



**ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS REGULAR MEETING  
TUESDAY, MAY 23, 2023 – 9:00 A.M.**

**BOARD MEMBERS PRESENT:** Clifford Brown  
Marsha Bruhn  
Damon Hodge  
Linda Forte  
Chris Jackson (9:12)  
Kwaku Osei  
Jonathan Quarles

**BOARD MEMBERS ABSENT:** Antoine Bryant (Ex-Officio)  
Kimberly Clayson  
John Naglick (Ex-Officio)  
Thomas Stallworth

**SPECIAL DIRECTORS  
PRESENT:** None

**SPECIAL DIRECTORS  
ABSENT:** None

**OTHERS PRESENT:** Cora Capler (DEGC/EDC)  
Sean Gray (DEGC/EDC)  
Kevin Johnson (DEGC/EDC)  
Paul Kakos (DEGC/EDC)  
Jennifer Kanalos (DEGC/EDC)  
Glen Long, Jr. (DEGC/EDC)  
Monika McKay-Polly (DEGC/EDC)  
Rebecca Navin (DEGC/EDC)  
Lexi Shaw (DEGC/EDC)  
Sierra Spencer (DEGC/EDC)  
JoMeca Thomas (DEGC/EDC)



**MINUTES OF THE ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS REGULAR MEETING  
DETROIT ECONOMIC GROWTH CORPORATION  
500 GRISWOLD, SUITE 2200, DETROIT, MI 48226  
TUESDAY, MAY 23, 2023 – 9:00 A.M.**

**GENERAL**

**Call to Order**

Noting that a quorum was present, Chair Forte called the Regular meeting of the Economic Development Corporation Board of Directors to order at 9:05 a.m.

**Approval of Minutes**

Ms. Forte asked if there were any additions, deletions, or corrections to the minutes of the May 9, 2023, regular board meeting. Hearing none, Ms. Forte called for a motion.

Mr. Osei made a motion to approve the minutes of the May 9, 2023, regular board meeting, as written. Mr. Quarles seconded the motion. All were in favor with none opposed.

EDC Resolution Code 23-05-02-370 was unanimously approved.

**Receipt of Treasurer's Reports**

Mr. Long reviewed the Treasurer's Report of Receipts and Disbursements for the month of April 2023.

Ms. Forte asked if there were questions. Hearing none, she called for a motion.

Mr. Brown made a motion to approve the Treasurers Report of Receipts and Disbursements for the month of April 2023, as presented. Mr. Hodge seconded the motion. All were in favor with none opposed. Mr. Jackson was not present for the vote.

EDC Resolution Code 23-05-03-286 was unanimously approved.



## **PROJECTS**

### **Proposed Casino Loan to Trumbull Lafayette, LLC**

Ms. Shae advised that Trumbull Lafayette, LLC (the “Borrower”), a limited liability company with Michael Gill as the sole member, owns the Pedaler Building located at 747 Trumbull, 1501 and 1515 West Lafayette, Detroit, MI, 48216 (collectively, the “Property”). The Borrower is undertaking the redevelopment of the Property and it is anticipated that approximately 13,000 square feet of the Property will be utilized by various business enterprises. Michigan Pedaler, a Detroit pedal bar and rolling party biking company owned by Michael Gill, will occupy 6,928 square feet of space, Trumbull Brewery Holdings, an affiliate of the Borrower will lease 5,136 SF of the space to operate its micro brewing and distillery business, and the remaining space is a second-floor suite of individual offices available to small businesses to rent. In managing the design of the project, the Borrower has contracted with Newground Architects to be the architect and Rick Stanza with Stanza Group, a Detroit based contractor, will serve as the general contractor.

Built in the 1950s and initially housing the McCormick Plumbing Supply, the Property has seen many tenants in its past including but not limited to Mr. Ren’s Tavern and Cocktail Lounge, Aqua Vitae Lounge, Sugar Sweet Donuts and many more. Today, the Property is undergoing renewed fervor due to exciting business activities returning to the premises, including the Michigan Pedaler as noted above. The Borrower initially leased space at the Property until it purchased the building for \$1.1 Million in 2019 with a loan from Citizens Bank in the amount of \$997,000. Upon the purchasing and renaming the Property to The Pedaler Building, the Borrower sought to improve the structure of the building through a series of renovations including new windows, new HVAC system, and the creation of a newly renovated second floor to allow for small businesses and individuals to rent.

Michael Gill has led a professional career centered around marketing and public relations. After graduating from the University of Michigan, Mike spent 6 years working at his alma mater, University of Detroit Jesuit High School where he served in both recruitment and fundraising role. He then moved on to work for Maritz Performance Improvement Company where he worked on the Cadillac account focusing on improving customer satisfaction at Cadillac dealers. From this base, he branched out on his own and launched



Headlights Public Relations and Marketing eighteen years ago. In 2016, Mike founded the Michigan Pedaler which takes guests on a two hour tour of the city of Detroit on bikes and rolling pedal bars that accommodate up to 15 guests. Initially using the Property primarily as a storage space for its bikes, Michigan Pedaler and its guests will now have the opportunity to interact with the Borrower's newest tenant, Trumbull Brewery Holdings LLC and TBD Operations LLC. Trumbull Brewery Holdings will operate a bar that will serve as the pedal bar's meeting point and its first and last bar on the itinerary creating additional revenue for Michigan Pedaler and more buzz for the Borrower. Additionally, Mike, as a member of Trumbull Brewery Holdings, will provide general business oversight and marketing assistance to the brewery business that will be occupying the Borrower. As the building began its transformation since its purchase in 2019, Trumbull Brewery and Distilling will be the centerpiece business of the Borrower. To improve the appearance of the building, the Property will undergo a facelift that allows for a more welcoming environment. Instead of a brick facade on its lower level, it will become an aesthetically pleasing structure with multiple windows, broad garage-door openings and lots of glass that will draw guests to the corner of Trumbull and Lafayette. Alongside the physical improvements the Borrower has secured a twenty-five-year lease agreement with The Michigan Pedaler Inc, a ten-year lease agreement with its tenant, Trumbull Brewery Holdings LLC and two annual lease agreements with tenants in its office spaces.

The Borrower has approached EDC for financing from the EDC's Casino Loan Program in the amount of \$200,000 (the "Loan"). The Loan will be used to assist in the construction of the planned improvements to the building noted above including but not limited to a new façade for new storefront windows, structural reinforcements, new storefront framing and glass, and fire suppression. The Borrower is also seeking financing from the SBA and other lenders to finance the project. Specifically, the Borrower is seeking financing from Invest Detroit in the amount of \$232,500, Citizen State Bank in the amount of \$232,500.00, and SBA in the amount of \$465,000.00. To date, the Borrower has also injected \$1,000,000.00 worth of equity. Also, in further support of the proposed projects being undertaken at the Property, in May 2023, the Detroit Economic Growth Corporation approved a loan for a planned tenant at the Property, Trumbull Brewery Holdings LLC, in the amount of \$200,000.00.

Please find for your review: sources and uses, terms of the Loan and a debt service analysis.



## Sources and Uses

### Sources:

Citizen State Bank	\$232,500.00
Invest Detroit	\$232,500.00
SBA	\$465,000.00
EDC	\$200,000.00
Equity	<u>\$1,000,000.00</u>
Total	\$2,130,000.00

### Uses:

Pay Off Existing Loan	\$921,366.00
Equity in Real Estate	\$1,000,000.00
Professional Fees and Other Fees	\$8,634.00
Demolition	\$30,000.00
Masonry	\$50,000.00
Structural Steel and Joints	\$50,000.00
Glass and Glazing	\$30,000.00
Fire Suppression	<u>\$40,000.00</u>
Total	\$2,130,000.00



### Terms of Loan:

Borrower: Trumbull Lafayette LLC

Amount: \$200,000.00

Interest Rate: 4%

Term: 7 years with a balloon payment.

Amortization: 12 months interest only, payable through an interest reserve account. Principal and interest payments commence on month 13 and will be amortized for a period of 9 years.

Guaranty: Corporate Guaranty of The Michigan Pedaler Inc; Personal Guaranty of Michael Gill.

Security: Life Insurance Policies on personal guarantor. Subordinated mortgage on 3234 E Bradford, Bloomfield Hills, MI pari-passu with the Detroit Economic Growth Corporation.

Disbursements: An interest reserve account in the amount of \$8,000 will be established with the Loan funds at closing. The remaining principal balance of the Loan will be funded in one or more disbursements. Anticipated funding order is as follows: Equity, Citizen State Bank and Invest Detroit, SBA, EDC.

Conditions: (i) Satisfactory review and acceptance of standard due diligence items; (ii) Binding commitments for other project loan(s); (iii) Evidence of equity investment for the Project prior to Loan funding; (iv) Execution of mutually acceptable Loan documents; (v) Receipt of a title policy for the mortgaged property satisfactory to the EDC; and (vi) Receipt, review, and approval of any and all information requested by EDC staff.



Debt Service Analysis:

Proforma

	<u>Year 1</u>	<u>Year 2</u>
Base Rent	\$142,272.00	\$155,488.00
Operational Expense Rent	<u>\$118,000.00</u>	<u>\$121,540.00</u>
Potential Gross Income	\$260,272.00	\$277,028.00
Total Operating Expenses	<u>\$48,380.00</u>	<u>\$49,831.00</u>
Cash for Debt Service	\$211,892.00	\$227,196.00

EDC Debt Service	<u>Year 1</u>	<u>Year 2</u>
	\$0.00	\$26,498.28

4%, 7-year amortization

Principal & Interest Payment (\$2,208.19)



Invest Detroit Debt Service

\$0.00	\$32,385.24
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7%, 20-year amortization

Principal & Interest Payment (\$2,698.77)

Citizen State Bank Debt Service

\$32,385.24	\$32,385.24
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7%, 20-year amortization

Principal & Interest Payment (\$2,698.77)

SBA Debt Service

\$36,020.28	\$36,020.28
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6.02%, 25-year amortization

Principal & Interest Payment (\$3,001.69)

Debt Coverage Ratio	3.09	2.32
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The EDC Finance Committee has reviewed the proposed loan and has recommended the approval of a loan based on the terms and conditions contained herein.

A draft resolution has been prepared for your consideration.





Mr. Brown asked why a million dollars of equity was listed under utility and what it was being used for. Ms. Shaw explained the equity had been used for HVAC systems and other various aspects of the project.

Mr. Brown stated that typically the expenses that the equity is being utilized for would be categorized. Ms. Shaw asked if it would be helpful for the utility of the equity to be broken down.

Ms. Forte responded that the information would be helpful and called for further questions. Hearing none, Ms. Forte called for a motion.

Mr. Osei made a motion to approve the Proposed Casino Loan to Trumbull Lafayette, LLC, as presented. Mr. Hodge seconded the motion. All were in favor with none opposed.

Mr. Brown abstained from the vote. Mr. Jackson was not present for the vote.

EDC Resolution Code 23-05-74-53 was approved.

### **Casino Loan Program: Laughter in the Sun Loan Modification**

Ms. Shaw explained that Laughter in the Sun, LLC (“LIS”) is a woman and minority owned Limited Liability Company owned solely by Regina Gaines. LIS operates the business commonly known as House of Pure Vin, a specialty retail wine store located at 1433 Woodward Avenue. The store occupies 2,200 sf of retail space and 745 SF of storage space. House of Pure Vin sells wine and offers such services as wine tastings, wine sampling and an online wine ordering club. In October 2015, the Board of Directors of the Economic Development Corporation of the City of Detroit (“EDC”) approved a loan from the Casino Development Funds in the amount of \$130,000.00 (the “Loan”) to LIS. EDC partnered with Invest Detroit and Detroit Development Fund (together with EDC, the “Lenders”).

Funds were used to assist in the buildout of the space. The collateral for the Loan was a lien on all business assets and personal guaranty of Regina Gaines and two other project partners, Andrea Dunbar and Terry Mullins. The Loan had an initial term of 5 years with a maturity date of November 2018, and the interest rate was 4%. Over the years, the EDC has made a number of modifications to the Loan in order to support the continued success



of the business. In 2017, the EDC Board approved a modification that reduced Loan payments. Thereafter, in September 2019 and July 2020, the EDC Board approved a loan restructure which involved a revision of the Loan terms to extend the maturity date by 3 years, the release of the personal guarantees of Andrea Dunbar and Terry Mullins who were exiting the business, and the authorization to accept a \$25,000 paydown to be split among the Lenders, and the deferral of payments on the Loan for four months and extension of the interest only period through December 2020. Although the aforementioned modifications provided relief to LIS, the lingering effects of the Covid-19 pandemic greatly impacted LIS' ability to sustain and grow its business. Specifically, the operating cashflow of the business was underperforming as density assumptions regarding downtown walk-in traffic had not been realized and consequently negatively impacted operating cashflow.

Notwithstanding these difficulties, LIS has been committed to the successful operation of its business and has been negotiating the extension of the lease and the reconciliation of various disputed charges. Furthermore, in an effort to improve cashflow, LIS had been pursuing a refinance of its existing loans with the Lenders, through Huntington Bank. The process of the refinance opportunity with Huntington Bank was delayed due to the pending lease negotiation but has now paused due to the rise in interest rates, which negates the benefit of consolidating the commitments.

LIS is now current with its lease payments for House of Pure Vin, however it is now having significant banking issues with its primary bank. Since its primary bank was acquired in September 2022, LIS has not had access to its online account or the mobile banking account. Furthermore, LIS' accounting system, QuickBooks, are also no longer linked to the bank account. As a result, it has caused LIS to be delinquent on its Loan payments along with significant hardship with paying vendors/distributors due to returned payments and overdraft fees. The account has significant overdraft fees and has negatively impacted its payroll and emergency line of credit. LIS has a negative balance and is currently working with the bank to reverse the fees applied to the account. LIS has since acquired a \$50,000 loan from Michigan Women's Forward to assist with becoming current with its rent and outstanding vendor invoices. The term of the loan is 5 year amortization with a rate of 5%, they are taking a subordinated lien on the Borrower's assets behind all of the lenders.



Given the numerous challenges LIS has faced over the years and its responsiveness to EDC requests, EDC and the Lenders find it practical to retroactively defer loan payments from September through June 2023 and resume principal and interest payments in July 2023. EDC staff also finds it practical to extend the maturity date of the Loan from December 2023 to December 2024. The deferred payments will be added to the balloon payment when it comes due upon maturity. The current Loan balance is \$74,707.94. Additionally, the proposed modification request will afford LIS additional time to work with the bank to reconcile its bank account to reflect an accurate account balance and for LIS to pay off EDC and the Lenders with a traditional financier.

The EDC Finance Committee has reviewed the proposed Loan modification and recommends approval of the amended Loan terms to the EDC Board of Directors.

Mr. Quarles recalled the previous times in which the Board had approved loan modifications for Laughter in the Sun (LIS) and asked if there was some technical assistance that LIS was not receiving to trigger a new loan modification. Mr. Quarles suggested a location change and asked if LIS is a profitable business. Ms. Shaw explained that issues with the landlord of the location have been something that Ms. Shaw and her team have been advising her through and a relocation has been considered by the borrower, but ultimately would she like to stay in her current location. Ms. Shaw further stated that this loan is due to several issues which include lease negotiations and banking issues. Ms. Shaw added that LIS has consistently increased its' revenue yearly.

Mr. Jackson asked for the details of the current lease. Ms. Shaw answered that the newest maturity date is December 2024, and that the borrower is in lease negotiation with Bedrock.

Mr. Brown asked if anyone had been in contact with Bedrock to inquire about the experience from their perspective. Ms. Shaw responded that Bedrock has gone through several leadership changes, leading to difficulty in finding a Bedrock representative that has been involved long enough to comment on this specific loan. Mr. Brown clarified that he was asking if anyone had spoken to Bedrock to get insight into the issue the borrower is having. Ms. Shaw stated that Bedrock, being a part of an inner creditor agreement, does have communication but is difficult to work with regarding this tenant and loan.



Mr. Brown offered his and other Board members connections to Bedrock to help if needed. Mr. Brown stated that in situations where a modification is being requested the financials of said business should be shared.

Mr. Hodge asked what the base lease rate is for the location the borrower is currently occupying. Ms. Shaw stated that she did not have the information but could report back to the board.

Mr. Jackson commented that although the borrower has built a solid customer base at her current location, it may be better to help the borrower get into another location with better parking, and may be more cost-effective.

Mr. Brown agreed with Mr. Jackson stating that they would like to help her business and that may entail a change of location.

Ms. Bruhn asked if the business strategies that the borrower presented previously have been implemented to increase revenue. Ms. Shaw stated that those strategies have been implemented and added that the borrower has shared a five-year business plan.

Mr. Brown asked if the five-year plan accounts for the trend of diminished foot traffic downtown. Ms. Shaw stated that the plan did not account for this and is more focused on the completion of the Hudson building site.

Mr. Hodge asked if Ms. Shaw found the rental rate. Ms. Shaw answered that the rate is eight percent. Mr. Hodge asked if it was all percentage rent, and Ms. Shaw stated that was correct.

Mr. Quarles commented that he is happy to approve this modification but sees a need for a serious conversation about relocation to help the business.



Ms. Forte asked for further questions, hearing none she called for a motion to approve.

Mr. Osei made a motion to approve the Loan Modification for Laughter in the Sun, as presented. Mr. Brown seconded the motion. All were in favor with none opposed.

Ms. Bruhn abstained from the vote.

EDC Resolution Code 23-05-74-52 was approved.

### **Motor City Match: Recommendation to Update Previously Approved Awardee Address**

Mr. Gray advised that on July 12, 2022, Motor City Match program (the “Program”) entered into its third phase with the ratification of a new contract with the city of Detroit. That third phase includes the continued operation of the “Cash” Track and the reintroduction of the “Restore” Track to offer grants and technical assistance to existing businesses that have been open and operating for at least one year.

Upon submission of an application for the “Cash” and “Restore” Award Tracks and the subsequent approval of an award to selected Motor City Match awardees, awardees are required to identify the location of their business. Following the approval of the Round 20 awards, Detroit Denim LLC (the “Awardee”) is seeking to amend the business location included in the approved award documents from 651 W. Alexandrine Detroit, MI 48202 to 4240 Cass Ave, Unit 110 Detroit MI 48202. The Awardee originally included 651 W. Alexandrine address in its application as the location for its business. However, following the submission of the application and further discussion with the EDC staff, the Awardee determined that the 4240 Cass Ave location would be the best fit for their business. Even though this determination was made prior to the Round 20 award approval, EDC staff inadvertently failed to update the project address in the documents presented to the EDC Board for approval. The Awardee has not begun grant disbursement and still has access to the full grant amount awarded in Round 20. In order for the Awardee to complete its



project and begin grant disbursement of its “Cash” grant award, EDC staff recommends that the Awardee’s business address be updated as stated above:

A resolution approving the staff’s recommendation to update the Awardee business address as stated herein is attached for the Board’s consideration.

Ms. Forte called for any questions, hearing none she called for a motion.

Mr. Hodge made a motion to approve the Recommendation to Update Previously Approved Awardee, as presented. Mr. Quarles seconded the motion. All were in favor with none opposed.

EDC Resolution Code 23-05-91-131 was unanimously approved.

#### **ADMINISTRATION**

None.

#### **OTHER MATTERS**

None.

#### **PUBLIC COMMENT**

None.

#### **ADJOURNMENT**

With there being no other business to come before the Board, Ms. Forte adjourned the meeting at 9:33 a.m.



**CODE EDC 23-05-02-370**

**APPROVAL OF MINUTES OF MAY 9, 2023, REGULAR MEETING**

**RESOLVED**, that the minutes of the regular meeting of May 9, 2023, 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 Economic Development Corporation.

May 23, 2023



**CODE EDC 23-05-03-286**

**RECEIPT OF TREASURER'S REPORT FOR APRIL 2023**

**RESOLVED**, that the Treasurer's Report of Receipts and Disbursements for the period ending April 30, 2023, as presented at this meeting, is hereby in all respects accepted as action of the Economic Development Corporation.

May 23, 2023





**CODE EDC-23-05-74-53**

**PROPOSED EDC CASINO LOAN TO TRUMBULL LAFAYETTE LLC**

**WHEREAS**, On April 27, 2005, the Detroit City Council passed a resolution allocating \$42,750,000 of funds in the Casino Loan Program to be administered by the EDC for business development initiatives; and

**WHEREAS**, Trumbull Lafayette, LLC (the "Borrower") seeks to redevelop the Pedaler Building located at 747 Trumbull, 1501 and 1515 West Lafayette, Detroit, MI, 48216 (collectively, the "Property") to be used by various affiliated entities for brewing and distillery businesses; and

**WHEREAS**, in an effort to support the project, the EDC was approached by the Borrower for a loan under the Casino Loan program in the amount of \$200,000.00 (the "Loan") for costs associated with the construction of the planned improvements to the building including but not limited to a new façade for new storefront windows, structural reinforcements, new storefront framing and glass, and fire suppression; and

**WHEREAS**, EDC staff has reviewed the Borrower's financial documentation and proposes the following terms and conditions for the Loan to the Borrower:

Amount:	\$200,000.00
Interest Rate:	4%
Term:	7 years with a balloon payment.
Amortization:	12 months interest only, payable through an interest reserve account. Principal and interest payments commence on month 13 and will be amortized for a period of 9 years.
Guaranty:	Corporate Guaranty of The Michigan Pedaler Inc; Personal Guaranty of Michael Gill.



- Security: Life Insurance Policies on personal guarantor. Subordinated mortgage on 3234 E Bradford, Bloomfield Hills, MI pari-passu with the Detroit Economic Growth Corporation.
- Disbursements: An interest reserve account in the amount of \$8,000 will be established with the Loan funds at closing. The remaining principal balance of the Loan will be funded in one or more disbursements. Anticipated funding order is as follows: Equity, Citizen State Bank and Invest Detroit, SBA, EDC.
- Conditions: (i) Satisfactory review and acceptance of standard due diligence items; (ii) Binding commitments for other project loan(s); (iii) Evidence of equity investment for the Project prior to Loan funding; (iv) Execution of mutually acceptable Loan documents; (v) Receipt of a title policy for the mortgaged property satisfactory to the EDC; and (vi) Receipt, review, and approval of any and all information requested by EDC staff.

; and

**WHEREAS**, EDC staff presented such information to the EDC Finance Committee which recommends the approval of the Loan in accordance with the terms noted above; and

**WHEREAS**, the EDC Board of Directors has reviewed the terms of the Loan and determined it is consistent with the EDC's goal of administering funds for business development initiatives and is consistent with the EDC's statutory purposes.

**NOW, THEREFORE, BE IT, RESOLVED**, that the execution of a Loan consistent with the terms provided herein is hereby approved.

**BE IT FURTHER RESOLVED**, that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the EDC's Authorized Agents, shall hereafter have the authority to negotiate and execute the Loan, together with such other terms and conditions that are determined by such Authorized Agents and/or Officers to be customary or appropriate and not inconsistent with this resolution, and to 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 EDC.

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

May 23, 2023



**CODE EDC-23-05-74-52**

**LAUGHTER IN THE SUN, LLC – CASINO LOAN PROGRAM – LOAN MODIFICATION**

**WHEREAS**, in October 2015, the Board of Directors of the Economic Development Corporation of the City of Detroit (“EDC”) approved a loan from the Casino Development Funds in the amount of \$130,000.00 to Laughter in the Sun, LLC (“LIS”), a woman and minority-owned limited liability company which operates the House of Pure Vin, a specialty retail wine store located at 1433 Woodward Avenue; and

**WHEREAS**, EDC, Invest Detroit, and Detroit Development Fund (together with EDC, the “Lenders”) have previously modified the terms of their respective loans, including the approval of reduced payments, extended maturity, and allowing for the extension of a subordinated line of credit; and

**WHEREAS**, in September 2019 and July 2020, the EDC Board further approved a loan restructure which involved a revision of the Loan terms to extend the maturity date by 3 years, the release of the personal guarantees of Andrea Dunbar and Terry Mullins who were exiting the business, and the authorization to accept a \$25,000 paydown to be split among the Lenders, and the deferral of payments on the Loan for four months and extension of the interest only period through December 2020; and

**WHEREAS**, due to ongoing effects of the Covid-19 pandemic along with various banking issues experienced by the Borrower, the Borrower is requesting additional relief in Loan payment terms from the EDC; and

**WHEREAS**, in an effort to support the business, EDC staff finds it reasonable to amend the terms of the Loan as follows: (i) Loan payments will be retroactively deferred from September 2022 through June 2023 with principal and interest payments resuming in July 2023; and (ii) the maturity date of the Loan will be extended from December 2023 to December 2024 (collectively, the “Modified Terms”); and



**WHEREAS**, the EDC Finance Committee has reviewed the Modified Terms and recommends their approval to the Board of Directors; and

**WHEREAS**, the EDC Board has determined that approval of the Modified Terms is in the best interests of the EDC.

**NOW, THEREFORE, BE IT RESOLVED**, that the EDC Board of Directors hereby approves the Modified Terms.

**BE IT FURTHER RESOLVED** that any two Officers, any two of the Authorized Agents of the EDC, or any one of the Officers and any one of the Authorized Agents of the EDC, shall hereafter have the authority to negotiate and execute any and all 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 EDC.

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

May 23, 2023



**CODE EDC 23-05-91-131**

**MOTOR CITY MATCH: PREVIOUSLY APPROVED AWARDEE RECOMMENDATION TO CHANGE ADDRESS**

**WHEREAS**, the following business has been previously awarded a Motor City Match “Cash” Grant during Round 20: Detroit Denim LLC, (“Awardee”); and

**WHEREAS**, the Awardee was required to identify the location of its business prior to the EDC Board’s approval of their cash award; and

**WHEREAS**, the Awardee has updated their business location from 651 W. Alexandrine Detroit, MI 48202 to 4240 Cass Ave, Unit 110 Detroit MI 48202; and

**WHEREAS**, EDC staff recommends the approval of the updated Awardee business location, allowing Awardee to utilize their previously awarded grant award.

**THEREFORE, BE IT RESOLVED** the EDC Board of Directors approves the updated Awardee address as stated herein.

**BE IT FURTHER RESOLVED**, that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the EDC’s Authorized Agents shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers and to take such actions as are 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 EDC, in the name and on behalf of the EDC, 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 the execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

MAY 23, 2023