • Suite 2200

Detroit, Michigan 48226

Phone: 313 963-2940

Fax: 313 963-8839

DBRA-CAC CODE 17-08-01-41

ADMINISTRATION: REAPPOINTMENT/APPOINTMENT OF NINTH CAC MEMBER

RESOLVED, that Allen Rawls is hereby reappointed/appointed as a DBRA Community Advisory Committee member for a term to expire June 30, 2018.

August 9, 2017

City of Detroit

Brownfield Redevelopment Authority

Community Advisory Committee

500 Griswold Street • Suite 2200

Detroit, Michigan 48226

Phone: 313 963-2940

Fax: 313 963-8839

CODE DBRA-CAC 17-08-01-42

ADMINISTRATION: SCHEDULE OF DBRA-CAC MEETINGS FOR FY 2017-2018

RESOLVED, that the Detroit Brownfield Redevelopment Authority Community Advisory Committee (“the DBRA-CAC”) hereby adopts the following as its schedule for regular meetings for fiscal year 2016-2017. Unless otherwise posted, such meetings will be held on the **second and fourth Wednesday** of each month at **5:00 PM** in the offices of the Detroit Economic Growth Corporation, 500 Griswold Street, Suite 2200, as follows:

2017

July 12, 2017
July 26, 2017
August 9, 2017
August 23, 2017
September 13, 2017
September 27, 2017
October 11, 2017
October 25, 2017
November 8, 2017
November 22, 2017
December 13, 2017
*December 20, 2017

2018

January 10, 2018
January 24, 2018
February 14, 2018
February 28, 2018
March 14, 2018
March 28, 2018
April 11, 2018
April 25, 2018
May 16, 2018
May 30, 2018
June 13, 2018
June 27, 2018

*Due to the holiday

.

August 9, 2017

City of Detroit

Brownfield Redevelopment Authority

Community Advisory Committee

500 Griswold Street • Suite 2200

Detroit, Michigan 48226

Phone: 313 963-2940

Fax: 313 963-8839

DBRA-CAC CODE 17-08-01-43

ADMINISTRATION: ELECTION OF OFFICERS

IT IS HEREBY RESOLVED, that the Detroit Brownfield Redevelopment Authority Community Advisory Committee hereby elects the following Members as Officers of the Community Advisory Committee for FY 2017-2018:

Chairperson:	Allen Rawls
Vice Chair	Kamal Cheeks
Secretary:	Brad Lutz
Treasurer:	Sandra Stahl

August 9, 2017