



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, SEPTEMBER 24, 2025
4:00 PM**

BOARD MEMBERS PRESENT:

John George
Amanda Elias
Sonya Mays
Jose Lemus
Maggie DeSantis
Edwina King
Crystal Gilbert-Rogers
Eric Dueweke

BOARD MEMBERS ABSENT:

Pamela McClain

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Sidni Smith (DEGC/DBRA)
Derrick Headd (DEGC/DBRA)
Cleveland Dailey (DEGC/DBRA)
Rebecca Navin (DEGC/DBRA)
Glen Long (DEGC/DBRA)
Jean Belanger (DEGC/DBRA)
David Howell (DEGC)
Lanard Ingram (DEGC)
Russell Estill (DEGC)
Nasri Sobh (DEGC)
Medvis Jackson (DEGC)
Ed Siegel (JacobsStreet)
Sean Mann (DCFC)
Evan Lewandowski (DCFC)
Sara Jo Shipley (Pinchin)
Hiram Jackson (Latimer Ashley)
Kyle Morton (Ashley Capital)
Reid Hulleza (Detroit City Council District 6)
Gisel Arriaya Barrios (Detroit City Council District 6)
Patricia Jackson (Detroit City Council District 6)
Brittney Hoszkiw (City of Detroit, Mayor's Office)
Scarlet Mays
Ethelyn Carroll
Phone number ending in 0064



MINUTES OF THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY REGULAR MEETING WEDNESDAY, SEPTEMBER 24, 2025

CALL TO ORDER

Chairperson Mr. George called the meeting to order at 4:01 pm.

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

GENERAL

Mr. George called for a motion approving the agenda of the September 24, 2025 DBRA meeting, as presented.

The Board took the following action:

Mr. Dueweke made a motion approving the agenda of the September 24, 2025 DBRA meeting, as presented. Ms. DeSantis seconded the motion.

Approval of Minutes:

Mr. George called for a motion approving the minutes of August 13, 2025, as presented.

The Board took the following action:

Ms. Elias made a motion approving the minutes of the August 13, 2025 Board meeting, as presented. Ms. DeSantis seconded the motion.

DBRA Resolution Code 25-09-02-351 was unanimously approved.

Treasurer's Reports – July and August 2025

Mr. Long presented the Treasurer's Reports for the months of July and August 2025.

Mr. George called for questions. Hearing none, Mr. George called for a motion to accept the Treasurer's Reports for the months of July and August 2025, as presented. The Board took the following action:

Mr. Dueweke moved to accept the Treasurer's Reports for the months of July and August 2025, as presented. Ms. King seconded the motion.

DBRA Resolution Codes 25-09-03-262 and 25-09-03-263 was unanimously approved.

PUBLIC COMMENT

Ms. Ethelyn Carroll stated that she is a member of the United Block Club and that in the past the community has inquired about the parcels that are being included in the proposed project with Latimer Ashley for a different project that members of the community was interested in, and that she is opposed to the proposed project with Latimer Ashley stating that she is concerned about the closure of Junction Avenue and related overpass over I-94 and the challenges that would pose for pedestrians crossing over I-94.



A public commenter (phone number ending in 0064) stated that she is a member of the community where the proposed Latimer Ashley project is located and that she is opposed to the industrial project being located in her neighborhood stating that there are already negative environmental impacts on community health in the area and the project would make those issues worse.

PROJECTS

Land Assembly Project: Authorization to Enter into a Letter of Intent and Development Agreement with Latimer Ashley Development Group, LLC for Approximately 30 Acre Site Located Between McGraw Ave & I-94, West of Warren

As the Board is aware, the City of Detroit (the “City”) administration has requested the assistance of the City of Detroit Brownfield Redevelopment Authority (“DBRA”) in industrial land assembly activities aimed at establishing market-ready industrial sites within City limits in order to attract manufacturing and logistics companies (the “Land Assembly Project”).

DBRA staff have identified a site consisting of approximately 30 acres located between McGraw Ave. and I-94, West of Warren, Detroit, MI and referenced as Junction McGraw (the “Property”), as a key site for industrial development. The Property consists of approximately 160 parcels, including the adjacent vacated rights of way, owned by the City, the Economic Development Corporation of the City of Detroit (the “EDC”) and the Detroit Land Bank Authority (the “DLBA”). The DBRA Board of Directors and the Detroit City Council approved the transfer of the Property to DBRA in 2019.

DBRA staff has identified Latimer Ashley Development Group, LLC (“Developer”) as a potential developer of the Property to undertake demolition of any existing structures, utility relocation, any necessary remediation, and construct one or more structures of at least 400,000 – 480,000 square feet to develop a business campus targeting the future of mobility, and/or light industry. The Developer, which is joint venture between Ashley Capital and a development team led by Detroit entrepreneur and developer Hiram Jackson. DBRA staff has negotiated the letter of intent attached hereto as Exhibit A (the “LOI”) with the Developer for the sale and development of the Property pursuant to a development agreement (“Development Agreement”), the terms of which LOI are summarized below:

Purchase Price: \$3.50/sf based on final survey (approx. \$4,573,800)

Site Prep Credit: DBRA will provide Developer a credit at closing in an amount not to exceed \$1,500,000 for anticipated costs related to abandonment and/or relocation of the following utilities: Junction Avenue sewer line, (ii) DTE electrical transmission lines, (iii) DTE Gas Main, and (iv) structural reinforcement of the 32nd Street sewer line.

Due Diligence/Approvals: 120 days, subject to an extension equal to one day for everyday title work remains incomplete or required governmental authorities have not voted on re-zoning and/or vacations, such extension not to exceed 120 days

Closing: 60 days following the expiration of the Due Diligence Period

Construction Commencement: 3rd Quarter 2026

Construction Completion: Within the earlier of 24 months following commencement of construction or 30 months following closing



Conditions to Closing: Approval by the DLBA of the land transfer agreement; appropriate approvals for re-zoning of the Property; community engagement as required under applicable City ordinances.

In 2021 the Board previously approved the execution of a letter of intent with the Developer for a project at the Property; however, due to the Developer's desire to complete private acquisitions and the City's desire to implement certain site preparation activities on the Property, a development agreement was not executed at that time.

DBRA staff seeks the Board's approval of the LOI and the approval to negotiate and execute the Development Agreement consistent with the terms set forth in the LOI.

Ms. DeSantis asked if the concerns that residents expressed at the community meeting have been addressed and resolved. Ms. Belanger stated that the concerns raised by residents about the closure of Junction Avenue were addressed by rerouting traffic over I-94 but that Junction Avenue cannot remain open because of the plans for the project and that the City has already begun infrastructure removal and street closure work on Junction Avenue.

Ms. DeSantis expressed concerns about industrial developments in residential areas and the impacts on residents and urged strong oversight over the environmental impacts of the projects on the neighborhood.

Mr. Dueweke asked if there are any remaining residences within the boundaries of the project. Ms. Belanger stated that there are no residences remaining within the boundaries of the project.

Mr. Dueweke asked if there are still plans to widen I-94 in the area of the project. Ms. Belanger stated that there is no longer a plan to widen I-94 in the area of the project.

Ms. Gilbert-Rogers asked for clarification on the impact on bus routes due to the proposed project. Ms. Belanger stated that the current bus routes will not be impacted by the proposed project and that Junction Avenue has already been closed for a few months.

Ms. Gilbert-Rogers asked if the proposed project would result in significantly increased truck and vehicle traffic and what kind of industrial project is anticipated. Ms. Belanger stated that because it is a spec build that is being proposed, the end user or industry has not yet been identified but that there would be an increase in truck and vehicle traffic and that truck traffic would be routed to Livernois Avenue to get to I-94.

Ms. DeSantis asked if the developer is aware of the truck ordinance and if the proposed project will be in compliance with the truck ordinance. Ms. Belanger confirmed that the development team is aware of the truck ordinance, and the proposed project would be in compliance with the applicable ordinances.

Mr. Dueweke asked if there is expected to be one new structure or multiple new structures included in the project. Ms. Belanger stated that there is expected to be one new structure included in the proposed project.

Ms. Navin informed the Board that DBRA Board Member Ms. Mays has disclosed that she has an ownership stake in the proposed project and because of this, there is a State mandated waiting period on the Board's



vote for this item. Consequently the item will be on the agenda for a future Board meeting which will require an increased quorum, no less than 7 days from the current date.

Mr. George asked what the anticipated total purchase price is for the property. Ms. Belanger stated that the anticipated purchase price for the property is approximately \$4.6 million but the price has not yet been finalized.

Mr. George asked if there are more community meetings planned for the proposed project. Ms. Belanger stated that the development team is required to hold at least three community meetings and there will be another community meeting.

Ms. Gilbert-Rogers asked why a triangle chapes parcel to the northeast of the property was not included in the project. Ms. Belanger stated that she isn't certain why that parcel was not included in the project but that the shape of the parcel does not render it useful to the project.

Land Assembly Project: Crosswind Runway and Detroit City Airport – Reimbursable Agreement with Federal Aviation Administration

As the Board is aware, the City of Detroit has requested the assistance of the City of Detroit Brownfield Redevelopment Authority ("DBRA") in industrial land assembly activities aimed at establishing market-ready industrial sites within City limits to attract manufacturing and logistics companies (the "Land Assembly Project").

In October 2023 the DBRA approved the acceptance of a grant of up to \$17,000,000 (the "Grant") from the Michigan Strategic Fund (the "MSF") under the Strategic Site Readiness Grant Program million from the redevelopment of DET Crosswind Runway Site at the City Airport (the "Site"). The actual Grant award is approximately \$12.9 million.

During Site diligence, it was discovered that certain underground localizer cables and related underground infrastructure owned by the Federal Aviation Administration (FAA) are located on the Site. Under FAA regulations, the relocation of any FAA-owned facilities and equipment must be done under the supervision of the FAA and the FAA must be reimbursed for costs incurred with such supervision (the "Supervision Costs").

DBRA staff and legal counsel, the City of Detroit, and the FAA have negotiated a Non-Federal Reimbursable Agreement attached hereto as Exhibit A (the "Reimbursable Agreement") pursuant to which the DBRA will pay for the Supervision Costs, estimated at \$267,473.12, on behalf of the City, using the Grant funds. Further, DBRA and the City expect to enter into a Memorandum of Understanding ("MOU") with respect to activities at the Site, pursuant to which, among other things, to the extent the Supervision Costs exceed \$267,473.12 and there are not sufficient Grant funds to cover such excess costs, the City will either identify other funds to cover such excess costs or terminate the Reimbursable Agreement.

The resolution approving the execution of the Reimbursable Agreement and the negotiation and execution of the MOU was attached for the Board's consideration.

Mr. George asked how many runways were originally part of the City Airport. Mr. Dailey stated that there were originally two runways as part of the City Airport and that there will be one runway remaining.



Mr. George called for a motion to approve the Land Assembly Project: Crosswind Runway and Detroit City Airport – Reimbursable Agreement with Federal Aviation Administration, as presented. The Board took the following action:

Ms. DeSantis made a motion to approve the Land Assembly Project: Crosswind Runway and Detroit City Airport – Reimbursable Agreement with Federal Aviation Administration, as presented. Ms. Elias seconded the motion.

DBRA Resolution Code 25-09-262-67 was approved.

Brush & Edmund Brownfield Redevelopment Plan: Assignment of Reimbursement Agreement

On June 25, 2025, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the Brush and Edmund Redevelopment Project (the “Plan”) to Detroit City Council (“City Council”) with a recommendation for approval. The City Council approved the Plan on July 29, 2025.

Since then, Woodward Capital Partners, LLC (the “Developer”) has requested that the DBRA sign-off on the attached Assignment of Reimbursement Agreement (“Assignment”). As a result, the Developer would like to assign the Brownfield Plan to Brush & Edmund Development LLC.

A copy of the Assignment and a resolution approving the Assignment and its subsequent execution were attached for the Board’s review and approval.

Mr. George called for a motion to approve the Brush & Edmund Brownfield Redevelopment Plan: Assignment of Reimbursement Agreement, as presented. The Board took the following action:

Ms. King made a motion to approve the Brush & Edmund Brownfield Redevelopment Plan: Assignment of Reimbursement Agreement, as presented. Ms. Elias seconded the motion.

DBRA Resolution Code 25-09-333-04 was approved.

Amended and Restated 20th & Michigan Avenue Brownfield Redevelopment Plan

Mr. Vosburg presented the Amended and Restated 20th & Michigan Avenue Brownfield Plan to the DBRA Board.

explained that on June 22, 2016, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) On March 26, 2025, the Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors recommended approval to City Council of the Brownfield Plan for the 20th and Michigan Avenue Redevelopment Project (the “Original Plan”). The Detroit City Council approved the Original Plan on May 13, 2025. A Reimbursement Agreement (the “Agreement”) was entered into between the DBRA and 402310 Holdings, LLC on June 12, 2025.

The Original Plan included Eligible Activities related to the demolition of the existing, vacant United Community Hospital structure located on the Property and did not include the future redevelopment plans for the Property. In order to include additional eligible activities and increase the amount of TIF requested under the Plan to cover the additional Eligible Activities, the Developer is requesting an amendment to the Plan.



Project Introduction

402310 Holdings LLC is the project developer (“Developer”). The Project includes the asbestos abatement and demolition of the former United Community Hospital at 2401 20th St and redevelopment of the property into a sports stadium, mixed-use development, vertical parking structure, and surface parking as described below.

Stadium

The stadium is intended to be a multi-purpose stadium with seating for 15,000 people. The new facility will also include hospitality suites, DCFC team operations, media and press area, food and beverage concessions, commercial leasable space and community gathering areas. The new facility will be comprised of three buildings connected by a concourse. All buildings have restrooms and food & beverage concessions. The pitch will be oriented north-south, with the video scoreboard located at the south end of the stadium. The total square footage of the stadium project including pedestrian areas and pitch is approximately 380,000 square feet.

Mixed-Use West w/ Parking Structure

The four-story mixed-use building will be approximately 190,080 square feet. This includes 147,840 square feet of secured parking for 421 vehicles, 8,448 square feet of commercial retail space, and seventy-six (76) apartment units consisting of studio, one-bedroom, and two-bedroom layouts. For the duration of the Plan, approximately eight (8) units (approximately, (1) studio, (6) one-bedroom, and (1) two-bedroom) will be reserved for lease by occupants earning no more than 60% of the area median family income (“AMI”) for Wayne County, and approximately 60 units (approximately, (5) studio, (50) one-bedroom, and (5) two-bedroom) will be reserved for lease by occupants earning no more than 80% of the AMI. The commercial and multi-family space will wrap around the parking structure on three sides.

	Avg Sq. Ft.	60% AMI	80% AMI	Other	Total
Studio	576	1	5	2	8
One Bedroom	724	6	50	4	60
Two Bedroom	938	1	5	2	8
Total # of Units		8	60	8	76

Surface Parking

An additional 680 parking spaces will be built on the Standish and West Fisher parcels to accommodate attendees of stadium events. Pedestrian pathways will be provided to connect the parking lot to public sidewalks.

It is currently anticipated that construction will begin in January 2026, and Eligible Activities will be completed within approximately 3 years thereafter.

The total investment is estimated to be \$198 million. The Developer is requesting \$74,214,632.00 in TIF reimbursement.

There are approximately 1,030 temporary construction jobs, and 142 full time and 523 part time permanent jobs are expected to be created by the Developer.

Property Subject to the Plan

The eligible property (the “Property”) consists of five (5) parcels: 2201, 2301, 2401 20th Street, 3000 Standish Street and 3050 West Fisher Freeway, bounded by Fisher Freeway/Michigan Avenue to the north,



20th Street and the property boundary to the east, Standish Street to the south, and Fisher Freeway to the west in the Corktown neighborhood.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for commercial and/or industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the parcels comprising the Property are determined to be a “facility”, as defined by Part 201.

Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include work plan exempt activities, department specific activities, demolition, lead and asbestos abatement, site preparation, infrastructure improvements and the development, preparation and implementation of a brownfield plan and/or eligible activities also include Housing Development Activities (i.e. reimbursement to Developer to fill financing gap associated with development of housing units priced for Income Qualified Households). The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan. 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

Eligible Activities	Original Plan	Amended Plan
1. Work Plan Exempt Activities – Environmental Assessments	\$80,745.00	\$147,500.00
2. Work Plan Exempt Activities – Due Care Planning	\$51,500.00	\$248,000.00
3. Department Specific Activities	\$744,245.00	\$6,121,780.00
4. Asbestos Abatement	\$500,000.00	\$500,000.00
5. Demolition	\$3,129,000.00	\$3,405,417.00
6. Site Preparation	\$735,000.00	\$9,160,800.00
7. Infrastructure Improvements	N/A	\$17,529,815.00
8. Housing Development Activities	N/A	\$37,021,320.00
9. Contingency (15%)	\$754,125.00	Included in Amounts Above
10. Brownfield Plan Preparation and Implementation	\$60,000.00	\$80,000.00
Total Reimbursement to Developer	\$5,922,370.00	\$74,214,632.00
11. Authority Administrative Costs	\$1,457,252.00	\$7,063,966.00
12. State Brownfield Redevelopment Fund	\$448,192.00	\$3,210,474.00
13. Local Brownfield Revolving Fund	\$1,887,198.00	\$0.00
TOTAL Estimated Costs	\$9,715,012.00	\$84,449,071.00



The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer will be seeking additional incentives, which include approval of a Commercial Rehabilitation (PA 255) tax abatement.

Attached for the Board's review and approval was a resolution authorizing the Amended and Restated 20th & Michigan Avenue 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.

Mr. Vosburg informed the Board that the project, because of the proposed tax abatement, is subject to the Community Benefits Ordinance and the meeting process is underway. Meeting #5 is scheduled to happen the next day on 9/25/25. DEGC staff presented on the requested tax incentives at meeting #3 which was held on 9/11/25.

Mr. Dueweke asked if the brownfield request was included in the presentation given to the Neighborhood Advisory Committee at the Community Benefits Ordinance meeting. Mr. Vosburg confirmed that the brownfield request was included in the presentation given to the Neighborhood Advisory Committee at the Community Benefits Ordinance meeting.

Ms. DeSantis asked for more information on the permanent jobs to be created by the project, including salary and benefit information. Mr. Mann stated that more than half of the current full-time employees of DCFC are Detroit residents and make a living wage with a minimum of \$20 per hour. With the anticipated increase to 140 employees for the organization, it is a priority to hire Detroit residents for the new positions. There are currently about 150 employees that work on match days and that they also use third-party vendors for services such as security and concessions during match days.

Ms. DeSantis stated that she supports the project but suggested that the development team change the description of the project as being "privately financed" to a more accurate representation considering public subsidies are being pursued for the project. Mr. Mann stated that he understands that stating that the project is "privately financed" while pursuing public subsidies can feel misleading but that the stadium is being financed through private debt obligations which differs from other stadium facilities in the City and the State.

Ms. Gilbert-Rogers asked if the project is pursuing LEED certification or will include any other green energy efforts. Mr. Mann stated that green energy efforts is a topic that is currently being discussed with the community and there will be stormwater management included in the project, but that LEED certification is not currently planned for the project.

Ms. Gilbert-Rogers asked how much of the commercial space will be used by DCFC itself. Mr. Mann stated that it is still under discussion, but there will be about 10,000 square feet of commercial space that will be available for other retail businesses.

Ms. Gilbert-Rogers asked for clarification on the parking plan for the project. Mr. Mann stated that there will be a parking structure to the north of the stadium and a surface parking lot south of the stadium totaling



roughly 1,100 parking spaces and that the Developer has been working with other partners to secure additional parking in the area to be available to visitors for events. They will be meeting the minimum number of parking spaces required by City ordinance and potentially exceeding it.

Mr. George called for a motion to authorize a public hearing for the Amended and Restated 20th & Michigan Avenue Brownfield Plan and its referral to the DBRA-CAC, as presented. The Board took the following action:

Ms. DeSantis made a motion to authorize a public hearing for the Amended and Restated 20th & Michigan Avenue Brownfield Plan and its referral to the DBRA-CAC, as presented. Ms. Elias seconded the motion.

DBRA Resolution Code 25-09-332-04 was approved.

Midtown West Brownfield Plan: Recommendation to Detroit City Council for Termination

Mr. Vosburg presented the Midtown West Brownfield Plan: Recommendation to Detroit City Council for Termination to the DBRA Board.

Section 14(8)(b) of Act 381 of 1996, as amended, states:

“A brownfield plan or plan amendment may be abolished or terminated according to this subsection subject to all of the following:

(b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:

- (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.
- (ii) Provides the developer an opportunity to be heard at a public meeting.”

Over the years, the DBRA has approved Brownfield Plans which describe projects that have failed to come to fruition (the “Plan(s)”). These Plans, particularly Plans that involve TIF revenue, create an administrative burden for the City and the DBRA with multiple annual accounting and reporting requirements for each Plan. Additionally, a stalled Plan prevents a new proposed development from being able to use and/or take full advantage of Brownfield TIF. Terminating a Plan allows new proposed developments to make full use of Brownfield TIF financing through a new Brownfield Plan that is in line with the new proposed development.

Midtown West is a Plan approved by Council on November 19, 2019. The project, developed by PDH Development Group LLC, proposed the redevelopment of one (1) parcel in Detroit. The project failed to occur within two (2) years of City Council approval of the Plan. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to terminate the plan as a result.

It is the opinion of DBRA staff that the Midtown West Plan should be terminated due to the fact that the project described in the Plan has failed to occur, and more than 2 years has passed since City Council



approval of the Plan. DBRA staff, upon City Council approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to terminate the Plan.

A resolution recommending the following actions for the Plan is attached for your review and approval:

1. Recommendation to terminate the Plan to City Council.
2. Upon City Council approval, issue a certified letter notification to the Developer of the intent to terminate the Plan in no less than 30 days as well as the opportunity to be heard at a public meeting.
3. Authorization to the DBRA to terminate the Reimbursement Agreement and any other agreements or contracts between Developer and the DBRA executed in conjunction with the Plan upon termination of the Plan by City Council.

The Plan will be formally terminated upon adoption of a Resolution for the Plan by City Council and following the signing of the Resolution by the Mayor.

Mr. George called for a motion to approve the Midtown West Brownfield Plan: Recommendation to Detroit City Council for Termination, as presented. The Board took the following action:

Ms. DeSantis made a motion to approve the Midtown West Brownfield Plan: Recommendation to Detroit City Council for Termination, as presented. Ms. Elias seconded the motion.

DBRA Resolution Code 25-09-276-05 was approved.

Green Garage Brownfield Plan: Recommendation to Detroit City Council for Abolishment

Mr. Vosburg presented the Green Garage Brownfield Plan: Recommendation to Detroit City Council for Abolishment to the DBRA Board.

Section 14(8)(a) of Act 381 of 1996, as amended, states:

“A brownfield plan or plan amendment may be abolished or terminated according to this subsection subject to all of the following:

- (a) The governing body may abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished.
- (b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:
 - (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.
 - (ii) Provides the developer an opportunity to be heard at a public meeting.”



Over the years, the DBRA has approved Brownfield Plans which describe projects that have been completed (the “Plan(s)”). These Plans, per the State Act, must be abolished as the final step to formally indicate the completion of the project and tax incentive, and end any requirements for the City and State to perform any ongoing administrative requirements for the tax incentive.

Green Garage is a Plan approved by Council on September 14, 2005 and included approval of a Michigan Business Tax (MBT) Credit as well as tax increment financing. The project, developed by The Green Garage LLC, proposed the redevelopment of one parcel located at 4444 Second Avenue and included the rehabilitation of a historic warehouse into commercial spaces. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

It is the opinion of DBRA staff that the Green Garage Plan should be abolished due to the fact that the project described in the Plan has been completed and the purposes for which the Plan was established have been accomplished. DBRA staff, upon DBRA Board approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to abolish the Plan.

A resolution recommending the following actions for the Plan is attached for your review and approval:

1. Recommendation to abolish the Plan to City Council.
2. Issue a certified letter notification to the Developer of the intent to abolish the Plan in no less than 30 days as well as the opportunity to be heard at a public meeting.
3. Authorization to the DBRA to terminate any other agreements or contracts between Developer and the DBRA executed in conjunction with the Plan upon abolishment of the Plan by City Council.

The Plan will be formally abolished upon adoption of a Resolution for the Plan by City Council and following the signing of the Resolution by the Mayor.

Seven Mile and Gratiot Brownfield Plan: Recommendation to Detroit City Council for Abolishment

Mr. Vosburg presented the Seven Mile and Gratiot Brownfield Plan: Recommendation to Detroit City Council for Abolishment to the DBRA Board.

Section 14(8)(a) of Act 381 of 1996, as amended, states:

“A brownfield plan or plan amendment may be abolished or terminated according to this subsection subject to all of the following:

- (c) The governing body may abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished.
- (d) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:



- (iii) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.
- (iv) Provides the developer an opportunity to be heard at a public meeting."

Over the years, the DBRA has approved Brownfield Plans which describe projects that have been completed (the "Plan(s)"). These Plans, per the State Act, must be abolished as the final step to formally indicate the completion of the project and tax incentive, and end any requirements for the City and State to perform any ongoing administrative requirements for the tax incentive.

The Seven Mile Road and Gratiot Avenue Development is a Plan approved by Council on September 12, 2002 and included approval of a Michigan Single Business Tax (SBT) Credit as well as tax increment financing. The project, developed by Seven Maddelein, L.L.C., proposed the redevelopment of three parcels located at Seven Mile Road and Gratiot Avenue and included the redevelopment of the properties into commercial spaces. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

It is the opinion of DBRA staff that the Seven Mile Road and Gratiot Avenue Retail Development Plan should be abolished due to the fact that the project described in the Plan has been completed and the purposes for which the Plan was established have been accomplished. DBRA staff, upon DBRA Board approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to abolish the Plan.

A resolution recommending the following actions for the Plan is attached for your review and approval:

1. Recommendation to abolish the Plan to City Council.
2. Issue a certified letter notification to the Developer of the intent to abolish the Plan in no less than 30 days as well as the opportunity to be heard at a public meeting.
3. Authorization to the DBRA to terminate any other agreements or contracts between Developer and the DBRA executed in conjunction with the Plan upon abolishment of the Plan by City Council.

The Plan will be formally abolished upon adoption of a Resolution for the Plan by City Council and following the signing of the Resolution by the Mayor.

Federal Reserve Bank of Chicago Detroit Branch Brownfield Plan: Recommendation to Detroit City Council for Abolishment

Mr. Vosburg presented the Federal Reserve Bank of Chicago Detroit Branch Brownfield Plan: Recommendation to Detroit City Council for Abolishment to the DBRA Board.

Section 14(8)(a) of Act 381 of 1996, as amended, states:

"A brownfield plan or plan amendment may be abolished or terminated according to this subsection subject to all of the following:

- (e) The governing body may abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished.



- (f) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:
 - (v) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.
 - (vi) Provides the developer an opportunity to be heard at a public meeting."

Over the years, the DBRA has approved Brownfield Plans which describe projects that have been completed (the "Plan(s)"). These Plans, per the State Act, must be abolished as the final step to formally indicate the completion of the project and tax incentive, and end any requirements for the City and State to perform any ongoing administrative requirements for the tax incentive.

The Federal Reserve Bank of Chicago Detroit Branch is a Plan approved by Council on September 12, 2002 and included approval of tax increment financing. The project, developed by Federal Reserve Bank of Chicago, proposed the redevelopment of one parcel located at Russell and Warren Avenue and included the redevelopment of the properties into bank operation facilities. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

It is the opinion of DBRA staff that the Federal Reserve Bank of Chicago Detroit Branch Plan should be abolished due to the fact that the project described in the Plan has been completed and the purposes for which the Plan was established have been accomplished. DBRA staff, upon DBRA Board approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to abolish the Plan.

A resolution recommending the following actions for the Plan is attached for your review and approval:

1. Recommendation to abolish the Plan to City Council.
2. Issue a certified letter notification to the Developer of the intent to abolish the Plan in no less than 30 days as well as the opportunity to be heard at a public meeting.
3. Authorization to the DBRA to terminate any other agreements or contracts between Developer and the DBRA executed in conjunction with the Plan upon abolishment of the Plan by City Council.

The Plan will be formally abolished upon adoption of a Resolution for the Plan by City Council and following the signing of the Resolution by the Mayor.

Mr. George called for a motion to tie-bar the vote of the Green Garage Brownfield Plan: Recommendation to Detroit City Council for Abolishment, Seven Mile and Gratiot Brownfield Plan: Recommendation to Detroit City Council for Abolishment, and the Federal Reserve Bank of Chicago Detroit Branch Brownfield Plan: Recommendation to Detroit City Council for Abolishment, as presented. The Board took the following action:



Ms. Elias made a motion to tie-bar the vote of the Green Garage Brownfield Plan: Recommendation to Detroit City Council for Abolishment, Seven Mile and Gratiot Brownfield Plan: Recommendation to Detroit City Council for Abolishment, and the Federal Reserve Bank of Chicago Detroit Branch Brownfield Plan: Recommendation to Detroit City Council for Abolishment, as presented. Ms. DeSantis seconded the motion.

Ms. Elias made a motion to approve the Green Garage Brownfield Plan: Recommendation to Detroit City Council for Abolishment, Seven Mile and Gratiot Brownfield Plan: Recommendation to Detroit City Council for Abolishment, and the Federal Reserve Bank of Chicago Detroit Branch Brownfield Plan: Recommendation to Detroit City Council for Abolishment, as presented. Ms. King seconded the motion.

DBRA Resolution Codes 25-09-99-03, 25-09-24-04, and 25-09-27-04 were approved.

ADMINISTRATIVE

None.

OTHER

None.

ADJOURNMENT

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

On a motion by Ms. DeSantis, seconded by Ms. Elias, the meeting was adjourned at 4:59 PM.



CODE DBRA 25-09-02-351

APPROVAL OF MINUTES OF AUGUST 13, 2025

RESOLVED, that the minutes of the regular meeting of August 13, 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 Detroit Brownfield Redevelopment Authority.

September 24, 2025



DBRA 25-09-03-262

ACCEPTANCE OF TREASURER'S REPORT FOR JULY 2025

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period June 1 through July 31, 2025, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

September 24, 2025



DBRA 25-09-03-263

ACCEPTANCE OF TREASURER'S REPORT FOR AUGUST 2025

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period August 1 through August 31, 2025, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

September 24, 2025



CODE DBRA 25-09-262-67

LAND ASSEMBLY PROJECT: CROSSWIND RUNWAY AND DETROIT CITY AIRPORT – REIMBURSABLE AGREEMENT WITH FEDERAL AVIATION ADMINISTRATION

WHEREAS, the City of Detroit has requested the assistance of the City of Detroit Brownfield Redevelopment Authority (“DBRA”) in industrial land assembly activities aimed at establishing market-ready industrial sites within City limits to attract manufacturing and logistics companies (the “Land Assembly Project”):

WHEREAS, in October 2023 the DBRA approved the acceptance of a grant of up to \$17,000,000, the actual amount of which is approximately \$12.9 million (the “Grant”) from the Michigan Strategic Fund (the “MSF”) under the Strategic Site Readiness Grant Program million from the redevelopment of DET Crosswind Runway Site at the City Airport (the “Site”); and

WHEREAS, during Site diligence, it was discovered that certain underground localizer cables and related underground infrastructure owned by the Federal Aviation Administration (FAA) are located on the Site and the FAA requires that the FAA be reimbursed for its costs in supervising the relocation of any FAA-owned facilities and equipment (the “Supervision Costs”); and

WHEREAS, DBRA staff proposes entering into a Non-Federal Reimbursable Agreement substantially in the form attached hereto as Exhibit A (the “Reimbursable Agreement”) pursuant to which the DBRA will pay for the Supervision Costs, estimated at \$267,473.12, on behalf of the City, using the Grant funds and a Memorandum of Understanding (“MOU”) with the City with respect to activities at the Site, pursuant to which, among other things, to the extent the Supervision Costs exceed \$267,473.12 and there are not sufficient Grant funds to cover such excess costs, the City will either identify other funds to cover such excess costs or terminate the Reimbursable Agreement.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby authorizes (i) the execution of the Reimbursable Agreement substantially in the form attached hereto as Exhibit A, together with such changes that are reasonably required for the project and are approved by DBRA Authorized Agents and counsel, which changes are not inconsistent with the intent of this resolution and (ii) the negotiation and execution of a MOU with the City regarding activities at the Site, including the payment of costs under the Reimbursable Agreement in excess of \$267,473.12.

BE IT FURTHER RESOLVED, that any two Officers or 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 other 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 24, 2025 (Tabled)



CODE DBRA 25-09-333-04

BRUSH AND EDMUND BROWNFIELD REDEVELOPMENT PLAN: ASSIGNMENT OF REIMBURSEMENT AGREEMENT

WHEREAS, on June 25, 2025, 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 Brush and Edmund Redevelopment (the "Project"); and

WHEREAS, on July 29, 2025, the Detroit City Council approved the Plan; and

WHEREAS, the Assignment needs to be executed by Woodward Capital Partners, LLC and Brush & Edmund Development LLC with acknowledgement and approval by DBRA; and

WHEREAS, the DBRA Board of Directors desire to approve the substantial form of the Assignment and Assumption of Rights and Obligations Under Brownfield Plan and authorize its execution and delivery on behalf of the DBRA.

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

1. The Assignment, substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications, additions, deletions or revisions as are approved by DBRA legal counsel and the Officers or Designated Agents of the DBRA executing the Assignment.
2. Any two (2) Officers or Designated Authorized Agents or any one (1) Officer and one (1) Designated Authorized Agent of the DBRA is hereby authorized and directed to execute and deliver the Assignment and Certificate.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be 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 of 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 24, 2025



CODE DBRA 25-09-332-04

AMENDED AND RESTATED 20TH & MICHIGAN AVENUE 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 20th & Michigan Avenue 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 24, 2025



CODE DBRA 25-09-276-05

MIDTOWN WEST BROWNFIELD REDEVELOPMENT PLAN: RECOMMENDATION TO CITY COUNCIL TO TERMINATE PLAN

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) was created pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”); and

WHEREAS, the City Council of the City of Detroit (“City Council”) is the governing body (as that term is defined by Act 381) of the DBRA; and

WHEREAS, on September 25, 2019, the DBRA Board of Directors approved the Midtown West Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on November 19, 2019, City Council approved the Plan; and

WHEREAS, Section 14(8)(b) of Act 381 of 1996, as amended, permits a governing body to terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following: (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted, and (ii) Provides the developer an opportunity to be heard at a public meeting; and

WHEREAS, the “developer” for the Plan is PDH Development Group LLC (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan failed to occur within 2 years of City Council’s approval of the Plan; and

WHEREAS, the DBRA Board of Directors desires to recommend termination of the Plan to City Council.

NOW THEREFORE, BE IT RESOLVED, subject to the completion of the notice requirement described in Section 14(8)(b)(i) of Act 381 and the provision to the Developer of an opportunity to be heard at a public meeting pursuant to Section 14(8)(b)(ii) of Act 381, the DBRA Board of Directors hereby recommends termination of the Plan to City Council; and

BE IT FURTHER RESOLVED, subject to the termination of the Plan by City Council, that the DBRA Board of Directors hereby authorizes the termination of any other agreements or contracts between the Developer and the DBRA that were executed in conjunction with the Plan; and

BE IT FINALLY RESOLVED that any two Officers, or any two of the Authorized Agents of the DBRA, shall hereafter have the authority to negotiate and execute any and all documents, contracts, or other papers necessary to implement the provisions and intent of this resolution on behalf of the DBRA.

September 24, 2025



CODE DBRA 25-09-99-03

THE GREEN GARAGE BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) was created pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”); and

WHEREAS, the City Council of the City of Detroit (“City Council”) is the governing body (as that term is defined by Act 381) of the DBRA; and

WHEREAS, on April 14, 2010, the DBRA Board of Directors approved the Green Garage Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on May 25, 2010, City Council approved the Plan; and

WHEREAS, Section 14(8)(a) of Act 381 of 1996, as amended, permits a governing body to abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished; and

WHEREAS, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

WHEREAS, the “developer” for the Plan is The Green Garage LLC (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan has been completed and the purposes for which the Plan was established have been accomplished; and

WHEREAS, the DBRA Board of Directors desires to recommend abolishment of the Plan to City Council.

NOW THEREFORE, BE IT RESOLVED, subject to the notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

BE IT FURTHER RESOLVED, subject to the completion of the notice requirement described in Section 14(8)(b)(i) of Act 381 and the provision to the Developer of an opportunity to be heard at a public meeting pursuant to Section 14(8)(b)(ii) of Act 381, the DBRA Board of Directors hereby recommends termination of the Plan to City Council; and

BE IT FURTHER RESOLVED, subject to the abolishment of the Plan by City Council, that the DBRA Board of Directors hereby authorizes the termination of any other agreements or contracts between the Developer and the DBRA that were executed in conjunction with the Plan; and

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 DBRA’s Authorized Agents, shall hereafter have the authority to negotiate and execute all documents 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 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 24, 2025



CODE DBRA 25-09-24-04

**FEDERAL RESERVE BANK OF CHICAGO DETROIT BRANCH BROWNFIELD PLAN:
RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN**

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") was created pursuant to Michigan Public Act 381 of 1996, as amended ("Act 381"); and

WHEREAS, the City Council of the City of Detroit ("City Council") is the governing body (as that term is defined by Act 381) of the DBRA; and

WHEREAS, on May 1, 2002, the DBRA Board of Directors approved the Federal Reserve Bank of Chicago Detroit Branch Brownfield Plan (the "Plan") and recommended the approval of the Plan to City Council; and

WHEREAS, on June 12, 2002, City Council approved the Plan; and

WHEREAS, Section 14(8)(a) of Act 381 of 1996, as amended, permits a governing body to abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished; and

WHEREAS, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

WHEREAS, the "developer" for the Plan is Federal Reserve Bank of Chicago (the "Developer"); and

WHEREAS, the DBRA has determined that the project identified in the Plan has been completed and the purposes for which the Plan was established have been accomplished; and

WHEREAS, the DBRA Board of Directors desires to recommend abolishment of the Plan to City Council.

NOW THEREFORE, BE IT RESOLVED, subject to the notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

BE IT FURTHER RESOLVED, subject to the completion of the notice requirement described in Section 14(8)(b)(i) of Act 381 and the provision to the Developer of an opportunity to be heard at a public meeting pursuant to Section 14(8)(b)(ii) of Act 381, the DBRA Board of Directors hereby recommends termination of the Plan to City Council; and

BE IT FURTHER RESOLVED, subject to the abolishment of the Plan by City Council, that the DBRA Board of Directors hereby authorizes the termination of any other agreements or contracts between the Developer and the DBRA that were executed in conjunction with the Plan; and

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 DBRA's Authorized Agents, shall hereafter have the authority to negotiate and execute all documents 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 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 24, 2025



CODE DBRA 25-09-27-04

**SEVEN MILE ROAD AND GRATIOT AVENUE RETAIL DEVELOPMENT BROWNFIELD PLAN:
RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN**

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") was created pursuant to Michigan Public Act 381 of 1996, as amended ("Act 381"); and

WHEREAS, the City Council of the City of Detroit ("City Council") is the governing body (as that term is defined by Act 381) of the DBRA; and

WHEREAS, on July 16, 2002, the DBRA Board of Directors approved the Seven Mile Road and Gratiot Avenue Retail Development Brownfield Plan (the "Plan") and recommended the approval of the Plan to City Council; and

WHEREAS, on September 12, 2002, City Council approved the Plan; and

WHEREAS, Section 14(8)(a) of Act 381 of 1996, as amended, permits a governing body to abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished; and

WHEREAS, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

WHEREAS, the "developer" for the Plan is Seven Maddelein, L.L.C. (the "Developer"); and

WHEREAS, the DBRA has determined that the project identified in the Plan has been completed and the purposes for which the Plan was established have been accomplished; and

WHEREAS, the DBRA Board of Directors desires to recommend abolishment of the Plan to City Council.

NOW THEREFORE, BE IT RESOLVED, subject to the notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

BE IT FURTHER RESOLVED, subject to the completion of the notice requirement described in Section 14(8)(b)(i) of Act 381 and the provision to the Developer of an opportunity to be heard at a public meeting pursuant to Section 14(8)(b)(ii) of Act 381, the DBRA Board of Directors hereby recommends termination of the Plan to City Council; and

BE IT FURTHER RESOLVED, subject to the abolishment of the Plan by City Council, that the DBRA Board of Directors hereby authorizes the termination of any other agreements or contracts between the Developer and the DBRA that were executed in conjunction with the Plan; and

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 DBRA's Authorized Agents, shall hereafter have the authority to negotiate and execute all documents 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 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 24, 2025