



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
REGULAR BOARD OF DIRECTORS MEETING  
WEDNESDAY, DECEMBER 13, 2023  
3:00 PM**

**BOARD MEMBERS PRESENT:**

Jose Lemus  
John George  
Raymond Scott  
Eric Dueweke  
Maggie DeSantis  
Sonya Mays  
Amanda Elias  
Pamela McClain

**BOARD MEMBERS ABSENT:**

Juan Gonzalez

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Sierra Spencer (DEGC/DBRA)  
Kenyetta Bridges (DEGC/DBRA)  
Nasri Sobh (DEGC)  
Rebecca Navin (DEGC)  
Glen Long, Jr. (DEGC)  
Lanard Ingram (DEGC)  
Medvis Jackson (DEGC)  
David Howell (DEGC)  
Jean Belanger (DEGC)  
Kevin Johnson (DEGC)  
Alton Williams (DEGC)  
Ngozi Nwaesei (Lewis & Munday)  
Stefan Welch (Detroit Pistons)  
Jerry Darby (Henry Ford Health)  
Richard Haddad (Detroit Pistons)  
Jake Austermann (Plante Moran)  
Delores Flagg  
Taylor Lydon (Grosse Pointe Moving and Storage)

Maria Mastej (Plante Moran)  
Bill Lichwalla (Plante Moran)  
Barry Blackwell (Henry Ford Health)  
Arlynn Dailey (Michigan State University)  
Norman Hubbard (Michigan State University)  
Aaron Goodman (City of Detroit)  
Edwina King (City of Detroit)  
Brittney Hoszkiw (Mayor's Office, City of Detroit)  
Venita Thompkins (Virginia Park Community)  
Brian Kilkelly  
Ccwilliams  
Charlie Keranen  
Jamaine  
John Perkins  
Daniel Washington (NW Goldberg Cares)  
Kevin Grigg  
Ruth Johnson (CDAD)  
Theo Pride



**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY REGULAR MEETING  
WEDNESDAY, DECEMBER 13, 2023**

**CALL TO ORDER**

Chairperson Raymond Scott called the meeting to order at 3:04 PM.

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

**GENERAL**

**Approval of Agenda:**

Mr. Scott called for a motion approving the agenda of the December 13, 2023 DBRA meeting, as presented.

The Board took the following action:

Ms. DeSantis made a motion approving the agenda of the December 13, 2023 DBRA meeting, as presented. Ms. McClain seconded the motion.

**Treasurer's Report – October and November 2023**

Mr. Long presented the October and November 2023 Treasurer's Reports.

Seeing no questions, Mr. Scott called for a motion to accept the October and November 2023 Treasurer's Reports, as presented. The Board took the following action:

Ms. Mays made a motion accepting the October and November 2023 Treasurer's Reports, as presented. Ms. Elias seconded the motion.  
DBRA Resolutions Code 23-12-03-241 and 23-12-03-242 were unanimously approved.

Mr. Scott acknowledged that Mr. Dueweke and Mr. George joined the meeting.

Mr. Scott asked that anyone in attendance that would like to provide public comment to indicate such and will be given the opportunity to provide their public comment during the public comment period of the agenda.

**Approval of Minutes:**

Mr. Scott called for a motion approving the minutes of October 25, 2023, as presented.

The Board took the following action:

Ms. DeSantis made a motion approving the minutes of the October 25, 2023 Board meeting, as presented. Ms. McClain seconded the motion.  
Ms. Mays abstained.  
DBRA Resolution Code 23-12-02-331 was approved.

**ADMINISTRATIVE**

**Acceptance of DBRA Audit FY 2022-2023**

Ms. Kanalos presented the Acceptance of DBRA Audit FY 2022-2023 to the DBRA Board.

Copies of the DBRA Audited Financial Statements and Management Report as of June 30, 2023, were distributed to each DBRA Board Member via email on October 27, 2023.

The attached resolution indicates the Board's formal acceptance of the DBRA Audited Financial Statements and Management Report as of June 30, 2023, with comparative totals as of June 30, 2022, as prepared by George Johnson and Company, Certified Public Accountants.

Mr. Scott called for a motion to accept the DBRA Audit FY 2022-2023, as presented. The Board took the following action:

Ms. McClain made a motion to accept the DBRA Audit FY 2022-2023, as presented. Mr. George seconded the motion.

DBRA Resolution Code 23-12-01-244 was unanimously approved.

### **PUBLIC COMMENT**

Mr. Scott stated that each speaker would have a minute and a half to provide public comment and that the collection of public comment was now closed.

Ms. Johnson stated that she serves as the Public Policy Director for the Community Development Advocates of Detroit (CDAD) and asked the DBRA Board not to take any action on the Future of Health project because she attended the CBO meetings and believes the community stakeholders have not had the chance to deliberate on what has been proposed and the process should not be rushed. Ms. Johnson stated that the proposed Community Benefits Agreement does not include enough of what the community wants and there are too many items included that the developers would be required to do anyway.

Mr. Lydon stated that he is the owner of the Grosse Pointe Moving and Storage Companies and that he wanted to thank the DBRA Board for continuing to do their due diligence on the Terminal Street matter that would greatly affect the operations of his companies and that he believes there are other truck routes that would be better for all parties.

Mr. Kilkelly stated that he is Vice President of Strategy for the Children's Foundation, and he would like to express his support for the Future of Health projects and that through his work with various non-profits in the City he has seen the positive impact of the Detroit Piston's efforts to support community. He added that the projects will contribute to economic growth and inclusivity in the City.

Ms. Flagg stated that she works with the Detroit Urban League and represents the Detroit Chapter of Retired NBA Players and would like to express her support for the Future of Health project and that she believes that the benefits the projects will bring to the New Center area will allow the City to sustain and revitalize itself and increase viability. Ms. Flagg added that the projects will promote placemaking and will improve the lives of residents in the area.

Mr. Perkins stated that he is a Business Representative of the Michigan Regional Council of Carpenters and Millwrights and that he would like to express his support for the Future of Health project which will create job opportunities for Detroit residents.

Mr. Washington stated that he is the Founder of NW Goldberg Cares and he would like to express his opposition to the proposed Community Benefits Agreement for the Future of Health project and that while NW Goldberg Cares will benefit from the Community Benefits Agreement, the community will not benefit from the project as it currently stands.

### **PROJECTS**

#### **Land Assembly Project: State Land Bank Subgrant – Additional Funds for Eastern Market**

Ms. Bridges presented the Land Assembly Project: State Land Bank Subgrant – Additional Funds for Eastern Market to the DBRA Board.

As the Board is aware, the City of Detroit 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”). This includes utilizing state funds that support site readiness activities and to support competitive attraction opportunities wherein site readiness is a barrier to economic growth and job creation.

In October 2023 the DBRA Board of Directors approved the acceptance of a subgrant from the City of Detroit (the “City”) from its \$25 Million grant from the Michigan State Land Bank (the “SLBA”) under the blight elimination grant program authorized by Section 1094(2) of PA 166 of 2022 (the “SLBA Grant”). Specifically, the DBRA approved the acceptance of \$5,509,395.60 in SLBA Grant funds from the City for grant activities at the former Kettering High School and 601 W Fort and 201 Waterman.

Following the DBRA’s October 2023 approval, the City requested that DBRA also accept \$2.5 million allocated under the SLBA Grant for the following activities in the Greater Eastern Market area (collectively, the “EM Activities”):

Total and partial demolition of above-ground structures, abatement and environmental response and remediation activities, subsurface structure remediation and/or removal; stabilization and partial exterior rehabilitation of retained structures; infrastructure relocation; and associated site preparation activities for future development. Misc site clearing activities, including, but not limited to, stockpiled soil, rubble, tires, misc landscaping and grubbing. Design and Reconstruction of rights-of-way, include, but not limited to: Erskine Street from Russell St. to Orleans St., Approx 450 linear ft. St Aubin St. from Mack Ave to Canfield St, Approx 2,055 linear ft. Illinois St., from Dequindre Railroad to St Aubin St, Approx 720 linear ft. Superior St., from Dequindre Railroad to St Aubin St, Approx 710 linear ft. Administration of foregoing.

The EM Activities are consistent with the activities being undertaken by DBRA using grant funds from the Department of Commerce Economic Development Agency and MDOT and will supplement that funding that is already in place.

Accordingly, staff requests the DBRA Board’s acceptance of an additional \$2.5 million of SLBA Grant funds from the City to implement the EM Activities.

A resolution was attached for the Board’s consideration.

Ms. DeSantis disclosed to the DBRA Board that she serves on the Board of the Eastern Market Development Corporation and will be abstaining from the vote.

Mr. Scott called for a motion to approve the Land Assembly Project: State Land Bank Subgrant – Additional Funds for Eastern Market, as presented. The Board took the following action:

Mr. Dueweke made a motion to approve the Land Assembly Project: State Land Bank Subgrant – Additional Funds for Eastern Market, as presented. Mr. George seconded the motion.  
Ms. DeSantis abstained.  
DBRA Resolution Code 23-12-262-55 was approved.

**Former Fisher Body Redevelopment: State of Michigan Special Grant**

Mr. Vosburg presented the Former Fisher Body Redevelopment: State of Michigan Special Grant to the DBRA Board.

On June 8, 2022, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for Former Fisher Body Plant Redevelopment Project at 6501 Hastings (the “Plan”) to Detroit City Council (“City Council”) with a

recommendation for approval. The City Council public hearing for the Plan was held and City Council approved the Plan on August 1, 2022. On September 28, 2022 the DBRA Board of Directors approved the Reimbursement Agreement which was entered into October 25, 2022.

On July 31, 2023 Governor Whitmer signed into law Public Act 119 of 2023, which is the Fiscal Year 2024 Michigan Budget. In this Act it budgeted \$5,000,000.00 to the Department of Labor and Economic Opportunity (the "LEO") for a Special Grant to the DBRA to support the redevelopment of the Former Fisher Body redevelopment.

Fisher 21 Lofts, LLC is the project developer ("Developer") of 3 parcels totaling approximately 8 acres bounded by Piquette Avenue to the north, St. Antoine Street to the west, Harper Avenue to the South (or North depending on the parcel), and Hastings Street to the east (or west depending on the parcel) (the "Property"). It will be redeveloped into approximately 600,000 total square feet of commercial and residential space as well as adjoining parking. The residential space will provide approximately 433 units on floors 2-6, totaling 275,300 square feet with the remaining space split between amenities for residents and commercial space on the first floor to be utilized by multiple tenants. The Project will include site improvements associated with parking, green space, and storm water management.

The total investment is estimated to be \$137 million with \$24,881,300.00 in TIF reimbursement approved by the DBRA. There will be approximately 350 temporary construction jobs and approximately 100 permanent jobs are expected to be created by the project.

Grant funding in the amount of \$5,000,000 would be used to fund the Developer's construction costs, in a manner described in a funding agreement to be entered into between DBRA and Developer, as well as an up to 10% fee for any administrative costs incurred by the DBRA. No local match is required as part of this grant application.

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

A resolution supporting the acceptance of the Former Fisher Body Redevelopment State of Michigan Special Grant, authorizing DBRA staff to submit any required documentation, and to secure and utilize the funds pursuant to a funding agreement between DBRA and Developer was attached for the Board's consideration.

Mr. Hosey stated that the DEGC and DBRA Staff has been very helpful throughout the process and that the project has been well received and that local contractors are excited to be involved in the project and there has been a great sense of community as a result of the proposed project.

Ms. Mays stated that she would like to express her support for the project and that it is a great example of what is possible in truly equitable development and that the efforts go above and beyond what she has seen from other projects.

Mr. Dueweke asked for clarification on what demolition will be conducted on the property. Mr. Hosey stated that the building will not be demolished, that there is one section of the building that is deteriorating and unsafe and will need to be demoed, and there will be interior demolition.

Mr. Scott called for a motion to approve the Former Fisher Body Redevelopment: State of Michigan Special Grant, as presented. The Board took the following action:

Ms. McClain made a motion to approve the Former Fisher Body Redevelopment: State of Michigan Special Grant, as presented. Ms. DeSantis seconded the motion.  
DBRA Resolution Code 23-12-309-04 was unanimously approved.

**601 Piquette Brownfield Redevelopment Plan: Assignment and Assumption of Rights and Obligations Under Brownfield Plan**

Mr. Vosburg presented the 601 Piquette Brownfield Redevelopment Plan: Assignment and Assumption of Rights and Obligations Under Brownfield Plan to the DBRA Board.

On August 23, 2023, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the 601 Piquette Redevelopment Project (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council approved the Plan on October 10, 2023.

Since then, 601 Piquette Holdings, LLC (the "Developer") has requested that the DBRA sign-off on the attached Assignment and Assumption of Rights and Obligations Under Brownfield Plan ("Assignment"). As a result, the Developer would like to assign the Brownfield Plan to USA Fortescue Piquette 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. Dueweke asked what the proposed use is for the Property and if that has changed from when the Plan was approved by the Board. Mr. Vosburg stated that the proposed use of the Property has not changed from what was proposed and anticipated under the Plan at Board approval.

Ms. DeSantis asked who the new developer is and why the Plan is being assigned to a new developer. Mr. Moisesides stated that the rights and obligations under the Plan are being assigned to the new developer and that he will be staying involved in the project as Construction Manager. Mr. Moisesides stated that the proposed new use for the Property was manufacturing and that has not changed. Mr. Moisesides added that the Property was sold to the new Developer and the Plan is being assigned to the new developer as they will be performing the redevelopment and assigning the Plan will enable the new developer to receive the TIF.

Ms. DeSantis asked why the Property was sold. Mr. Moisesides stated that the amount of investment required for the new project was more than the Developer was able to provide and it made more sense to sell the Property to the new developer so that they can own the Property and make the investment themselves.

Ms. DeSantis asked if Mr. Moisesides is confident that the new developer will complete the work and fulfill all of the obligations under the Plan. Mr. Moisesides stated that he is confident that the new developer will complete the project, fulfill the obligations, and will bring job opportunities to the area.

Mr. Dueweke asked to hear from the representatives for the new developer on their plans for the Property. Ms. Moffett stated that she is the Vice President of External Affairs for Fortesque and stated that Fortesque is largely a mining business and over the last couple of years have grown internationally in multiple green sectors. Ms. Melendez stated that she is the Head of Global Manufacturing for Fortesque and that Fortesque's intent for the Property is to create zero emissions power systems and to be a tier one supplier to multiple industries and create approximately 600 jobs on the Property.

Mr. Dueweke asked if the project is related to hydrogen hub. Ms. Melendez stated that Fortesque's focus is on batteries and not related to the Federal Hydrogen Hub program.

Mr. Scott called for a motion to approve the 601 Piquette Brownfield Redevelopment Plan: Assignment and Assumption of Rights and Obligations Under Brownfield Plan, as presented. The Board took the following action:

Mr. George made a motion to approve the 601 Piquette Brownfield Redevelopment Plan: Assignment and Assumption of Rights and Obligations Under Brownfield Plan, as presented. Ms. Elias seconded the motion.

DBRA Resolution Code 23-12-320-03 was approved.

### **601 Piquette Brownfield Redevelopment Plan: Reimbursement Agreement**

Mr. Vosburg presented the 601 Piquette Brownfield Redevelopment Plan: Reimbursement Agreement to the DBRA Board.

On August 23, 2023, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the 601 Piquette Redevelopment Project (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council approved the Plan on October 10, 2023. An Assignment and Assumption of Rights and Obligations Under Brownfield Plan will be presented to the DBRA Board of Directors on December 12, 2023. A requirement for Tax Increment Financing reimbursement pursuant to the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and USA Fortescue Piquette LLC. The Agreement has been prepared between the DBRA and USA Fortescue Piquette LLC and is presented to the DBRA for review and approval.

#### Project Introduction

USA Fortescue Piquette LLC is the project developer ("Developer"). The project will include rehabilitation and extensive repair to the current ~515,000 square foot building and associated parking located on the Property. A comprehensive redevelopment plan to incorporate high-tech manufacturing will be implemented for the site. The proposed redevelopment will allow for the expansion of existing businesses in Detroit and will create a viable industrial property which meets the demands of modern industrial operations. It is currently anticipated that pre-development activities will begin in early 2024 and eligible activities will be completed within three (3) years or sooner.

The total investment is estimated to be at least \$22.3 million. The Developer is requesting \$11,868,246.00 in TIF reimbursement.

There will be approximately 60 temporary construction jobs expected and approximately 3 permanent jobs to be created for property management and maintenance. Additional jobs are anticipated to be created by the company's operations at the project.

#### Property Subject to the Plan

The eligible property (the "Property") consists of two (2) parcels, 601 Piquette and 530 Piquette, bounded by a rail line (prior to East Milwaukee Avenue) to the north, Hastings Street to the east, Harper Avenue to the south and Beaubien Boulevard to the west. Piquette Avenue runs between the two parcels in the Milwaukee Junction neighborhood.

#### Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) the Properties are determined to be "facilities" as defined by Act 381.

#### Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include department specific activities, due care activities, demolition, lead, asbestos and mold survey and abatement, infrastructure improvements, interest, and the development, preparation and implementation of a brownfield plan and an Act 381 work plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

#### Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

### **COSTS TO BE REIMBURSED WITH TIF**

1. Pre-Approved Environmental Activities	\$199,000.00
2. Due Care Compliance Activities	\$3,029,000.00
3. Demolition	\$1,154,821.00
4. Asbestos, Lead, and Mold Activities	\$2,810,000.00
5. Infrastructure Improvements	\$89,701.00
6. Contingency (15%)	\$1,062,528.00
7. Brownfield Plan & Work Plan	\$60,000.00
8. Interest	\$3,463,196.00
<b>Total Reimbursement to Developer</b>	<b>\$11,868,246.00</b>
9. Authority Administrative Costs	\$1,796,198.00
10. State Brownfield Redevelopment Fund	\$465,725.00
11. Local Brownfield Revolving Fund	\$740,455.00
<b>TOTAL Estimated Costs</b>	<b>\$14,870,624.00</b>

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

#### Other Incentives

The Developer is seeking additional incentives, which includes local and/or state approval of an Industrial Facilities Exemption (PA 198) Tax Abatement.

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

Mr. Scott called for a motion to approve the 601 Piquette Brownfield Redevelopment Plan: Reimbursement Agreement, as presented. The Board took the following action:

Mr. George made a motion to approve the 601 Piquette Brownfield Redevelopment Plan: Reimbursement Agreement, as presented. Ms. Elias seconded the motion. DBRA Resolution Code 23-12-320-04 was approved.

#### **Future of Health Transformational Brownfield Plan**

Ms. Capler presented the Future of Health Transformational Brownfield Plan to the DBRA Board.

#### Transformational Brownfield Plan Introduction

Transformational Brownfield Plans ("TBPs") are defined as plans that will have a "transformational impact on local economic development and community revitalization based on the extent of brownfield redevelopment and growth in population, commercial activity, and employment that will result from the Plan."

Per Michigan Public Act 381 of 1996, as amended ("Act 381"), TBPs must be a mixed-use development and, with respect to TBPs in Detroit, with certain exceptions, must have a minimum level of capital investment of \$500 million or more. This investment can be one project or a series of developments on eligible property that are a "related program of investment." In addition to the capture of property tax increment revenues by the brownfield authority ("TIR"), TBPs allow for the capture by the State of Michigan of construction period tax revenues, state income tax revenues, and withholding tax revenues ("TR" and together with TIR, "TCR") as well as certain sales tax exemptions. Eligible activities under TBPs are expanded to include the "construction, restoration, alteration, renovation or improvement of buildings."

A proposed TBP for the Future of Health Transformation Brownfield Plan Redevelopment Projects (the "Plan") is being submitted for review and consideration and will be described by project.



Palace Sports & Entertainment, LLC (“PSE”) and/or its affiliate DP Amsterdam, LLC, Henry Ford Health System (“HFH”), and Michigan State University (“MSU”) will be the developers of the projects (collectively the “Developer”).

**6175 THIRD AVENUE – RESEARCH CENTER**

Project Introduction

The new-construction 326,362 square foot building will be the location of advanced health science and medical research to be conducted pursuant to a collaboration agreement between HFH and MSU. The research conducted at the facility will include activities currently conducted at the One Ford Place HFH headquarters as well as advance research in areas including cancer, neurosciences, immunology, hypertension, and dermatology pursuant to programs funded by the National Institutes of Health and other sources. In addition, a portion of the building will be used by the Nick Gilbert Neurofibromatosis Research Institute in partnership with the Gilbert Family Foundation to conduct research into neurofibromatosis.

It is currently estimated that this project will create 1,096 direct onsite construction jobs and 558 direct permanent jobs with an average wage of \$66.25 per hour and 3,020 indirect and induced jobs. Three hundred sixty-three (363) of the direct permanent jobs are anticipated to be “net new” to the City and State, with 195 of the permanent jobs relocating from the existing One Ford Place.

Total investment is estimated at \$393 million. The Developer is requesting approximately \$39.6M in TCR reimbursement for this component of the Plan.

Property Subject to the Plan

The eligible property (the “6175 Third Street Site”) will consist of a single parcel bounded by railroad tracks to the north, Third Avenue to the east, Holden Street to the south and the John C. Lodge Freeway to the west in Detroit’s New Center neighborhood.

Basis of Eligibility

The 6175 Third Street Site is considered “eligible property” as defined by Act 381, Section 2 because (a) the property was previously used for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the 6175 Third Street Site is determined to be facility.

Eligible Activities and Projected Costs

The “eligible activity” that is intended to be carried out at the 6175 Third Street Site is considered an “eligible activity” as defined by Sec 2 of Act 381, because it includes new construction. The eligible activity and budgeted costs are intended as part of the development of the 2200 Woodward Avenue Site and will be financed solely by the Developer. The City of Detroit Brownfield Redevelopment Authority (the “DBRA”) is not responsible for any costs of the eligible activity and will incur no debt. Construction is estimated to begin in the second quarter of 2024 and be complete within six (6) years of the Michigan Strategic Fund’s (“MSF”) approval of this Plan.

TBP Capture

The 6175 Third Street Developer desires to be reimbursed for the costs of eligible activities. TCR generated by the 6175 Third Street Site will be captured by the DBRA and the State of Michigan, as applicable, and used to reimburse the cost of the eligible activities. The reimbursement for eligible activities completed on the 6175 Third Street Site and each of the eligible properties referenced hereinafter and contained in the Plan after approval of this Plan will be governed by the terms of a Reimbursement Agreement with the DBRA, the MSF and the Michigan Department of Treasury (the “Reimbursement Agreement”).

**COSTS TO BE REIMBURSED WITH TCR**

1. Eligible Construction Costs	\$39,580,808.00
<b>Total Reimbursement to Developer</b>	<b>\$39,580,808.00</b>
2. Authority Administrative Costs	\$0.00
3. State Brownfield Redevelopment Fund	\$0.00
4. Local Brownfield Revolving Fund	\$0.00

<b>TOTAL Estimated Costs</b>	<b>\$39,580,808.00</b>
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The actual cost of those eligible activities encompassed by this component of the Plan that will qualify for reimbursement from TCR from the 6175 Third Street Site shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is not seeking additional incentives for the 6175 Third Street Site.

**6005 SECOND AVENUE – ONE FORD PLACE (RESIDENTIAL 1)**

Project Introduction

This component of the Plan entails the planned adaptive reuse and renovation of the historic One Ford Place building located at 6005 Second Avenue, which is currently the HFH corporate headquarters building. The adaptive reuse will convert the building into the mixed-use residential building consisting of approximately 403 mixed-income residential apartments, including 20% (81) units with rents affordable to occupants with average incomes of 50% of AMI and 17,060 GSF of retail/commercial. Current plans indicate the residential portion of the Residential 1 building will include 181 studio apartments each with an average of 565 square feet of interior space, 168 one-bedroom apartments each with an average of 718 square feet of interior space, and 43 two-bedroom apartments each with an average of 1,070 square feet of interior space. The historic designation is anticipated to be approved in 2024.

It is currently estimated that this project will create 539 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 11 permanent property management jobs by the owner and 87 permanent jobs by tenants operating businesses which will be identified during and after the building’s construction phase. The projected 98 direct permanent jobs are anticipated to earn upon completion an average wage of approximately \$17 per hour.

Total investment is estimated at \$189 million. The Developer is requesting approximately \$103.3M in TCR reimbursement for this component of the Plan.

Property Subject to the Plan

The eligible property (the “6005 Second Avenue Site”) will consist of a single parcel bounded by Ford Place to the north, Second Avenue to the east, York Street to the south, and Third Avenue to the west in Detroit’s New Center neighborhood.

Basis of Eligibility

The 6005 Second Avenue Site is considered “eligible property” as defined by Act 381, Section 2 because (a) the 6005 Second Avenue Site was previously used for commercial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the 6005 Second Avenue Site is determined to be a facility.

Eligible Activities and Projected Costs

The “eligible activity” that is intended to be carried out at the 6005 Second Avenue Site is considered an “eligible activity” as defined by Sec 2 of Act 381, because it includes new construction. The eligible activity and budgeted costs are intended as part of the development of the 6005 Second Avenue Site and will be financed solely by the Developer. The DBRA is not responsible for any costs of the eligible activity and will incur no debt. Construction is estimated to begin in the second quarter of 2027 and be complete within six (6) years of the MSF’s approval of this Plan.

TBP Capture

The Developer desires to be reimbursed for the costs of eligible activities. TCR generated by the 6005 Second Avenue Site will be captured by the DBRA and the State of Michigan, as applicable, and used to reimburse the cost of the eligible activities completed on eligible property under the Plan after approval of this Plan pursuant to the terms of the Reimbursement Agreement.

**COSTS TO BE REIMBURSED WITH TIF**

1. Eligible Construction Costs	\$108,784,891.00
<b>Total Reimbursement to Developer</b>	<b>\$108,784,891.00</b>
2. Authority Administrative Costs	\$2,802,857.00
3. State Brownfield Redevelopment Fund	\$2,326,537.00
4. Local Brownfield Revolving Fund	\$0.00
<b>TOTAL Estimated Costs</b>	<b>\$113,914,286.00</b>

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from TCR from the 6005 Second Avenue Site shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives through a Commercial Rehabilitation Act (PA 210) and Neighborhood Enterprise Zone (NEZ) abatements.

**725 AMSTERDAM – RESIDENTIAL 2**

Project Introduction

This component of the Plan entails the planned new construction of approximately 154 mixed-income apartments in five stories above first floor retail/commercial.

The newly constructed mixed-use Residential 2 building is projected to contain approximately 159,204 GSF with 151,189 GSF for 154 apartments, 20% (31) of which will be affordable at an average of 50% AMI, as well as 8,015 GSF for retail/commercial. Current plans indicate the residential portion of the Residential 2 building will include 75 studio apartments each with an average of 514 square feet of interior space, 69 one-bedroom apartments each with an average of 793 square feet of interior space, and 10 two-bedroom apartments each with an average of 1,117 square feet of interior space.

It is currently estimated that this project will create 248 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 4 permanent property management jobs by the owner and 41 permanent jobs by tenants operating businesses which will be identified during and after the building’s construction phase. The projected 45 direct permanent jobs are anticipated to earn upon completion an average wage of approximately \$16 per hour.

Total investment is estimated at \$79 million. The Developer is requesting approximately \$36.6M in TCR reimbursement for this component of the Plan.

Property Subject to the Plan

The eligible property (the “725 Amsterdam Site”) will consist of a one parcel bounded by Amsterdam Street to the north, Second Avenue to the east, Ford Place to the south, and Third Avenue to the west in Detroit’s New Center neighborhood.

Basis of Eligibility

The 725 Amsterdam Site is considered “eligible property” as defined by Act 381, Section 2 because (a) the 725 Amsterdam Site was previously used for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the 725 Amsterdam Site is determined to be a facility.

Eligible Activities and Projected Costs

The “eligible activity” that is intended to be carried out at the 725 Amsterdam Site is considered an “eligible activity” as defined by Sec 2 of Act 381, because it includes eligible construction costs. The eligible activity and budgeted costs are intended as part of the development of the 725 Amsterdam Site and will be financed solely by the 725 Amsterdam Developer. The DBRA is not responsible for any costs of the eligible activity and will incur no debt. Construction is estimated to begin in the second quarter of 2025 and be complete within six (6) years of the MSF’s approval of this Plan.

TBP Capture

The 725 Amsterdam Developer desires to be reimbursed for the costs of eligible activities. TCR generated by the 725 Amsterdam Site will be captured by the DBRA and the State of Michigan, as applicable, and used to reimburse the cost of the eligible activities completed on eligible property under the Plan after approval of this Plan pursuant to the terms of the Reimbursement Agreement.

**COSTS TO BE REIMBURSED WITH TCR**

1. Eligible Construction Costs	\$39,634,717.00
<b>Total Reimbursement to Developer</b>	<b>\$39,634,717.00</b>
2. Authority Administrative Costs	\$847,491.00
3. State Brownfield Redevelopment Fund	\$995,776.00
4. Local Brownfield Revolving Fund	\$0.00
<b>TOTAL Estimated Costs</b>	<b>\$41,477,984.00</b>

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from TCR from the 725 Amsterdam Site shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives through a Commercial Rehabilitation Act (PA 210) abatement.

**675 AMSTERDAM – RESIDENTIAL 3**

Project Introduction

This component of the Plan entails the new construction of approximately 105 mixed-income apartments in five stories above first floor retail/commercial.

The newly constructed mixed-use Residential 3 building is projected to contain approximately 112,395 GSF with 106,122 GSF for 105 apartments, 20% (21) of which will be affordable at an average of 50% AMI, as well as 6,273 NRSF/GSF of retail/commercial space. Current plans indicate the residential portion of the Residential 3 building will include 55 studio apartments each with an average of 493 square feet of interior space, 40 one-bedroom apartments each with an average of 796 square feet of interior space, and 10 two-bedroom apartments each with an average of 1,060 square feet of interior space.

It is currently estimated that this project will create 158 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 3 permanent property management jobs by the owner and 31 permanent jobs by tenants operating businesses which will be identified during and after the building’s construction phase. The projected 34 direct permanent jobs are anticipated to earn upon completion an average wage of approximately \$17 per hour.

Total investment is estimated at \$54 million. The Developer is requesting approximately \$25.7M in TCR reimbursement for this component of the Plan.

Property Subject to the TBP

The eligible property (the “675 Amsterdam Site”) will consist of a single parcel bounded by Amsterdam Street to the north, Second Avenue to the east, Ford Place to the south and Third Avenue to the west in Detroit’s New Center neighborhood.

Basis of Eligibility

The 675 Amsterdam Site is considered “eligible property” as defined by Act 381, Section 2 because (a) the 675 Amsterdam Site was previously used for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the 675 Amsterdam Site is determined to be a facility.

Eligible Activities and Projected Costs

The “eligible activity” that is intended to be carried out at the 675 Amsterdam Site is considered an “eligible activity” as defined by Sec 2 of Act 381, because it includes new construction. The eligible activity and budgeted costs are intended as part of the development of the 675 Amsterdam Site and will be financed

solely by the 675 Amsterdam Developer. The DBRA is not responsible for any costs of the eligible activity and will incur no debt. Construction is estimated to begin in the second quarter of 2027 and be complete within six (6) years of MSF approval of this Plan.

TBP Capture

The 675 Amsterdam Developer desires to be reimbursed for the costs of eligible activities. TCR generated by the 675 Amsterdam Site will be captured by the DBRA and the State of Michigan, as applicable, and used to reimburse the cost of the eligible activities completed on the eligible property under the Plan after approval of this Plan pursuant to the terms of the Reimbursement Agreement.

**COSTS TO BE REIMBURSED WITH TCR**

1. Eligible Construction Costs	\$27,084,984.00
<b>Total Reimbursement to Developer</b>	<b>\$27,084,984.00</b>
2. Authority Administrative Costs	\$529,631.00
3. State Brownfield Redevelopment Fund	\$700,027.00
4. Local Brownfield Revolving Fund	\$0.00
<b>TOTAL Estimated Costs</b>	<b>\$28,314,642.00</b>

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from TCR from the 675 Amsterdam Site shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives through a Commercial Rehabilitation Act (PA 210) abatement.

**6205 THIRD STREET – PARKING GARAGE**

Project Introduction

This component of the Plan entails the new construction of an 804-space, six story parking garage to provide parking for the Research Center and the Residential 1, Residential 2 and Residential 3, mixed-use buildings.

It is currently estimated that this project will create 104 direct onsite construction jobs. No permanent jobs are expected to be created by the Parking Garage.

Total investment is estimated at \$58 million. The Developer is requesting approximately \$14.4M in TCR reimbursement for this component of the Plan.

Property Subject to the TBP

The eligible properties (the “6205 Third Street Site”) will consist of a single parcel bounded by railroad tracks to the north, Third Avenue to the east, Holden Street to the south, and John C. Lodge Freeway to the west in Detroit’s New Center neighborhood.

Basis of Eligibility

The 6205 Third Street Site is considered “eligible property” as defined by Act 381, Section 2 because (a) the 6205 Third Street Sites was previously used for a commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the 6205 Third Street Site are determined to be a facility.

Eligible Activities and Projected Costs

The “eligible activity” that is intended to be carried out at the 6205 Third Street Site is considered an “eligible activity” as defined by Sec 2 of Act 381, because it includes new construction. The eligible activity and budgeted costs are intended as part of the development of the 6205 Third Street Site and will be financed solely by the 6205 Third Street Developer. The DBRA is not responsible for any costs of the eligible activity and will incur no debt. Renovation is estimated to begin in the fourth quarter of 2025 and be complete within six (6) years of MSF approval of this Plan.

### TBP Capture

The 6205 Third Street Developer desires to be reimbursed for the costs of eligible activities. TCR generated by the 6205 Third Street Site will be captured by the DBRA and the State of Michigan, as applicable, and used to reimburse the cost of the eligible activities completed on the eligible property under the Plan after approval of this Plan pursuant to the terms of the Reimbursement Agreement.

### **COSTS TO BE REIMBURSED WITH TCR**

1. Eligible Construction Costs	\$16,689,402.00
<b>Total Reimbursement to Developer</b>	<b>\$16,689,402.00</b>
2. Authority Administrative Costs	\$1,042,468.00
3. State Brownfield Redevelopment Fund	\$662,058.00
4. Local Brownfield Revolving Fund	\$0.00
<b>TOTAL Estimated Costs</b>	<b>\$18,393,928.00</b>

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from TCR from the 6205 Third Street Site shall be governed by the terms of the Reimbursement Agreement.

### Other Incentives

The Developer is not seeking additional incentives for the 6205 Third Street Site.

### **OVERALL TRANSFORMATIONAL IMPACTS**

- \$773 million in capital investment, significantly exceeding the \$500 million statutory threshold.
- A total of 4 new construction development projects exceeding 917,961 total square feet of redevelopment on current surface parking lots in addition to the adaptive reuse of a 626,953 SF historic structure in Detroit's New Center neighborhood.
- Constructing approximately 662 new residential units, of which 132 units will be reserved for residents making an average of 50% of the Area Median Income to grow the City's population and tax base.
- Creating or supporting approximately 2,145 direct construction jobs with total wages expected to exceed \$133 Million throughout the construction period (an annual average wage of \$61,921 per job), and a total economic output of \$474 Million.
- Creating or supporting approximately 735 direct permanent jobs in the City to expand economic opportunity and grow the City's tax base.

### **TOTAL TBP COSTS TO BE REIMBURSED WITH TCR**

1. Eligible Construction Costs	\$231,774,802.00
<b>Total Reimbursement to Developer</b>	<b>\$231,774,802.00</b>
2. Authority Administrative Costs	\$5,222,447.00
3. State Brownfield Redevelopment Fund	\$4,684,399.00
4. Local Brownfield Revolving Fund	\$0.00
<b>TOTAL Estimated Costs</b>	<b>\$241,681,648.00</b>

Attached for the Board's review and approval was a resolution authorizing the Transformational Brownfield Plan for the Future of Health Redevelopment Projects 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. Darby, Mr. Haddad, Mr. Hubbard, Mr. Austermann, and Mr. Barr provided more information on the Future of Health projects including the plans for the new hospital campus located east of the John C. Lodge Freeway and is not included in the TBP but is part of the larger vision for the area, the community engagement that has been conducted over the last few years regarding the projects, the Community Benefits Ordinance process that was completed for the project, and the anticipated construction schedule for the projects.

Mr. George stated that it is an incredible project and that it's great to see this level of investment in the City, and asked if there will be any direct grants or funding provided to community-based organizations in the area to assist with the work that they already perform in the area through the Community Benefits Agreement. Mr. Haddad stated that there will be a combined total of \$2.5 million provided through the Community Benefits Agreement toward rental assistance and home repair funding and the Developer is working with the Neighborhood Advisory Committee on how those funds will be allocated and to which organization(s) or City departments those funds will be allocated for those purposes. Mr. Haddad added that there will be approximately \$300,000 in microgrants provided to community-based organizations located in the impact area of the CBO, and that the Developer is committed to sponsor at least ten community events per year for philanthropic organizations in the impact area.

Ms. King from the City of Detroit Planning and Development Department (P&DD) provided more information to the Board on the Community Benefits Ordinance process for the project including that the process had been completed on December 12, 2023 with a 6-2 vote from the Neighborhood Advisory Committee to approve the proposed Community Benefits Agreement, noting that one NAC member was not in attendance but expressed their support of the CBA, that there is a record-breaking 61 items included in the CBA that were mutually agreed upon by the NAC and the development team that center around the five pillars of the development being finance, healthcare for Detroit residents, affordable housing, community building, and education opportunities, and that she would like to thank the members of the NAC for their commitment and efforts which extended beyond what is required or expected for the process. Mr. Goodman from P&DD added that the CBO meetings were very well attended by members of the public.

Ms. DeSantis asked for more information on the funding for home repairs in the impact area and whether that funding will go to the home repair program that is already administered by the City or if the funds will be allocated to a community organization to be used for home repairs in the impact area and if that has been determined yet. Mr. Goodman stated that it has not yet been determined whether the home repair funding will be allocated to the existing City program or to a community organization and that it will be determined through the process of drafting the CBA.

Ms. DeSantis stated that she has received a lot of feedback from members of the community in the impact area and from community organizations in the impact area that have not been positive about the CBO process for the project.

Ms. DeSantis asked who the developers are for the projects. Mr. Haddad stated that the developers for the projects are Henry Ford Health, the Detroit Pistons, and Michigan State University and that there are various partnership agreements between the entities for the projects.

Ms. DeSantis asked for more information on the equity contributions for the projects. Mr. Austermann stated that the developer's equity contributions are in the form of cash and capital contributions and that there is no third-party financing associated with the Research Center or Parking Garage.

Ms. DeSantis asked how the boundaries of the Impact Area for the Community Benefits Ordinance was determined. Mr. Goodman stated that the boundaries for the Impact Area were determined by following the Community Benefits Ordinance which states that the Impact Area shall include the census tracts in which the project(s) are located.

Ms. DeSantis asked why there was not the inclusion of community groups located west of Rosa Parks Boulevard on the NAC for the Community Benefits Ordinance process. Mr. Goodman stated that the NAC consists of members of the Impact Area which did not extend to west of Rosa Parks Boulevard. Ms. King

added that even though members of the community are not inside the Impact Area, they are still able to participate in the Community Benefits Ordinance process since it is a public process and that voices from those members of the community and community groups outside of the Impact Area were heard and involved in the CBO process. Ms. DeSantis stated that voices being heard and votes being placed are not the same and that there are members of the community that do not agree with how the Impact Area was determined.

Ms. Mays asked for more information on the scholarships for Michigan State University included in the Community Benefits Agreement. Mr. Hubbard stated that the scholarships for Michigan State University included in the Community Benefits Agreement is separate from the Detroit Promise program and it is free tuition for four years, and the qualifications for admission would need to be met to receive the scholarship and in addition to the scholarships Michigan State University will be engaging with University Prep High School and Northwestern High School.

Ms. Mays asked if there will be a minimum GPA requirement for the scholarships. Mr. Hubbard stated that the minimum admission requirements would need to be met but that there is not a minimum GPA requirement for the scholarships. Ms. Mays asked if there could be a follow-up provided to the DBRA Board with more information on the scholarships once the details have been determined.

Ms. Mays asked if the value of the land for the projects is included in the equity contribution amount. Mr. Austermann stated that the value of the land for the projects is in the form of a ground lease and is not included in the equity contribution for the projects.

Ms. Mays asked if the Low-Income Housing Tax Credits (LIHTC) have always been part of the project financing or if that is a new addition following the Community Benefits Ordinance. Mr. Austermann stated that LIHTC has always been included as part of project financing in the efforts to provide affordable residential units.

Ms. Mays stated that the average construction costs for the residential developments included in the TBP are higher than the average construction costs she has seen for similar projects and asked for clarification on why the costs are higher. Mr. Austermann stated that the hard construction costs are in line with other similar projects in the area and that the total construction costs are higher due to the significant investment that will need to be made in infrastructure improvements and that there are other residential or mixed-use projects in the City that have construction costs that are higher. Ms. Mays asked for examples of the projects in the City with higher construction costs. Mr. Austermann stated that he could follow up with Ms. Mays and provide those examples.

Ms. Mays asked for more information on the costs for infrastructure improvements. Mr. Austermann stated that there is approximately \$25 million in infrastructure improvements for the projects included in the TBP, and that there is an additional \$25 million in infrastructure improvements for the new hospital campus.

Mr. George asked if there is any way that the proposed funding for home repairs and rental assistance under the Community Benefits Agreement could be allocated to community groups instead of through the City's programs, that would greatly preferred because of the red tape that has to be navigated with the City's programs.

Mr. Dueweke stated that he believes the new hospital campus would be developed regardless of whether the residential developments are built or not. Mr. Darby stated that the residential developments will allow for more access to providers and that the new hospital campus was greatly needed.

Mr. Dueweke stated that the part of the Research Center that will house the research efforts being funded by the Gilbert Family Foundation would still be built even without the TBP. Mr. Darby stated that the part of the Research Center that will house the research efforts being funded by the Gilbert Family Foundation would not be built without the larger Research Center and the partnership between Michigan State University and Henry Ford Health and that the development team never looked at the projects separately and believe that all of the projects together will create a true medical and academic campus.



Mr. Dueweke stated that he would like to echo the sentiments of Ms. DeSantis and Mr. George that the funding for home repairs and rental assistance should be allocated to a community group in the area such as Central Detroit Christian and Vanguard CDC, and not allocated to the City's existing programs and that more time should be taken for these considerations.

Ms. DeSantis asked why the residential developments are necessary for the projects. Mr. Austermann stated that there is a significant number of new jobs to be created both by the Research Center and the new hospital campus and that there is a demand for housing in the area and the residential projects will create a higher and better use for the currently vacant properties.

Ms. DeSantis asked why the developers are not going into the neighborhoods and building the residential developments there or rehabbing the duplexes in the area or working with Central Detroit Christian CDC. Mr. Haddad stated that the developers are already engaging with Central Detroit Christian CDC and that the developers determined that residential developments would be the best use of the vacant properties included in the TBP to create a true 24/7 medical research campus.

Ms. DeSantis stated that she would like to congratulate the effort to include residential units at deeper affordability rates in the residential developments and that she wanted to acknowledge that Henry Ford Health is a longstanding institution in the City and recommended that Henry Ford Health make a concerted effort to connect with the community more than they have done in the past.

Ms. Mays asked how the development team expects the market rate one-bedroom units to be absorbed into the market at the proposed rental rates. Mr. Austerman stated that there are market studies that have been conducted and included in the considerations made for the residential developments and that through the TBP and other tax incentives, the developers are able to develop the residential developments.

Ms. Mays stated that she did not believe the developers have experience in multi-family development and asked if there are plans to bring in partners to work on the residential developments. Mr. Haddad stated that the developers have had conversations with other development groups and investors on the residential developments but that there have not been any determinations made.

Ms. Mays asked for clarification on the permanent jobs to be created by the projects. Mr. Austermann stated that there will be approximately 735 permanent jobs with 540 that are new.

Ms. Mays stated that the majority of the new jobs to be created are associated with the Research Center and that those jobs are not attainable to a significant number of Detroit residents and asked how the development team will work to make those opportunities more available to Detroit residents to be more equitable. Mr. Haddad stated that providing more access to new jobs has been a main pillar for the development team for the projects and that there has been a heavy focus on creating those pathways to the opportunities. Mr. Darby added that the development team has been working on creating more access to opportunities through educational institutions from middle school through higher education and working on no-cost training programs for various positions. Mr. Hubbard added that MSU will be looking at ways to attract students into STEM and pre-med job pathways.

Ms. Mays asked what the net economic benefit to the City is as a result of the projects included in the TBP. Mr. Austermann stated that the net economic benefit to the City as a result of the projects included in the TBP is approximately \$85 million and that the total projected net benefit to the City for the projects included in the TBP and the new hospital campus is approximately \$118 million.

Ms. Mays asked if the net benefit to the City from the projects is predominately comprised of City income tax revenue. Mr. Austermann confirmed that the net benefit to the City from the projects is predominantly comprised of City income tax revenue but also includes some property tax revenue.

Mr. Dueweke asked if Michigan State University Board of Trustees has reviewed and approved the Research Center project. Mr. Hubbard stated that the Michigan State University Board of Trustees has a

two-step process for approving investments such as the Research Center and that the first step has been approved which allowed Michigan State University to move forward with exploring and planning the Research Center project and that the second step in the approval is pending the approval of the TBP.

Ms. Mays stated that she is not ready to provide support for the TBP because she feels that the majority of the incentives under the TBP is directed toward the residential developments, that she would like to follow up with DEGC and DBRA staff to discuss the economic benefits for the projects and the construction costs for the projects, and that there needs to be a clear justification for the requests for tax incentives for the projects included in the TBP.

Ms. Kanalos provided a reminder to the DBRA Board that they Board is being asked to authorize the DBRA to hold a local public hearing on the TBP and that the TBP will be coming back to the DBRA Board for approval consideration, and that the local public hearing will be held at the beginning of 2024.

Ms. DeSantis stated that she will be abstaining from the vote on the TBP because she has policy concerns on the TBP and that she would like to have more time for consideration and that her decision to abstain from the vote on the TBP is not because she does not support Henry Ford Health.

Mr. Scott recommended that Ms. Mays submit her questions in writing so that the DEGC and DBRA Staff and the development team can respond and those responses can be shared with the DBRA Board.

Mr. Scott called for a motion to authorize a public hearing for the Future of Health Transformational Brownfield Redevelopment Plan and its referral to the DBRA-CAC, as presented. The Board took the following action:

Mr. George made a motion to authorize a public hearing for the Future of Health Transformational Brownfield Redevelopment Plan and its referral to the DBRA-CAC, as presented. Ms. Elias seconded the motion.

Ms. Mays and Mr. Dueweke voted no.

Ms. DeSantis abstained.

DBRA Resolution Code 23-12-324-01 was approved.

## **ADMINISTRATIVE**

### **Terminal Street Update**

Ms. Navin stated that the litigation related to the FOIA request has been paused until a date in January 2024 in part because there was some indication that Stellantis will not be pursuing the redevelopment of Terminal Street. Ms. Navin added that the Terminal Street project is not currently expected to be brought back to the DBRA Board for consideration, that the Development Agreement with the DBRA for the Stellantis project will be closed out, and that a request had been made to the State to extend the funding from the State that was provided for the project and to reallocate the funding for other uses in the community and that will be contingent on the extension and reallocation for those funds from the State.

Mr. Dueweke asked if the DBRA has it in writing that Stellantis will no longer be pursuing the Terminal Street project. Ms. Navin stated that the DBRA does not have it in writing that Stellantis will no longer be pursuing the Terminal Street project.

Ms. DeSantis asked if there has been an alternative to Terminal Street identified. Ms. Navin stated that Stellantis has been using St. Jean for truck traffic and that since Stellantis will not have Terminal Street as an option for truck traffic.

Ms. DeSantis stated that the DBRA Board should be provided an update on what the alternative to Terminal Street will be.

Mr. Dueweke asked when the State is expected to provide an extension or reallocation of the funding. Ms. Navin stated that it is currently unknown when the State will make that determination but that the funding expires at the end of 2023.

Mr. Scott requested that Ms. Navin provide an update to the DBRA Board once the State has made a determination on the funding.

**OTHER**

None.

**ADJOURNMENT**

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

On a motion by Ms. McClain, seconded by Mr. George, the meeting was unanimously adjourned at 5:11 PM.



CODE DBRA 23-12-02-331

**APPROVAL OF MINUTES OF OCTOBER 25, 2023**

RESOLVED, that the minutes of the special meeting of October 25, 2023 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Detroit Brownfield Redevelopment Authority.

December 13, 2023



**DBRA 23-12-03-241**

**ACCEPTANCE OF TREASURER'S REPORT FOR OCTOBER 2023**

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period October 1 through October 31, 2023, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

December 13, 2023



**DBRA 23-12-03-242**

**ACCEPTANCE OF TREASURER'S REPORT FOR NOVEMBER 2023**

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period November 1 through November 30, 2023, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

December 13, 2023



CODE DBRA 23-12-01-244

**ADMINISTRATION; DBRA AUDITED FINANCIAL STATEMENTS AND MANAGEMENT REPORT AS OF JUNE 30, 2023**

RESOLVED, that the Board of Directors of the Detroit Brownfield Redevelopment Authority (the "DBRA") hereby accepts the DBRA Audited Financial Statements and Management Report as of June 30, 2023, with comparative totals as of June 30, 2022, as prepared by George Johnson and Company, Certified Public Accountants.

December 13, 2023



**CODE DBRA 23-12-262-55**

**LAND ASSEMBLY PROJECT: STATE LAND BANK SUBGRANT – ADDITIONAL FUNDS FOR EASTERN MARKET**

**WHEREAS**, the City of Detroit 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”); and

**WHEREAS**, in October 2023 the DBRA Board of Directors approved the acceptance of a subgrant \$5,509,395.60 from the City of Detroit (the “City”) from its \$25 Million grant from the Michigan State Land Bank (the “SLBA”) under the blight elimination grant program authorized by Section 1094(2) of PA 166 of 2022 (the “SLBA Grant”) for grant activities at the former Kettering High School and 601 W Fort and 201 Waterman; and

WHEREAS, following the DBRA’s October 2023 approval, the City requested that DBRA also accept \$2.5 million allocated under the SLBA Grant for the following activities in the Greater Eastern Market area (collectively, the “EM Activities”):

Total and partial demolition of above-ground structures, abatement and environmental response and remediation activities, subsurface structure remediation and/or removal; stabilization and partial exterior rehabilitation of retained structures; infrastructure relocation; and associated site preparation activities for future development. Misc site clearing activities, including, but not limited to, stockpiled soil, rubble, tires, misc landscaping and grubbing. Design and Reconstruction of rights-of-way, include, but not limited to: Erskine Street from Russell St. to Orleans St., Approx 450 linear ft. St Aubin St. from Mack Ave to Canfield St, Approx 2,055 linear ft. Illinois St., from Dequindre Railroad to St Aubin St, Approx 720 linear ft. Superior St., from Dequindre Railroad to St Aubin St, Approx 710 linear ft. Administration of foregoing.

**WHEREAS**, pursuant to its statutorily authorized powers, the DBRA has the power to accept funding, expend DBRA funds, undertake blight elimination and other site preparation activities, and take the other steps contemplated by this Resolution.

**NOW, THEREFORE, BE IT RESOLVED**, that the DBRA Board of Directors hereby authorizes the acceptance of an additional \$2,500,000 of SLBA Grant funds from the City for the EM Activities and authorize allocating remaining funds from certain sites in the agreement with the City to other sites identified in the agreement.

**BE IT FURTHER RESOLVED**, that the Board of Directors of the DBRA authorizes the execution of a funding agreement, subject to City Council approval, upon such terms and conditions as may be approved by counsel and Authorized Agents to the DBRA, so long as such terms and conditions are not materially inconsistent with this resolution and do not have a materially adverse impact on the DBRA.



**BE IT FURTHER RESOLVED**, that any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

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

December 13, 2023



**CODE DBRA 23-12-309-04**

**FORMER FISHER BODY PLANT REDEVELOPMENT: STATE OF MICHIGAN SPECIAL GRANT**

**WHEREAS**, the DBRA was created pursuant to Act 381 of the Public Acts of Michigan of 1996 (“Act 381”) for the purpose of facilitating the implementation of brownfield plans and promoting the revitalization, redevelopment, and reuse of certain property, including, but not limited to, tax reverted, blighted or functionally obsolete property within the City of Detroit; and

**WHEREAS**, the Michigan Public Act 119 of 2023, Part 2, Section 1006 (8) budgeted \$5,000,000.00 to the Department of Labor and Economic Opportunity (the “LEO”) for a Special Grant to the DBRA to support the redevelopment of a former auto body plant into a mixed use development; and

**WHEREAS**, Fisher 21 Lofts, LLC (the “Developer”) is the developer of the Former Fisher Body development located on 3 parcels in the area of Piquette Avenue, St. Antoine Street, Harper Avenue, and Hastings Avenue to be redeveloped into approximately 600,000 total square feet of commercial and residential space as well as adjoining parking (the “Project”); and

**WHEREAS**, the DBRA has determined that the Project meets the description of the Special Grant; and

**WHEREAS**, the Board of Directors of DBRA has determined that proposed grant is consistent with the powers of the DBRA, its statutory purpose, and its submission and acceptance is supported by the Brownfield Redevelopment Financing Act (Act 381 of the Public Acts of Michigan of 1996, as amended).

**NOW THEREFORE BE IT RESOLVED:**

1. That Board of Directors of the City of Detroit Brownfield Redevelopment Authority do hereby support and approve a five million dollar (\$5,000,000.00) State of Michigan Special Grant for the Project being developed by Fisher 21 Lofts, LLC and/or its successors.
2. That any Authorized Agent of the DBRA is authorized and directed to submit appropriate documents to the State of Michigan and LEO to support and secure funds for the Project on behalf of the DBRA.
3. That upon the acceptance of Grant, the DBRA is authorized to accept and utilize the Grant to fund the Developer’s construction costs, in a manner described in a funding agreement to be entered into between DBRA and Developer, as well as an up to 10% fee for any administrative costs incurred by the DBRA.
4. That all 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.
5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

December 13, 2023



**CODE DBRA 23-12-320-03**

**601 PIQUETTE BROWNFIELD REDEVELOPMENT PLAN: ASSIGNMENT AND ASSUMPTION OF RIGHTS AND OBLIGATIONS UNDER BROWNFIELD PLAN**

WHEREAS, on August 23, 2023, 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 601 Piquette Redevelopment (the “Project”); and

WHEREAS, on October 10, 2023, the Detroit City Council approved the Plan; and

WHEREAS, the Assignment needs to be executed by 601 Piquette, LLC and USA Fortescue Piquette 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.

December 13, 2023



**CODE DBRA 23-12-320-04**

**601 PIQUETTE BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT**

WHEREAS, on August 23, 2023, 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 601 Piquette (the "Project"); and

WHEREAS, on October 10, 2023, the Detroit City Council approve the Plan; and

WHEREAS, on December 13, 2023, the DBRA Board of Directors is expected to approve the Assignment and Assumption of Rights and Obligations Under Brownfield Plan from 601 Piquette, LLC to USA Fortescue Piquette LLC; and

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

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

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

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

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

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

December 13, 2023



CODE DBRA 23-12-324-01

**TRANSFORMATIONAL BROWNFIELD PLAN FOR THE FUTURE OF HEALTH REDEVELOPMENT PROJECTS – TRANSMITTAL OF TRANSFORMATIONAL 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 Transformational Brownfield Plan for the **Future of Health Transformational Brownfield Redevelopment Projects** (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.  
December 13, 2023



**THE FUTURE OF HEALTH IN A THRIVING NEW CENTER**

## Traditional vs Transformational Brownfield

	Traditional Brownfield Plan	Transformational Brownfield Plan
<b>ELIGIBLE PROPERTY</b>	4 Types of Property Qualification	Same as Traditional
<b>MINIMUM INVESTMENT</b>	No Minimum Investment Amount	<b>\$500 Million Minimum Investment</b>
<b>COSTS COVERED</b>	Specific, Limited Construction Costs	<b>All Construction Costs</b>
<b>TAXES CAPTURED &amp; REIMBURSED</b>	Incremental Property Taxes – 30 yrs	Incremental Property Taxes – 30 yrs
		Construction Materials – 100% Sales Tax Exemption
		Construction Labor - 100% State Income Tax Capture
		Permanent Employees – 50% State Income Tax Capture – 20 yrs
		Development Residents – 100% State Income Tax Capture – 20 yrs

# TBP Tax Overview

(\$ in Millions)						
	PROJECT NAME	TOTAL DEVELOPMENT COST	STATE TAXES <sup>[1]</sup>	NON-CITY PROPERTY TAXES	CITY PROPERTY TAXES	TOTAL TBP (35 YEARS)
East Campus	HFH + MSU Research Building	\$392.6M	\$39.6M	\$0	\$0	\$39.6M
	East Campus Parking Garage	\$57.7M	\$0.3M	\$10.5M	\$5.8M	\$16.7M
	One Ford Place	\$189.9M	\$43.1M	\$42.3M	\$23.4M	\$108.8M
	R2 New Residential	\$79.3M	\$18.8M	\$12.2M	\$8.7M	\$39.6M
	R3 New Residential	\$54.0M	\$12.6M	\$8.4M	\$6.1M	\$27.1M
	<b>TOTAL</b>	<b>\$773.5M</b>	<b>\$114.4M</b>	<b>\$73.4M</b>	<b>\$44.0M</b>	<b>\$231.8M</b>

[1] "State Taxes" Includes Exemption Of Sales/Use Tax During the Project Construction Period & Income Tax Capture During Construction & After (Limited to 20 Years)

## MISSION – DRIVEN DEVELOPMENT

*MISSION: Serving a purpose other than profit*



**HENRY  
FORD  
HEALTH**

**NON-PROFIT HOSPITAL  
SYSTEM**



**MICHIGAN STATE  
UNIVERSITY**

**NON-PROFIT LAND  
GRANT UNIVERSITY**



**COMMUNITY  
IMPACT**



# LIFE-CHANGING HOSPITAL, HOUSING, AND RESEARCH



- 2.5X Expanded emergency room
- State of the art medical technology
- Privacy – all single patient rooms
- Relocates density of visitors, staff, parking, and truck traffic away from neighborhoods

- Research sets foundation for best care
- Fight multiple health issues
- Better health outcomes
- Accelerate health equity
- Career pathways for Detroiters

- Building an inclusive community
- Affordable achievable housing for all Detroiters
- Commercial / retail and green space

# FUTURE OF HEALTH: DETROIT FIVE PILLARS OF DEVELOPMENT







# PROPOSED PROGRAM

Residential + Research Campus Subject to TBP Approval



	Project	Gross Square Ft.	Units	Parking Spaces	Cost
1	One Ford Place (Adaptive Reuse)	625,000	403		\$189,900,000
2	New Residential 2	160,000	154		\$79,300,000
3	Research	335,000	-		\$392,600,000
4	Parking Garage	320,000		804	\$57,700,000
5	New Residential 3	112,000	105		\$54,000,000
	<b>Total</b>	<b>1,552,000</b>	<b>662</b>	<b>804</b>	<b>\$773,500,000</b>



## LIFE-CHANGING RESEARCH CENTER TOMORROW'S DISCOVERIES TODAY

- Researchers will aim to increase the understanding of the cellular, molecular, and physiological mechanisms of human health and disease to develop new ways to prevent and treat disease.
- Research will focus on cancer, neuroscience, immunology and hypertension - with an emphasis on health disparities.
- Space will include wet laboratories, shared research equipment and facilities, office, and conference space.
- Nick Gilbert Neurofibromatosis Research Institute (NGNRI)



## PISTONS LIVE, WORK, PLAY DEVELOPMENT CONNECTING DOWNTOWN AND DETROIT NEIGHBORHOODS



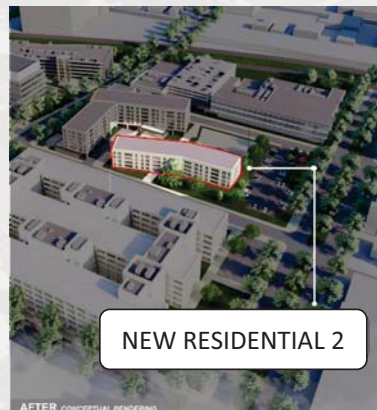
**New Construction**

**\$79 MILLION**  
**154 UNITS**



**New Construction**

**\$54 MILLION**  
**105 UNITS**



**Historic Adaptive Reuse  
Office Conversion**

**\$190 MILLION**  
**403 UNITS**





**PISTONS LIVE, WORK, PLAY DEVELOPMENT  
CONNECTING DOWNTOWN AND DETROIT  
NEIGHBORHOODS**



Building an inclusive community

Affordable and achievable housing for all Detroiters

Commercial, retail, and green space



**BRINGING DEEPER AFFORDABILITY  
TO THE HEART OF THE CAMPUS**



**20% of units anticipated to have deep affordability =**

- 13 Units at 30% Area Median Income (AMI)**
- 107 Units at 50% Area Median Income (AMI)**
- 13 Units at 70% Area Median Income (AMI)**

UNIT TYPE	30% AMI Monthly Rent	50% AMI Monthly Rent	70% AMI Monthly Rent
Studio	\$497 / Month	\$828 / Month	\$1,160 / Month
One Bedroom	\$532 / Month	\$888 / Month	\$1,243 / Month
Two Bedroom	\$639 / Month	\$1,066 / Month	\$1,492 / Month

50% AMI is equivalent to \$33,150/year for 1-Person household, \$37,900/year for a 2-Person household, and \$42,650/year for a 3-person household.





## BRINGING DEEPER AFFORDABILITY TO THE HEART OF THE CAMPUS



	Total Units	Avg SF	% of Total	Affordable Units	% Affordable
Studio	311	540	46%	63	20%
1 Bed	288	749	44%	57	20%
2 Bed	63	1,076	10%	13	21%
<b>Total</b>	<b>662</b>	<b>682</b>	<b>100%</b>	<b>133</b>	<b>20%</b>

## SOURCES & USES

	\$ Total	% of Total
<b>USES</b>		
Hard Cost	\$515,871,521	67%
Infrastructure Costs	\$24,801,785	3%
Leasing, Marketing, Tenant Improvements	\$3,658,766	0%
Financing Costs	\$84,525,627	11%
Soft Cost	\$144,633,916	19%
<b>Total Uses</b>	<b>\$773,491,615</b>	<b>100%</b>
<b>SOURCES</b>		
Developer Equity	\$513,252,403	66%
HUD Debt Financing	\$173,630,284	22%
Deferred Building Acquisition	\$4,300,000	1%
State/City Gap Funding	\$4,100,000	1%
TBP Sales/Use Exemption	\$8,229,444	1%
Low-Income Housing Tax Credit Equity	\$41,158,788	5%
Federal Historic Tax Credit Equity	\$28,820,696	4%
<b>Total Sources</b>	<b>\$773,491,615</b>	<b>100%</b>

\*\*\*Sources are subject to change based upon capital markets and other factors.\*\*\*

# CONSTRUCTION SCHEDULE



## Mission Driven Community Benefits

- Largest Community Benefits Package Ever**
- New Hospital Expansion w/ Emergency Department, Single Patient Rooms, Shirley Ryan, etc.**
- New Mission Driven Health and Education Benefits**
- 50 MSU Scholarships Over 10 Years to Nearby High Schools**
- Job Preference for Detroiters - Voluntary Compliance on < \$2.5 B in Projects with Detroit Executive Order**
- Deepest Affordability of Any Major Mixed-Use Development**
- \$100 M Commitment in Disadvantaged/Detroit-Based Business Spend**
- Local Business Acceleration Plan**
- Fairbanks School Redevelopment Plan Consistent with One or More of the 5 Impact Pillars**

# COMMUNITY CONVERSATIONS

## WHAT WE'VE HEARD SHAPES OUR PILLARS



### COMMUNITY GROUP MEETINGS

- Vanguard Community Development Corp.
- 360 Detroit
- Motown Museum
- West Grand Blvd Collective
- North End Neighborhood Alliance
- North End Cabinet
- Historic Boston Edison Association
- East Village Association
- 5 Alive
- CANCAN
- LaSalle Gardens Block Club
- Central Detroit Christian CDC
- Northwestern High School
- U Prep Art and Design HS and MS
- Green Living Science Student Ambassadors
- Warrior on Wheels
- Detroit Clergy Roundtable
- District 5 Business Roundtable
- Department of Neighborhoods
- Det Black Business Alliance
- Midtown Inc.
- Urban Neighborhood Initiatives (UNI)
- Franklin Wright Settlements
- Wayne County Community College

### COMPLETED / UPCOMING CITY COUNCIL TOURS

- D5 City Council President Sheffield
- D2 Councilmember Calloway
- D1 Councilmember Pro Tempore Tate
- D3 Councilmember Benson
- At Large Councilmember Waters TBD
- D4 Councilmember Johnson
- At Large Councilmember Young TBD
- D6 Councilmember Santiago-Romero
- D7 Councilmember Durhal

### ENGAGEMENT SESSIONS

- Reached **over 1,000** residents
- Hosted meetings with over **80 community leaders** citywide
- Hosted **5 community group/block clubs** in the impact area
- Hosted **3 business roundtables**
- Host clergy roundtable discussion
- Hosted panel discussion with local High School
- Patient Experience Listening Session