



**ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS REGULAR MEETING
TUESDAY, MAY 27, 2025 – 9:00 A.M.**

BOARD MEMBERS PRESENT:

Kimberly Clayson
Marsha Bruhn
Linda Forte
Damon Hodge
Thomas Stallworth
Clifford Brown

BOARD MEMBERS ABSENT:

Kwaku Osei
Chris Jackson
Alexa Bush (Ex-Officio)
John Naglick (Ex-Officio)

**SPECIAL DIRECTORS
PRESENT:**

None

OTHERS PRESENT:

Jennifer Kanalos (DEGC/EDC)
Sierra Spencer (DEGC/EDC)
Brian Vosburg (DEGC/EDC)
Sidni Smith (DEGC/EDC)
Glen Long, Jr. (DEGC/EDC)
Rebecca Navin (DEGC/EDC)
Nasri Sobh (DEGC)
Madison Schillig (DEGC)
Kelly Shovan (DEGC)
Derrick Headd (DEGC)
Sean Gray (DEGC)
Mariangela Pledl (DEGC)
Kaci Jackson (DEGC)
Nikki Jones (DEGC)
Marjo Upshaw (1530 Bagley)
Sara Jo Shipley (1530 Bagley)
Khaldoon Alaswad
Louella Pizzuti



**MINUTES OF THE ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS REGULAR MEETING
DETROIT ECONOMIC GROWTH CORPORATION
500 GRISWOLD, SUITE 2200, DETROIT, MI 48226
TUESDAY, MAY 27, 2025 – 9:00 A.M.**

GENERAL

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 9:01 a.m.

Approval of Minutes

Ms. Forte asked if there were any additions, deletions, or corrections to the minutes of the April 22, 2025, regular Board meeting. Hearing none, Ms. Forte called for a motion.

Mr. Brown made a motion to approve the minutes of the April 22, 2025, regular Board meeting, as written. Mr. Hodge seconded the motion. All were in favor with none opposed.

EDC Resolution Code 25-05-02-391 was unanimously approved.

Receipt of Treasurer's Reports

Ms. Shovan reviewed the Treasurer's Report of Receipts and Disbursements for the month of April 2025.

Ms. Forte called for questions.

Hearing none, Ms. Forte called for a motion.

Mr. Stallworth made a motion to approve the Treasurer's Report of Receipts and Disbursements for the month of April 2025, as presented. Mr. Hodge seconded the motion.

EDC Resolution Code 25-04-03-310 was unanimously approved.

ADMINISTRATION

EDC Budget for FY 2025-2026

Ms. Kanalos reviewed the budget for FY 2025-2026. Attached for the Board's review and approval was a resolution adopting EDC's operating budget for FY 2025-2026, which is attached as Exhibit A.

The EDC Finance Committee reviewed the FY 2025-2026 operating budget at its May 27, 2025 meeting.

Ms. Forte called for questions. Hearing none, she called for a motion.



Mr. Hodge made a motion to adopt the EDC Budget for FY 2025-2026, as presented. Mr. Brown seconded the motion. All were in favor with none opposed.

EDC Resolution Code 25-05-01-241 was unanimously approved.

Renewal of the DEGC/EDC Contract

Ms. Kanalos stated that the Economic Development Corporation's (the "EDC") Professional Services Agreement (the "DEGC Agreement") with the Detroit Economic Growth Corporation (the "DEGC") will expire on June 30, 2025.

Staff requested authorization to extend the DEGC Agreement ("Exhibit A") for the period of July 1, 2025 to June 30, 2026.

The DEGC Agreement will be for a base compensation of \$806,000.00 funded from the City Agreement allocation of \$286,000.00, \$520,000.00 from EDC's Trizec Annuity, and Loan repayment account, plus such additional amounts authorized by the DEGC Agreement.

Attached for the Board's consideration, was a resolution authorizing execution of the DEGC Agreement for the period of July 1, 2025 to June 30, 2026.

Ms. Forte called for questions.

Ms. Bruhn asked why allocations for the Detroit Economic Growth Association (DEGA) were being made through the EDC instead of being made directly to the DEGA. Ms. Navin stated that this question was relevant to the contract between the City of Detroit and the EDC, and continued that the programs are small business programs, with the intention of running them with a mix of City funding and philanthropic funds. Ms. Navin advised that it is easier to run the program through the DEGA, as it is a non-profit that receives philanthropic funding. Ms. Navin stated that the DEGC also has an annual contract with the City, and under their requirements, general fund dollars are not eligible to make grants. However, through the advice of the City's law department, if the funds were transferred to the EDC, the grants could be made.

Ms. Forte called for further questions. Hearing none, she called for a motion.

Mr. Brown made a motion to approve the Renewal of the DEGC/EDC Contract, as presented. Mr. Hodge seconded the motion. All were in favor with none opposed.

EDC Resolution Code 25-05-01-242 was unanimously approved.

Contract Between the City of Detroit and the EDC

Ms. Kanalos advised that the Economic Development Corporation's (the "EDC") agreement (the "City Agreement") with the City of Detroit (the "City") will expire on June 30, 2025.

Staff is requesting authorization to execute an amendment to the City Agreement, adding \$3,006,000 in additional funding described below and extending the term for the period of July 1, 2025 to June 30, 2026 (the "Amendment").



In addition to an allocation of \$306,000 for the administration of the EDC and Next Michigan Development Corporation, the Amendment will include the following allocations for grant-making programs to be subgranted by the EDC to the Detroit Economic Growth Association (“DEGA”) (the “DEGA Allocations”):

Detroit Legacy Business Program	\$1,500,000.00
Green Grocer Program	\$350,000.00
NextUp 313	\$150,000.00
Entrepreneurial Challenge Grant	\$700,000.00
	\$2,700,000.00

Attached for Board consideration, was a resolution authorizing the execution of the Amendment and the transfer of the DEGA Allocations to the DEGA pursuant to one or more funding agreements.

Ms. Forte called for questions.

Ms. Bruhn asked for some insight about the NextUp 313 program. Ms. Navin stated that this is the second year of the program, but the first year funds would be run through the program, as it is anticipated that grants will be given. Ms. Navin invited Mr. Gray to discuss the program in more detail.

Mr. Gray stated that the NextUp 313 program collaborates with the Detroit Legacy Business project to connect young entrepreneurs, typically in the 18-year to 30-year-old cohort, with legacy business owners, providing opportunities for learning and networking. Mr. Gray continued that the program has hosted a few events and contracts with numerous entrepreneurs to speak and lead conversations. Mr. Gray highlighted Mark Holland from Breadless, who spoke at one of the events and explained that after graduating from the University of Michigan, he worked at Subway so that he could learn the best practices to running a sandwich shop. Mr. Gray explained that he and his team planned to reach out to the Motor City Match awardees to connect and provide an understanding of the entrepreneurial ecosystem. Mr. Gray stated that this year, there is the opportunity to provide grants to help individuals through the process of starting their business.

Mr. Stallworth inquired about the expected outcomes of the program and how it would benefit the citizens of Detroit. Mr. Gray stated that Detroit City Councilmember Waters initiated this program, and one of the outlined goals was for the program to be a positive and optimistic outreach to Detroit residents who want to be entrepreneurs. While the program is not the first of its kind, the goal is to fill in some existing gaps. Mr. Gray explained that it is the intention to create a conduit for young entrepreneurs to either volunteer or work with some of the legacy businesses. Mr. Gray further explained that the hope of the program is to not show young entrepreneurs what their future could look like, but to also provide legacy businesses as to what an exit could be. Mr. Gray added that to qualify for the program, entrepreneurs must be residents of Detroit.

Ms. Bruhn inquired whether any examples could be provided of individuals who had benefited from the program and asked if grant funding was available in the prior year. Mr. Gray stated that the grant aspect of the program is new, and before training had been allocated, it had been difficult to hold events in the manner that he and his team would have liked. Mr. Gray stated that with the funding this year, they have already



held multiple events, noting one held at the LinkedIn offices, where the value of having a professional profile was demonstrated.

Ms. Forte thanked Mr. Gray for his explanation and stated she was supportive of the program, demonstrating how powerful a professional social media platform can be.

Mr. Stallworth stated that he was unclear about what the entrepreneurial competitive grant program listed in the distribution table was and asked for a description. Mr. Stallworth stated that he would like Mr. Gray to include success metrics in his response. Mr. Gray stated that NextUp 313 is a new project, and one of the challenges is that it's more creative space than a concrete one. Mr. Gray stated that one metric that can be seen is the seven hundred thousand dollars (\$700,000.00) in grant funding that his team will work with the Mayor's Director of Entrepreneurship Initiatives to be able to invest in an analytical way for tech-related ventures, that have a technology that is relevant to a city, in order to incentivize them to stay local. Mr. Gray emphasized that the program is in the early stages and that there are aspirations for data in terms of the number of businesses that can be retained in terms of leveraging the investment to be catalytic, to help of small Detroit startups stay in Detroit, but also obtain additional capital, and that those are some of the metrics that the program anticipates tracking.

Ms. Bruhn asked how a small business owner would know which program to utilize between Motor City Match and NextUp 313. Mr. Gray responded that the two programs would have different criteria, noting that NextUp 313 would require that entrepreneurs have a business location.

Ms. Forte called for further questions. Hearing none, she called for a motion.

Mr. Stallworth made a motion to approve the Contract Between the City of Detroit and the EDC, as presented. Mr. Brown seconded the motion. All were in favor with none opposed.

EDC Resolution Code 25-05-01-243 was unanimously approved.

Election of Officers for FY 2025-2026

Ms. Kanalos stated that the EDC Act 338 of Michigan Acts 1974, as amended, requires that the Officers of the Board of Directors be elected at its annual meeting.

The current officers are as follows:

Linda Forte, Chairperson
Kwaku Osei, Vice Chairperson
Marsha Bruhn, Secretary
Thomas Stallworth, Treasurer

Staff proposed that the Chairperson open the floor to nominations.

Ms. Forte opened the floor to nominations for the Election of Officers.

Mr. Hodge made a motion to nominate the current slate to serve another term. Ms. Clayton supported the motion. All were in favor with none opposed.



Ms. Forte called for a motion to elect the current slate of officers to serve another term.

Ms. Clayson made a motion to elect the current slate of officers. Mr. Brown seconded the motion. All were in favor with none opposed.

EDC Resolution Code 25-05-01-244 was unanimously approved.

Schedule of Regular EDC Board Meetings for FY 2025-2026

Ms. Kanalos stated that a resolution was attached for the Board's review and approval adopting a schedule indicating dates of the EDC Board's regular meetings for the fiscal year 2025-2026.

Ms. Forte called for further questions. Hearing none, she called for a motion.

Mr. Brown made a motion to approve the Renewal of the DEGC/EDC Contract, as presented. Mr. Stallworth seconded the motion. All were in favor with none opposed.

EDC Resolution Code 25-05-01-242 was unanimously approved.

Schedule of Regular EDC Finance Committee Meetings for FY 2025-2026

Ms. Kanalos stated that attached for the Board's review and approval was a resolution adopting a schedule indicating dates of the Economic Development Corporation of the City of Detroit Finance Committee regular meetings for fiscal year 2025-2026.

The EDC Finance Committee reviewed the EDC Finance Committee Meetings for FY 2025-2026 at its May 27, 2025 meeting.

Ms. Forte called for further questions. Hearing none, she called for a motion.

Mr. Hodge made a motion to approve the Renewal of the DEGC/EDC Contract, as presented. Ms. Bruhn seconded the motion. All were in favor with none opposed.

EDC Resolution Code 25-05-01-242 was unanimously approved.



PROJECTS

New Motor City Match General Fund Scope and Budget

Ms. Schillig stated that as the Board is aware, Motor City Match (MCM) projects funded under the ARPA-funded sub-recipient agreement (the “ARPA Contract”) with the City of Detroit (the “City”) had to be allocated by June 30, 2024. In September 2024, the EDC board approved a new \$2,500,000 contract with the City for MCM rounds commencing after June 30, 2024, to be funded under a general fund allocation for MCM approved in the City’s FY 2024-2025 budget (the “Contract”).

Through the City of Detroit budget process that concluded in April 2025, the City allocated an additional \$3,000,000 for MCM, which will be implemented as an amendment to the Contract. MCM staff and the City have agreed upon the combined scope and budget attached as Exhibit A for MCM for FY 24- 26 (the “Scope and Budget”).

Under the Scope and Budget MCM will continue to operate 4 tracks, Plan / Launch, Develop, Design and Cash. In addition to the 4 existing tracks, MCM will launch an alumni support track to assist currently open brick and mortar businesses that went through MCM previously. Program guidelines for this new track will come before the board prior to the first awards under the new track.

A resolution approving an amendment to the Contract for an additional \$3 million of General Fund dollars as stated herein was attached for the Board’s consideration.

Ms. Forte called for questions. Hearing none, she called for a motion.

Mr. Stallworth made a motion to approve the New Motor City Match General Fund Scope and Budget, as presented. Mr. Brown seconded the motion. All were in favor with none opposed.

EDC Resolution Code 25-05-91-164 was unanimously approved.

1530 Bagley EGLE Grant Acceptance

Mr. Vosburg explained that the EDC has been asked to sponsor a grant application for 1530 Bagley Development LLC (“Developer”) to the Michigan Department of Environment, Great Lakes and Energy (“EGLE”), for up to \$1,000,000 in funds (“Funding”) from the State of Michigan to offer an environmental cleanup grant through their existing Brownfield Grant and Loan Program. The EDC is a local unit of government eligible to sponsor one (1) grant during the State’s fiscal year. Grant requests must be completed and awarded by EGLE by June in order to meet fiscal year end deadlines.

The project site currently consists of 4 parcels of vacant land which will be combined into a single parcel totaling approximately .030 acres. The parcels are the last vacant parcels on the block and are situated directly across the street from the Clement Kern Gardens apartments which are being redeveloped as a mixed-income residential development by a separate developer in cooperation with the City of Detroit’s Housing & Revitalization Department. The site is generally bounded by the alleyway to the north, 10th Street to the west, Bagley Street to the South, and Trumbull Street to the east in the Corktown neighborhood.



The project includes the development of a new construction 11,900 square foot, three-story, mixed-use development featuring 10 apartments ranging from one to three bedrooms, a ground floor retail space, and 11 surface parking spaces behind the building accessed from the alleyway. Total project costs are approximately \$3.886 million. A 15-year NEZ has been approved by the City for the development. In connection with the NEZ, for 15-years two (2) of the units will be maintained as affordable for households making 80% of the Area Median Income ("AMI") and four (4) of the units will be maintained as affordable for households making 100% of the AMI.

Development of the parcels predate historic records which started in 1884. Over the years buildings and uses at the site have included single family homes, a multi-unit apartment building, cigar manufacturing, grocers, and restaurants. Structures at the site were demolished over time from the 1940s to 1960s. An automotive repair shop next door used the site as parking after the demolitions until approximately the 1990s.

Environmental testing by the Developer has revealed mercury contamination in the soil resulting from prior or adjacent uses to the property. Grant funding would be used to fund additional environmental testing, contaminated soil removal and disposal, capture and disposal of any contaminated ground water, as well as professional oversight and reporting. The goal is to clean the parcels to an unrestricted residential standard to achieve a No Further Action status. Currently the grant eligible environmental costs are estimated to be \$411,000, however costs could rise if contamination is more extensive than anticipated. Support for the EGLE program maximum award of \$1,000,000 is being sought from the Board to avoid potential project delays. EGLE staff are directly reviewing the environmental testing results, proposed scope, and will be approving the final budget which is limited to just the environmental remediation costs of the property.

Given the fact that the grant funding will assist in the remediation of a residential property that will create a mixed-use infill development in an existing neighborhood, EGLE staff have indicated that they would look favorably at an application for this project.

No local match is required as part of this grant application. If the EDC and Developer are awarded the grant, the EDC will be reimbursed by the grant for any administrative costs incurred.

A representative for the Developer was present at the board meeting to give a brief presentation and answer questions Board members may have regarding the project.

Grant application materials have been shared with EGLE and were received favorably. If supported by the Board, EGLE anticipates making a decision on a grant award by the Summer of 2025. EDC staff is seeking the Board's approval of acceptance of the grant (if awarded) and the execution of a funding or similar agreement with the Developer for any awarded grant funds. A resolution was attached for the Board's consideration.

Ms. Forte called for questions.

Mr. Stallworth asked for clarification on where the project was located. Mr. Vosburg used the map provided in the Board materials to outline the project's location.



Mr. Stallworth asked what input the surrounding community has given concerning the project. Mr. Vosburg responded that the developer has had several meetings with the community. Mr. Vosburg explained that, because the area is experiencing high levels of development, the neighborhood associations have been reluctant to issue formal letters of support. However, through reviewing the meeting minutes, discussing the development with the developer, and consulting with the Neighborhood City Hall staff, no objections to the development were raised. Mr. Vosburg noted that some of the formal letters are being saved for larger projects.

,Ms. Forte called for a motion.

Mr. Brown made a motion to approve the 1530 Bagley EGLE Grant Acceptance, as presented.
Ms. Clayson seconded the motion.

Ms. Forte asked what would happen if the site cleanup exceeded a million dollars (\$1,000,000.00). Mr. Vosburg stated that if the costs exceed the million-dollar (\$1,000,000.00) grant, the cost would be on the developer as the legislation authorizing the program limits the grant to a million dollars (\$1,000,000.00).

Ms. Jones inquired about the parking arrangements for the project. Mr. Vosburg stated there would be ten (10) parking spaces in the rear, which are accessible from the rear alleyway, which exceeds the City's zoning requirements.

Mr. Stallworth stated his concern for the amount of development going on in the targeted area and stated that parking may cause issues. Mr. Stallworth continued that he has some unreadiness given the absence of feedback from the surrounding community as to their reaction to the project.

Mr. Brown requested assurance that the community would have the opportunity to speak up in the process if they opposed the development. Mr. Vosburg stated that through the Neighborhood Enterprise Zone process, as part of City requirements, public meetings had been held, and the zoning request for the project had also been fully public.

Ms. Upshaw thanked the Board for their questions and comments from different perspectives. Ms. Upshaw explained that she and her husband are not professional developers, but rather community members who live in the community. Ms. Upshaw stated that she and her husband have owned the land for four (4) years and have taken their time through development because they want to do it correctly. Ms. Upshaw continued that the property has eleven (11) spaces which exceed the requirements, and based on research studies, most in the area won't have vehicles. Ms. Upshaw added that she has done extensive community engagement, which included handing out flyers, holding events, and getting to know the neighbors. Ms. Upshaw stated that the neighbors have expressed excitement for the development as the site has been vacant since the 1960s. Ms. Upshaw explained that the builder, architect, and management are all Detroit-based and that they would not be selling the units as condos; rather, they would remain responsible for the property. Ms. Upshaw stated that in addition to the two (2) units that are eighty percent (80%) AMI, there is also a rental space where a social venture is being pursued.



Ms. Clayson stated that she is a frequent user of businesses in the area, and she has parked in front of this vacant lot many times when she is using businesses in the surrounding area. Ms. Clayson stated she believed that this would be a great addition to the community and gave her full support for the project.

Ms. Forte announced that there is a motion on the table and called for further questions. Hearing none, Ms. Forte called for a vote.

EDC Resolution Code 25-05-28-02 was unanimously approved.

OTHER MATTERS

None.

PUBLIC COMMENT

None.

ADJOURNMENT

With there being no other business to come before the Board, Ms. Forte adjourned the meeting at 9:52 a.m.



CODE EDC 25-05-02-391

APPROVAL OF MINUTES OF APRIL 22, 2025, REGULAR MEETING

RESOLVED, that the minutes of the regular meeting of April 22, 2025, 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 27, 2025



CODE EDC 25-05-03-310

RECEIPT OF TREASURER'S REPORT FOR APRIL 2025

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period ending April 30, 2025, as presented at this meeting, is hereby in all respects accepted as action of the Economic Development Corporation.

May 27, 2025



CODE EDC 25-05-01-241

ADMINISTRATION: EDC BUDGET FOR FY 2025-2026

WHEREAS, on the date hereof, the Board of Directors of the Economic Development Corporation of the City of Detroit (the “EDC”) approved a resolution whereby the EDC would accept funding from the City of Detroit for operations of the EDC for fiscal year 2025-2026; and

WHEREAS, the EDC wishes to adopt a budget for its fiscal year beginning July 1, 2025 and ending June 30, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Economic Development Corporation of the City of Detroit, as follows:

1. The Budget of the EDC, attached as Exhibit A hereto, for the fiscal year beginning July 1, 2025 and ending June 30, 2026 is hereby approved.

BE IT FURTHER RESOLVED that the EDC 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 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 27, 2025



CODE EDC 25-05-01-242

ADMINISTRATION: RENEWAL OF THE DEGC/EDC CONTRACT

WHEREAS, a contract for Professional Services was heretofore entered into between the EDC and Detroit Economic Growth Corporation (the “DEGC”) as of July 1, 2024 (the “DEGC Agreement”); and

WHEREAS, the DEGC Agreement will expire pursuant to the terms thereof on June 30, 2025, but may be extended in accordance with Section 12 of such DEGC Agreement; and

WHEREAS, the EDC and the DEGC desire to extend the term of the DEGC Agreement for the period commencing July 1, 2025 and ending June 30, 2026; and

WHEREAS, pursuant to Section 5 of the DEGC Agreement, the EDC would pay to the DEGC a base compensation equal to Eight Hundred and Six Thousand and 00/100 (\$806,000.00) Dollars, plus such additional amounts authorized by the DEGC Agreement, for services or activities for or on behalf of the EDC to be rendered by DEGC during such extension period pursuant to the DEGC Agreement.

NOW, THEREFORE, BE IT RESOLVED that the EDC Board of Directors hereby authorizes any two of the following – its Officers or the Authorized Agents - to have full power and authority to execute the City Agreement in such form as required by the City and approved by EDC’s counsel, for the period beginning July 1, 2025 and ending June 30, 2026.

BE IT FURTHER RESOLVED that the EDC Board of Directors hereby authorizes any two of its Officers or two designated Authorized Agents to have full power and authority to execute a new DEGC Agreement, in substantially the form attached hereto as Exhibit A, together with such changes recommended or required by counsel for either party, for the period beginning July 1, 2025 and ending June 30, 2026, for base compensation of \$806,000.00 funded from the City Agreement allocation of \$286,000.00, \$520,000.00 from EDC’s Trizec Annuity, and Loan repayment account, plus such additional amounts authorized by the DEGC Agreement.

BE IT FURTHER RESOLVED that the EDC 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 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 27, 2025



CODE EDC 25-05-01-243

ADMINISTRATION: AUTHORIZATION OF THE CONTRACT BETWEEN THE CITY OF DETROIT AND THE EDC

WHEREAS, the City of Detroit (the “City”) and the Economic Development Corporation (the “EDC”) have previously entered into a services agreement (the “City Agreement”) pursuant to which the EDC renders economic development services to the City and which City Agreement funds a portion of EDC’s operating expenses; and

WHEREAS, the City Council is anticipated to authorize an amendment to the City Agreement which will add \$3,006,000.00 to the City Agreement and extend the term of the City Agreement for the period beginning July 1, 2025 and ending June 30, 2026 (the “Amendment”); and

WHEREAS, the Amendment will include the following allocations for grant-making programs to be subgranted by the EDC to the Detroit Economic Growth Association (“DEGA”) (the “DEGA Allocations”):

Detroit Legacy Business Program	\$1,500,000.00
Green Grocer Program	\$350,000.00
NextUp 313	\$150,000.00
Entrepreneurial Challenge Grant	\$700,000.00
	\$2,700,000.00

; and

WHEREAS, the Board of Directors has determined that it is appropriate and in the best interests of the EDC to approve the Amendment and a sub-grant of the DEGA Allocations to the DEGA.

NOW, THEREFORE, BE IT RESOLVED that the EDC Board of Directors hereby authorizes two of its Officers or any two of its Authorized Agents or one Officer and any one Authorized Agent to have full power and authority to execute the Amendment in such form as required by the City and approved by EDC’s counsel.

BE IT FURTHER RESOLVED, that the EDC Board of Directors hereby authorizes the transfer of the DEGA Allocations to the DEGA for the purposes described in the Amendment

BE IT FURTHER RESOLVED that the EDC 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 (including one or more funding agreements with DEGA for the aforementioned funding) 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 execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

May 27, 2025



CODE EDC 25-05-01-244

ADMINISTRATION: ELECTION OF OFFICERS

RESOLVED that the following are hereby elected as Officers of the Board of Directors of the Economic Development Corporation of the City of Detroit:

Linda Forte, Chairperson

Kwaku Osei, Vice Chairperson

Marsha Bruhn, Secretary

Thomas Stallworth, Treasurer

May 27, 2025



CODE EDC 25-05-01-245

ADMINISTRATION: SCHEDULE OF REGULAR EDC BOARD MEETINGS FOR FY 2025-2026

RESOLVED that the Board of Directors of the Economic Development Corporation of the City of Detroit (the “EDC”) hereby adopts the following as its schedule of regular meetings for its fiscal year beginning July 1, 2025 and ending June 30, 2026. Unless otherwise posted, such meetings will be held on the **second and fourth Tuesday of each month at 9:00 a.m.** (with the exception of December as noted below) in the offices of the Detroit Economic Growth Corporation, 500 Griswold Street, Suite 2200, Conference Room A, as follows:

2025

2026

July 8, 2025

January 13, 2026

July 22, 2025

January 27, 2026

August 12, 2025

February 10, 2026

August 26, 2025

February 24, 2026

September 9, 2025

March 10, 2026

September 23, 2025

March 24, 2026

October 14, 2025

April 14, 2026

October 28, 2025

April 28, 2026

November 11, 2025

May 12, 2026

November 18, 2025*

May 26, 2026

December 9, 2025

June 9, 2026

December 16, 2025*

June 23, 2026

* Due to a holiday, this meeting date varies from the regular schedule.

May 27, 2025



CODE EDC 25-05-01-246

ADMINISTRATION: SCHEDULE OF REGULAR EDC FINANCE COMMITTEE MEETINGS FOR FY 2025-2026

RESOLVED that the Board of Directors of the Economic Development Corporation of the City of Detroit (the “EDC”) hereby adopts the following as the EDC Finance Committee schedule of regular meetings for through June 30, 2026. Unless otherwise posted, such meetings will be held on the **fourth Tuesday of each month at 8:30 a.m.** in the offices of the Detroit Economic Growth Corporation, 500 Griswold Street, Suite 2200, Conference Room A, as follows:

2025

2026

July 22, 2025

January 27, 2026

August 26, 2025

February 24, 2026

September 23, 2025

March 24, 2026

October 28, 2025

April 28, 2026

November 18, 2025*

May 26, 2026

December 16, 2025*

June 23, 2026

* Due to a holiday, this meeting date varies from the regular schedule.

Changes in meeting date, time, or cancellations will be posted in advance.

May 27, 2025



CODE EDC 25-05-91-164

NEW MOTOR CITY MATCH GENERAL FUND SCOPE AND BUDGET

WHEREAS, in September 2024, the EDC board approved a new \$2,500,000 contract with the City for Motor City Match (MCM) rounds commencing after June 30, 2024, to be funded under a general fund allocation for MCM approved in the City's FY 2024-2025 budget (the "Contract"); and

WHEREAS, through the City of Detroit budget process that concluded in April 2025, the City allocated an additional \$3,000,000 for MCM, which will be implemented as an amendment to the Contract; and

WHEREAS, MCM staff and the City have agreed upon the combined scope and budget attached as Exhibit A for MCM for FY 24-26 (the "Scope and Budget"); and

WHEREAS, EDC staff recommends that the EDC Board of Directors authorize the execution of an amendment to the Contract incorporating the Scope and Budget to continue operation of MCM; and

WHEREAS, the EDC Board of Directors has determined that staff's recommendation is appropriate and in the best interests of the EDC and MCM.

THEREFORE, BE IT RESOLVED, that the EDC Board of Directors authorizes the acceptance of funding for MCM and the negotiation and execution of an amendment to the Contract with the City for the Scope and Budget, in a form deemed acceptable to the City and EDC's counsel.

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 said amendment and 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 27, 2025



EXHIBIT A

Scope and Budget

MCM SCOPE

Economic Development Corporation (EDC) of the City of Detroit

Motor City Match General Fund

The EDC is undertaking the following activities to increase economic activity and physical revitalization of commercial areas through the City of Detroit:

Motor City Match program

The EDC utilizes a variety of approaches to encourage new businesses to locate in commercial corridors throughout the city, including small business competitions, target marketing to potential prospects, assistance navigating city processes, and local business community capacity building support. These efforts will be targeted to Detroit based neighborhood-serving businesses that can drive the economy and growth of the city while ensuring Detroiters have access to jobs, and goods and services.

Specifically, the EDC will continue to undertake these activities through the Motor City Match (MCM) Program, Motor City Match connects the best buildings in Detroit with the best new or expanding businesses, while also providing competitive grants, loans, technical assistance and counseling to both building owners and businesses.

Applications are accepted on a quarterly basis for business owners looking to start to start a new business in Detroit or expand their business to a second location in Detroit and building owners who want to market their vacant properties to new tenants. The competitive nature of the program allows multiple stakeholders to participate in the selection process and allocate scarce resources to the most impactful and feasible projects.



The EDC expects to serve 150 businesses over 4 tracks per year. Of those businesses, the program anticipates that up to 105 will be Technical Assistance awardees and up to 45 will receive Financial Assistance Awards in the form of a cash grant. In addition, up to 10 awards are expected to be made to participants in the City's Community Violence Intervention (CVI) programs through Round 28 of the program, including technical assistance and/or financial assistance. The breakdown of expected awardees can be seen in the Motor City Match Awards Per Round Table on the next page.

Motor City Match aims to create approximately 50 jobs for low-to-moderate income Detroiters. EDC expects at least 10 businesses to open in year one, with at least 20 opening in year two of the program. General Fund dollars will support the administration, staffing, software, marketing, legal, web services, technical assistance and grant assistance provided by the Motor City Match Program.

After ten years of Motor City Match, the program now has a robust portfolio of open businesses across Detroit that could also use a wide range of support and services to ensure sustainability and long term success. Past recipients of Motor City Match who have open brick and mortar spaces in the city will apply to participate in alumni support programming that will include educational workshops, mentoring and networking and other technical assistance support to help the businesses stay up to date with best practices. This will help Motor City Match deepen its long term impact by working to ensure these businesses are successful for years to come.



Motor City Match Awards Per Round

Award Type	Track	Awardees Per Round	Total Awardees (Annually)
Technical Assistance	Plan / Launch	Up to 15	45
	Develop	Up to 15	45
	Design	Up to 5	15
	CVI	Up to 5	5
Financial Assistance	Cash	Up to 15	45
	CVI*	Up to 5	5
	Total	Up to 65	160

*Through round 28 only



MCM BUDGET

MCM GF Budget	
Administration & Personnel	General Fund
Staff Personnel	\$1,080,000
Compliance/Legal	\$145,000
Web Service Provider	\$85,000
Events & Marketing	\$220,000
Business Technical Assistance	
Technical Assistance	\$ 1,450,000
Business Grants	
Financial Assistance	\$ 2,520,000
Grant Total	\$ 5,500,000



CODE EDC 25-05-28-02

1530 BAGLEY EGLE GRANT ACCEPTANCE

WHEREAS, 1530 Bagley Development LLC (the “Developer”) requested The Economic Development Corporation of the City of Detroit (“EDC”) to sponsor an application to the Michigan Department of Environment, Great Lakes and Energy (the “EGLE”) grant of up to \$1,000,000 from EGLE’s Brownfield Grant and Loan Program (the “Grant”) to fund certain environmental and remediation costs in connection with the redevelopment of 4 vacant parcels into a new mixed-use development with retail and rental housing (the “Project”); and

WHEREAS, EDC staff believes that the Project and Developer is well suited to be a successful Grant recipient and it is expected that an award decision will be made in the Summer of 2025; and

WHEREAS, the Board of Directors of EDC has determined that proposed grant is consistent with the powers of the EDC and its statutory purposes and is otherwise in the best interest of the City of Detroit.

NOW THEREFORE BE IT RESOLVED:

1. That EDC Board of Directors hereby supports and approves the acceptance of an up to one million (\$1,000,000.00) grant from the EGLE Grant and Loan Program for the Project.
2. That if awarded, the EDC is authorized to accept and utilize the Grant to reimburse and/or fund the Developer’s eligible costs pursuant to a funding or similar agreement.
3. That any two Officers, or any one of the Officers and any of the Authorized Agents or any two Authorized Agents of the EDC are hereby authorized 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. .
4. That all 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 resolution except that such acts were taken prior to execution of these resolution, are hereby in all respects confirmed, approved and ratified.
5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

May 27, 2025