



**CODE EDC 17-06-02-281**

Economic Development Corporation of the City of Detroit

**APPROVAL OF MINUTES OF JUNE 13, 2017 MEETING**

RESOLVED, that the minutes of the Regular meeting of June 13, 2017 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.

June 27, 2017

**ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS REGULAR MEETING  
TUESDAY, JUNE 13, 2017 – 8:30 A.M.**

**BOARD MEMBERS PRESENT:** Marsha Bruhn  
Linda Forte  
Chris Jackson  
Matthew Roling  
Thomas Stallworth

**BOARD MEMBERS ABSENT:** Monique Claiborne  
Kimberly Clayson  
Maurice Cox (Ex-Officio)  
John Naglick (Ex-Officio)  
Jonathan Quarles  
William Ritsema

**SPECIAL DIRECTORS  
PRESENT:** None

**SPECIAL DIRECTORS  
ABSENT:** None

**OTHERS PRESENT:** Kyla Carlsen (DEGC/EDC)  
Gay Hilger (DEGC/EDC)  
Lily Hamburger (DEGC/EDC)  
Denise Hundley (DEGC/EDC)  
Malinda Jensen (DEGC/EDC)  
Jennifer Kanalos (DEGC/EDC)  
Rebecca Navin (DEGC/EDC)  
Mimi Pledl (DEGC/EDC)  
Kelly Shovan (DEGC/EDC)



Economic Development Corporation of the City of Detroit

**MINUTES OF THE ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS REGULAR MEETING  
TUESDAY, JUNE 13, 2017  
DETROIT ECONOMIC GROWTH CORPORATION  
500 GRISWOLD, SUITE 2200 - 8:30 A.M.**

**CALL TO ORDER**

Noting that a quorum was present, Chairperson Forte called the Regular meeting of the Economic Development Corporation Board of Directors to order at 8:37 a.m.

**GENERAL**

**Approval of Minutes**

Ms. Forte asked if there were any additions, deletions or corrections to the minutes of the April 25, 2017 Regular Board meeting. Ms. Bruhn requested that on page thirteen of the minutes, fifth paragraph, second line, the words "on the list" be replaced with "in the area".

With there being no other changes to the minutes, the Board took the following action:

On a motion by Mr. Stallworth, seconded by Mr. Jackson, Resolution Code EDC 17-06-02-280 was unanimously approved.

**Receipt of Treasurer's Report**

Ms. Shovan reviewed the Treasurer's Report of Receipts and Disbursements for the month of April, 2017, for the benefit of the Board.

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

On a motion by Mr. Stallworth, seconded by Mr. Roling, Resolution Code EDC 17-06-03-214 was unanimously approved.

**PROJECTS**

**Commercial Corridor Façade Improvement Program**

Ms. Hamburger reported that the Economic Development Corporation (EDC) of the City of Detroit currently administers programs to revitalize Detroit's commercial corridors and grow neighborhood business investment using Community Development Block Grant ("CDBG") funds from the City of Detroit. The EDC entered into a sub-recipient agreement with the City (Contract #2899173) to manage and implement these programs for a term ending December 31, 2019.

June 13, 2017

Programs aim to provide four core activities to increase economic activity and physical revitalization of commercial areas throughout the City of Detroit:

1. Attract new small businesses and real estate investment.
2. Retain and expand existing small businesses.
3. Improve the physical environment along commercial corridors.
4. Develop new tools to support business attraction, retention and expansion, and physical investments.

Motor City Match, the initial small business neighborhood revitalization program has completed its seventh round of awardees. Motor City Match connects new or expanding businesses with Detroit's vacant commercial real estate. The program provides competitive grants, loans and technical assistance to both building owners and businesses through a quarterly application process.

A complementary small business program, which will soon be announced by Mayor Duggan, is a business façade improvement program designed to improve the physical condition of commercial corridors. As Detroit neighborhoods grow and economic conditions change, long-time businesses must grow in order to thrive. The commercial corridor façade improvement program aims to help long-time businesses contribute to the positive change in their neighborhood by strengthening their businesses and improving their curb appeal.

There are some similarities between Motor City Match and the new Commercial Corridor Façade Improvement Program. Both are citywide programs with quarterly business competitions with up to \$500,000 available per quarter in matching grants. The Commercial Corridor Façade Improvement Program differs from Motor City Match in that only existing businesses already occupying space are eligible. It is expected that commercial corridor façade improvement program businesses will require a higher percentage of grant investment as percent of total cost to incentivize participation and lending given that they will likely be smaller, higher risk projects.

The goal of the Commercial Corridor Façade Improvement Program is to improve the physical condition of commercial corridors as a public benefit to everyone. Following is the proposed process from application and evaluation through completion.

#### **Commercial Corridor Façade Improvement Program Pre - Construction**

##### **Assistance:**

- Businesses will receive a 50% matching grant for cost of architecture and design services as well as project management services pertaining to exterior improvements to their building.
- Project management services will include scoping, feasibility assessment, hiring contractors, and inspecting completed work.
- Pre-construction grants will not exceed \$10,000 each for architecture/design and project management services.

**Commercial Corridor Façade Improvement Program Construction Assistance:**

- Businesses will receive a 50% matching grant for cost of the construction for exterior improvements to their building.
- \*\* Businesses that apply together with 3 neighboring businesses on their block will be eligible for a 75% matching grant.
- No grant shall exceed \$25,000 per business.

**Commercial Corridor Façade Improvement Program Eligible Activities include:**

- Façade improvements.
- Visible security and safety measures.
- Signage and exterior lighting.
- Parking lot repairs.
- Landscaping, storm water drainage, and other and green improvements.

**Commercial and Corridor Façade Improvement Program Scale:**

- City-wide.
- Up to \$500K in grants matched each quarter.
- Target total of 20 projects per quarter, 80 projects annually.

**Commercial Corridor Façade Improvement Program Funding:**

- Pre-construction grants are funded by CDBG.
- Construction grants are funded by philanthropic and municipal funds.

The Commercial Corridor Façade Improvement Program is expected to be funded by municipal funds, philanthropic dollars, and CDBG funds (through the existing small business and commercial corridor revitalization program sub-recipient agreement (the "Sub-recipient Agreement"), as follows:

**Uses**

Administration	\$	300,000
Outreach and Engagement	\$	250,000
Grants	\$	2,800,000
<b>TOTAL</b>	<b>\$</b>	<b>3,350,000</b>

**Sources**

General Fund City of Detroit	\$	500,000
CDBG	\$	1,550,000
Foundation	\$	1,300,000
<b>TOTAL</b>	<b>\$</b>	<b>3,350,000</b>

The EDC staff requested authorization from the Board to approve the Commercial Corridor Façade Improvement Program Guidelines substantially in the form included with the Board material as Exhibit A and approve implementation of the Commercial Corridor Façade Improvement Program per the Sub-Recipient Agreement.

A resolution was included in the Board packet for consideration.

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

On a motion by Mr. Stallworth, seconded by Mr. Roling, Resolution Code EDC 17-06-91-44 was unanimously approved.

Ms. Forte commented that she is really excited about this phenomenal program. It was smart to model it off of the very successful Motor City Match program.

### **ADMINISTRATION**

### **OTHER MATTERS**

#### **Presentation on Senate Bills 111 through 115 Regarding Brownfields. (For Information Only)**

Ms. Kanalos gave a PowerPoint presentation on Senate Bills 111 through 115 regarding Brownfields, as requested by the Board, and responded to questions.

### **PUBLIC COMMENT**

### **ADJOURNMENT**

With there being no other business to come before the Board, Chairperson Forte adjourned the Regular meeting at 9:12 a.m.

June 13, 2017



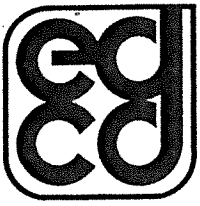
CODE EDC 17-06-02-280

Economic Development Corporation of the City of Detroit

**APPROVAL OF MINUTES OF APRIL 25, 2017 MEETING**

RESOLVED, that the minutes of the Regular meeting of April 25, 2017 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.

June 13, 2017



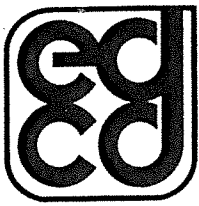
**CODE EDC 17-06-03-214**  
Economic Development Corporation of the City of Detroit

**ACCEPTANCE OF TREASURER'S REPORT FOR APRIL 2017**

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period ending April 30, 2017, as presented at this meeting, is hereby in all respects accepted as action of the Economic Development Corporation.

June 13, 2017





**SMALL BUSINESS AND COMMERCIAL CORRIDOR REVITALIZATION PROGRAM:**  
**COMMERCIAL CORRIDOR FAÇADE IMPROVEMENT PROGRAM**

**WHEREAS**, The Economic Development Corporation of the City of Detroit ("EDC"), has developed a commercial corridor façade improvement program (the "Program") at the request of the City of Detroit (the "City") Mayor's Office; and

**WHEREAS**, the EDC entered a sub recipient agreement with the City (Contract #2899173) to administer and implement the Program for a term ending December 31, 2019 (the "Sub-recipient Agreement"); and

**WHEREAS**, the EDC staff and the City of Detroit have determined that Commercial Corridor Façade Improvement Program would improve the physical condition of commercial corridors as a public benefit to everyone; and

**WHEREAS**, EDC staff and the City of Detroit have designed the Commercial Corridor Façade Improvement Program and;

**WHEREAS**, the Commercial Corridor Façade Improvement Program is expected to be funded by municipal funds, philanthropic dollars, and CDBG funds (through the Sub-recipient Agreement), as follows:

<b>Uses</b>	
Administration	\$ 300,000
Outreach and Engagement	\$ 250,000
Grants	\$ 2,800,000
<b>TOTAL</b>	<b>\$ 3,350,000</b>

<b>Sources</b>	
General Fund City of Detroit	\$ 500,000
CDBG	\$ 1,550,000
Foundation	\$ 1,300,000
<b>TOTAL</b>	<b>\$ 3,350,000</b>

**WHEREAS**, staff has prepared proposed Commercial Corridor Façade Improvement Program Guidelines attached hereto as Exhibit A; and

**NOW, THEREFORE, BE IT RESOLVED** that the EDC Board of Directors hereby approves the implementation of the Commercial Corridor Façade Improvement Program per the Sub-recipient Agreement.

**BE IT FURTHER RESOLVED**, the EDC Board of Directors hereby accepts and approves the Commercial Corridor Façade Improvement Program Guidelines, substantially in the form attached hereto as Exhibit A.

**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 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 execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

June 13, 2017