



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
REGULAR BOARD OF DIRECTORS MEETING  
WEDNESDAY, SEPTEMBER 28, 2022  
4:00 PM**

**BOARD MEMBERS PRESENT:**

John George  
Amanda Elias  
Pamela McClain  
Sonya Mays  
Raymond Scott

**BOARD MEMBERS ABSENT:**

Maggie DeSantis  
Juan Gonzalez  
Donele Wilkins  
Stephanie Washington

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Monika McKay-Polly (DEGC/DBRA)  
Glen Long, Jr. (DEGC)  
Paul Kako (DEGC)  
Rebecca Navin (DEGC)  
David Howell (DEGC)  
Ngozi Nwaesei (Lewis & Munday)  
Jessica DeBone (PM Environmental)  
Sam Sherman (Basco)  
Roger Basmajian (Basco)  
Hari Krishna (Basco)  
Richard Hosey (Fisher Lofts)  
Garrity Guenther (Fisher Lofts)  
Annika Jackson Odegbo (Fisher Lofts)  
Jared Belka (Warner Norcross)  
Robert Linn (Detroit Land Bank Authority)  
Dan Gough (EGLE)  
Byron Osburn (IBEW 58)



**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY REGULAR MEETING  
WEDNESDAY, SEPTEMBER 28, 2022**

**CALL TO ORDER**

Chairperson Raymond Scott called the meeting to order at 4:07 PM.

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

**GENERAL**

**Approval of Minutes:**

Mr. Scott called for a motion approving the minutes of August 10, 2022, as presented.

Ms. Kanalos stated she would like to make a correction to the meeting minutes of August 10, 2022 – Mr. Scott asked for clarification on a disbursement item on the June 2022 Treasurer’s Report to Lafayette Park Land Owners and Ms. Kanalos stated that it was a TIF disbursement when it was in fact related to an EGLE Grant.

Mr. Scott called for a motion approving the minutes of August 10, 2022, with the correction as noted by Ms. Kanalos.

The Board took the following action:

Mr. George made a motion approving the minutes of the August 10, 2022 Board meeting, with the correction as noted by Ms. Kanalos. Ms. McClain seconded the motion.  
DBRA Resolution Code 22-09-02-312 was unanimously approved.

**Treasurer’s Report – August 2022**

Mr. Long presented the August 2022 Treasurer’s Report.

Mr. Scott called for a motion accepting the August 2022 Treasurer’s Report, as presented. The Board took the following action:

Ms. McClain made a motion accepting the August 2022 Treasurer’s Report, as presented. Ms. Mays seconded the motion.  
DBRA Resolution Codes 22-09-03-227 was unanimously approved.

**PROJECTS**

**Land Assembly Project: Authorization to Transfer Residential Parcels to Detroit Land Bank Authority**

Ms. Navin presented the Land Assembly Project: Authorization to Transfer Residential Parcels to Detroit Land Bank Authority to the DBRA Board.

As the Board is aware, at the request of the City of Detroit (the “City”), the City of Detroit Brownfield Redevelopment Authority (“DBRA”) has been engaged in land assembly activities aimed at establishing

market-ready industrial sites with City limits in order to attract manufacturing and logistics companies (the "Land Assembly Project").

In 2018, in connection with the Land Assembly Project, the DBRA acquired the residential parcels listed on **Exhibit A** (the "DBRA Parcels") in the vicinity of the Jefferson North Assembly Plant for potential future development. Since the time of acquisition, DBRA has paid taxes and fees and performed landscape and other maintenance on the DBRA Parcels on an as-needed basis; however, DBRA staff, together with the City's Planning and Development Department, have determined that the Parcels are no longer needed for the Land Assembly Project. Due to this determination, DBRA staff recommends transferring the DBRA Parcels to the Detroit Land Bank Authority ("DLBA") so that the DBRA Parcels may be maintained and repositioned as part of DLBA's various programs.

A resolution was attached for the Board's consideration.

Mr. Scott asked if any of the parcels being transferred to the DLBA are in need of demolition. Ms. Navin stated that there are two or three parcels that have structures that are in need of demolition.

Ms. Mays asked how much the DBRA paid to acquire the parcels. Ms. Navin stated that the DBRA did not pay to acquire the parcels and that came into public ownership through a settlement the City negotiated with the former land owner due to delinquent property taxes and outstanding blight tickets and the parcels were transferred to the DBRA which has paid for maintenance on the parcels since taking ownership.

Ms. Mays asked if a future industrial use is contemplated for the parcels. Ms. Navin stated that the idea for a future industrial use on the parcels has been abandoned.

Mr. George asked if the DLBA is okay with taking ownership of parcels that are in need of demolition. Mr. Linn stated that the DLBA is okay with taking ownership of parcels that are in need of demolition and views it as part of its mission.

Ms. McClain stated that it would have been useful to have the number of parcels that are being transferred to the DLBA in the memorandum to the Board.

Mr. Scott called for a motion to approve the Land Assembly Project: Authorization to Transfer Residential Parcels to Detroit Land Bank Authority, as presented. The Board took the following action:

Mr. George made a motion to approve the Land Assembly Project: Authorization to Transfer Residential Parcels to Detroit Land Bank Authority, as presented. Ms. Mays seconded the motion. DBRA Resolution Code 22-08-262-48 was unanimously approved.

### **Former Fisher Body Plant Redevelopment Project at 6501 Hastings Brownfield Plan: Reimbursement Agreement**

Mr. Vosburg presented the Former Fisher Body Plant Redevelopment Project at 6501 Hastings Brownfield Plan: Reimbursement Agreement to the DBRA Board.

On June 8, 2022, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for Former Fisher Body Plant Redevelopment Project at 6501 Hastings (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council public hearing for the Plan was held and City Council approved the Plan on August 1, 2022.

### **Project Introduction**

Fisher 21 Lofts, LLC is the project developer ("Developer"). The project includes the redevelopment the Property into approximately 600,000 total square feet of commercial and residential space as well as adjoining parking. The residential space will provide approximately 433 units on floors 2-6, totaling 275,300 square feet with the remaining space split between amenities for residents and commercial space on the first floor to be utilized by multiple tenants. The Project will include site improvements associated with

parking, green space, and storm water management. It is currently anticipated that construction will begin around April 1, 2023 with the Project completed by March of 2025

The total investment is estimated to be \$137 million. The Developer is requesting \$24,881,300.00 in TIF reimbursement.

There will be approximately 350 temporary construction jobs and approximately 100 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the “Property”) consists of three (3) parcels (approximately 8 acres), bounded by Piquette Avenue to the north, St. Antoine Street to the west, Harper Avenue to the South (or North depending on the parcel), and Hastings Street to the east (or west depending on the parcel).

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) were previously utilized for an industrial, commercial or residential purpose; (b) are located within the City of Detroit, a qualified local governmental unit; and (c) were determined to be a “Facility” as defined by Act 381. or adjacent and contiguous to a parcel that has been determined to be a Facility 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 department specific activities, demolition, lead and asbestos abatement, site preparation, infrastructure improvements, interest, and the development, preparation and implementation of a brownfield plan and Act 381 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 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. Baseline Environmental Assessment Activities	\$103,300.00
2. Department Specific Activities	\$2,130,000.00
3. Demolition	\$2,570,000.00
4. Lead and Asbestos Abatement	\$5,110,000.00
5. Site Preparation	\$900,000.00
6. Infrastructure Improvements	\$5,150,000.00
7. Brownfield Plan & Work Plan	\$30,000.00
8. Contingency (15%)	\$2,379,000.00
9. Interest	\$6,509,000.00
<b>Total Reimbursement to Developer</b>	<b>\$24,881,300.00</b>
10. Authority Administrative Costs	\$4,652,240.00
11. State Brownfield Redevelopment Fund	\$1,085,360.00
12. Local Brownfield Revolving Fund	\$760,085.00
<b>TOTAL Estimated Costs</b>	<b>\$31,378,985.00</b>

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 will include local and/or state approval of an Obsolete Property Rehabilitation Act (PA 146) and Neighborhood Enterprise Zone (PA 147) Tax Abatements.

The Agreement and a resolution approving the Agreement and its subsequent execution were attached for the Board's review and approval.

Ms. Mays congratulated the Developer on moving the project forward.

Mr. Scott called for a motion to approve the Former Fisher Body Plant Redevelopment Project at 6501 Hastings Brownfield Plan: Reimbursement Agreement, as presented. The Board took the following action:

Ms. McClain made a motion to approve the Former Fisher Body Plant Redevelopment Project at 6501 Hastings Brownfield Plan: Reimbursement Agreement, as presented. Mr. George seconded the motion.

DBRA Resolutions Code 22-09-309-03 was unanimously approved.

### Amended and Restated Broadway Lofts Brownfield Plan

Mr. Vosburg presented the Amended and Restated Broadway Lofts Brownfield Plan to the DBRA Board.

On March 13, 2018, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors recommended approval to City Council of the Brownfield Plan for the Broadway Lofts Redevelopment Project (the "Original Plan"). The City Council public hearing for the Plan was held April 11, 2019 and City Council approved the Plan on April 16, 2019. A Reimbursement Agreement (the "Agreement") was entered into between the DBRA and Broadway Detroit Properties, LLC on June 25, 2019. An Assignment and Assumption Agreement was entered into between Broadway Detroit Properties, LLC and Broadway Detroit Development II, LLC.

During the planning phase of the project the Developer ran into significantly higher construction costs than originally anticipated and has had to reconfigure the project resulting in an increase in the amount for Eligible Activities. In order to increase the amount of TIF requested under the Plan to cover the increased Eligible Activities, the Developer is requesting an amendment to the Plan.

### Project Introduction

Broadway Detroit Development II, LLC, a subsidiary of Basco of Michigan, Inc. is the project developer (the "Developer") for the Plan which entails the conversion of three buildings into a single multistory mixed-use building, with the addition of five stories of residential space above and will feature three retail spaces on both the ground and lower levels. There will be approximately 75 new residential units on floors 2 through eight, and will consist of studio, one bedroom, and two-bedroom layouts. A minimum of 20% of the residential units will be available at 80% of the Area Median Income (AMI).

Additionally, the first-floor retail space will feature an alleyway entrance between the Broadway Lofts Development and the north adjoining property. The existing alleyway will be reclaimed as a community gathering space and will be excavated, any utility services that can be upgraded will be, new pavements in both concrete and brick will be installed, and the alley will be revitalized through lighting, landscaping, artwork and murals. Green walls and planters will be installed to promote a more sustainable space.

The total investment has increased from an estimated \$11.9 million to \$32.5 million. The Developer is requesting \$3,831,257.00 in TIF reimbursement, an increase of \$2,703,807.00 from the Original Plan.

There will be 36 temporary construction jobs and 1 FTE job. The 36 temporary construction jobs are expected to be created over a 2-year period once construction begins. The 1 FTE jobs will be created directly by the Developer.

### Property Subject to the Plan

The eligible property (the "Property") consists of three (3) parcels located at 1320, 1322 and 1332 Broadway on the eastern side of Detroit's Central Business District in the Paradise Valley neighborhood, on the east side of Detroit, bounded by an alley to the north, the property line of 1314 Broadway to the East, Broadway Street to the south, and the property line of 1344 Broadway Street to the west.

### 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 and residential 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 "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 pre-approved activities, demolition, asbestos activities, infrastructure improvements, site preparation, interest, and preparation and implementation of Brownfield Plan and/or 381 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 commence in the summer of 2019 and will be completed within 10 months.

### 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**

	<b><u>Original Plan</u></b>	<b><u>Amended Plan</u></b>
1. Environmental Assessments	\$6,500.00	\$6,500.00
2. <b>Demolition</b>	<b>\$300,000.00</b>	<b>\$879,281.00</b>
3. Lead and Asbestos Activities	\$10,000.00	\$10,000.00
4. <b>Infrastructure Improvements</b>	<b>\$365,000.00</b>	<b>\$369,500.00</b>
5. <b>Site Preparation</b>	<b>\$278,000.00</b>	<b>\$806,694.00</b>
6. <b>Brownfield Plan &amp; Act 381 Work Plan</b>	<b>\$25,000.00</b>	<b>\$40,000.00</b>
7. <b>Contingency (15%)</b>	<b>\$142,950.00</b>	<b>\$309,821.00</b>
8. <b>Interest</b>		<b>\$1,409,461.00</b>
<b>Total Reimbursement to Developer</b>	<b>\$1,127,450.00</b>	<b>\$3,831,257.00</b>
9. Authority Administrative Costs	\$145,765.00	\$712,133.00
10. State Brownfield Redevelopment Fund	\$165,572.00	\$400,772.00
11. Local Brownfield Revolving Fund	\$82,701.00	\$0.00
<b>TOTAL Estimated Costs</b>	<b>\$1,521,488.00</b>	<b>\$4,944,162.00</b>

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 will include local and/or state approval of Obsolete Property Rehabilitation Act (OPRA) Tax Abatement.

Attached for the Board's review and approval was a resolution authorizing the Amended and Restated Broadway Lofts Brownfield Plan for submittal to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the proposed Plan. In addition, it authorizes the President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA,

to conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

Ms. Mays asked for clarification on the change in designation of the Property from "Historic" to "Functionally Obsolete" to qualify the Property for the Plan. Mr. Vosburg stated that at the request of the Michigan Economic Development Corporation (MEDC) the change is being made from qualifying the Property as "Historic" to "Functionally Obsolete" because the redevelopment of the Property is no longer going to be a historic rehabilitation.

Mr. George asked what the former uses of the Property were. Mr. Basmajian stated that the Property has been vacant for many years but that one former use was a liquor store with some lower-level storage space which has since experienced a fire.

Mr. Scott called for a motion to authorize a public hearing for the Amended and Restated Broadway Lofts Brownfield Plan and its referral to the DBRA-CAC, as presented. The Board took the following action:

Ms. McClain made a motion to authorize a public hearing for the Amended and Restated Broadway Lofts Brownfield Plan and its referral to the DBRA-CAC, as presented. Mr. George seconded the motion.

DBRA Resolutions Code 22-09-266-05 was unanimously approved.

**ADMINISTRATIVE**

None.

**OTHER**

None.

**PUBLIC COMMENT**

None.

**ADJOURNMENT**

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

On a motion by Mr. George, seconded by Ms. McClain, the meeting was unanimously adjourned at 4:25 PM.



**CODE DBRA 22-09-02-311**

**APPROVAL OF MINUTES OF AUGUST 10, 2022**

RESOLVED, that the minutes of the regular meeting of August 10, 2022 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.

September 28, 2022





**DBRA 22-09-03-227**

**ACCEPTANCE OF TREASURER'S REPORT FOR AUGUST 2022**

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period August 1 through August 31, 2022, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

September 28, 2022



**CODE DBRA 22-09-262-48**

**LAND ASSEMBLY PROJECT AUTHORIZATION TO TRANSFER RESIDENTIAL PARCELS TO DETROIT LAND BANK AUTHORITY**

**WHEREAS**, at the request of the City of Detroit (the “City”), the City of Detroit Brownfield Redevelopment Authority (“DBRA”) has been engaged in land assembly activities aimed at establishing market-ready industrial sites with City limits in order to attract manufacturing and logistics companies (the “Land Assembly Project”); and

**WHEREAS**, in 2018, in connection with the Land Assembly Project, the DBRA acquired the residential parcels listed on **Exhibit A** (the “DBRA Parcels”) in the vicinity of the Jefferson North Assembly Plant for potential future development; and

**WHEREAS**, since the time of acquisition, DBRA staff, together with the City’s Planning and Development Department, have determined that the Parcels are no longer needed for the Land Assembly Project; and

**WHEREAS**, due to this determination, DBRA staff recommends transferring the DBRA Parcels to the Detroit Land Bank Authority (“DLBA”) so that the DBRA Parcels may be maintained and repositioned as part of DLBA’s various programs;

**WHEREAS**, the DBRA Board has determined that the transfer of the DBRA Parcels to the DLBA is in the best interest of the Land Assembly Project and the DBRA and is consistent with the DBRA’s powers and purposes.

**NOW, THEREFORE, BE IT RESOLVED**, that the DBRA Board of Directors hereby approves the transfer of the DBRA Parcels to the DLBA.

**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.

September 28, 2022

**EXHIBIT A  
DBRA PARCELS**

Address	Parcel id
1508 GRAY	21048453.
1546 GRAY	21048459.
1612 GRAY	21048470.
1230 LENOX	21049616.
1388 LENOX	21049638.
1358 DREXEL	21050477.
1407 DREXEL	21050979.
1393 COPLIN	21051760.
1369 COPLIN	21051764.
1294 LAKEVIEW	21052165.
1378 LAKEVIEW	21052179.
1390 LAKEVIEW	21052181.
1402 LAKEVIEW	21052183.
1425 LAKEVIEW	21052645.002L
1391 LAKEVIEW	21052651.
1337 LAKEVIEW	21052660.
1365 EASTLAWN	21053382.
1299 EASTLAWN	21053392.
1267 EASTLAWN	21053397.
1182 GRAY	21048441.
1230 GRAY	21048448.
1263 DICKERSON	21049372.
1142 LENOX	21049606.
1178 LENOX	21049610.
1074 DREXEL	21050437.
1224 DREXEL	21050456.
1217 DREXEL	21051010.
1211 DREXEL	21051011.
1153 DREXEL	21051017.
1046 LAKEVIEW	21052125.
1120 LAKEVIEW	21052137.
1211 LAKEVIEW	21052681.
1059 LAKEVIEW	21052706.
1239 EASTLAWN	21053402.
1227 EASTLAWN	21053404.
1203 EASTLAWN	21053408.
1089 EASTLAWN	21053427.



**CODE DBRA 22-09-309-03**

**FORMER FISHER BODY PLANT REDEVELOPMENT PROJECT AT 6501 HASTINGS STREET  
BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT**

WHEREAS, on June 8, 2022, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Brownfield Plan (the "Plan") for a project captioned Former Fisher Body Plant Redevelopment Project at 6501 Hastings (the "Project"); and

WHEREAS, on August 1, 2022, the Detroit City Council voted to approve the Plan; and

WHEREAS, a condition to reimbursing the developer for eligible activities under the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and Fisher 21 Lofts, LLC as developer of the Project; and

WHEREAS, the Agreement has been drafted, approved as to form by DBRA legal counsel; and

WHEREAS, the Board of Directors desires to approve the Agreement and authorize its execution and delivery on behalf of the DBRA; and

NOW THEREFORE, BE IT RESOLVED, by the DBRA Board of Directors as follows:

1. The Agreement, in substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications additions, deletions or completions as are approved by DBRA legal counsel and the Officers or designated Authorized Agents of the DBRA executing the Agreement.
2. Any two Officers or designated Authorized Agents or one Officer and one designated Authorized Agent of the DBRA are authorized and directed to execute and deliver the Agreement.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be and the same hereby are repealed insofar as such conflict arises.
4. This Resolution shall take effect immediately upon its adoption.

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.

September 28, 2022



**CODE DBRA 22-09-266-05**

**AMENDED AND RESTATED BROADWAY LOFTS BROWNFIELD REDEVELOPMENT PLAN – TRANSMITTAL OF BROWNFIELD PLAN TO THE COMMUNITY ADVISORY COMMITTEE**

WHEREAS, pursuant to 381 PA 1996 (“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, under the resolution establishing the DBRA and the bylaws of the DBRA requires the DBRA, prior to the approval of a brownfield plan, submit the proposed brownfield plan to the Community Advisory Committee for consideration and comment and solicit comments by publication of notice that the proposed brownfield plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies.

NOW, THEREFORE, BE IT RESOLVED:

1. The City of Detroit Brownfield Redevelopment Authority acknowledges receipt of the proposed Brownfield Plan for the **Amended and Restated Broadway Lofts Development Brownfield Redevelopment Plan** (the “Proposed Plan”) and authorizes and directs the Chairperson to cause the Proposed Plan to be transmitted to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the Proposed Plan.

2. The President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, shall conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

3. The Chairperson is authorized and directed to cause there to be published notice that the Proposed Plan has been submitted to the Community Advisory Committee and of the public hearing to be held pursuant to this resolution.

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 resolution except that such acts were taken prior to execution of these resolution, are hereby in all respects confirmed, approved and ratified.

September 28, 2022