



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, JUNE 23, 2021
4:00 PM**

BOARD MEMBERS PRESENT:

Maggie DeSantis
Donele Wilkins
John George
Raymond Scott
Pamela McClain
Stephanie Washington
Amanda Elias

BOARD MEMBERS ABSENT:

Juan Gonzalez
Sonya Mays

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Malinda Jensen (DEGC/DBRA)
Paul Kako (DEGC)
Glen Long, Jr. (DEGC)
Ngozi Nwaesei (Lewis & Munday)
Sam Seimer (AKT Peerless)
Sheila Cockrel (Crossroads Detroit)
Oren Brandvain (Develop Detroit)
Seth Herkowitz (Hunter Pasteur Homes)
Bret Stuntz (SME)
Dave Blaszkiewicz (Invest Detroit)
Clifford Brown (Woodborn Partners)
Matthew Kalt (Oxford Perennial)
Dan Gough (EGLE)
Ms. Ralonda
iPhone



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, JUNE 23, 2021
HELD VIA ZOOM VIRTUAL MEETING**

CALL TO ORDER

Chairperson Raymond Scott called the meeting to order at 4:00 PM.

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

GENERAL

Approval of Minutes:

Mr. Scott called for a motion approving the minutes of June 9, 2021 as presented. The Board took the following action:

Ms. McClain made a motion approving the minutes of the June 9, 2021 Board meeting, as presented. Mr. George seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Elias, Ms. McClain, Ms. Wilkins, and Mr. Scott.

Nays: None.

DBRA Resolution Code 21-06-02-295 was unanimously approved.

Treasurer's Report – May 2021

Mr. Long presented the May 2021 Treasurer's Report.

Mr. Scott called for a motion accepting the May 2021 Treasurer's Report as presented. The Board took the following action:

Mr. George made a motion accepting the May 2021 Treasurer's Report, as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Elias, Ms. McClain, Ms. Wilkins, and Mr. Scott

Nays: None.

DBRA Resolution Code 21-05-03-212 was approved.

PROJECTS

Detroit Food Commons Brownfield Redevelopment Plan

Ms. Capler presented the Detroit Food Commons Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

The Detroit Black Community Food Security Network is the project developer (the "Developer") for the Plan. The project consists of the redevelopment of the property into a mixed-use commercial and retail development with on-site parking and site improvements. The new development will house the Detroit Food Commons, a 25,000 sq. ft, two-story, multi-use, community-owned store, selling healthy, locally sourced foods. The project contains 15,000 sq. ft of cooperatively owned grocery store and cafe space, 3,000 sq. ft of office space, 3,900 sf of banquet hall and community event space as well as 3,800 sq. ft. of incubator

kitchen space. Detroit Food Commons is a model of community empowerment, serving as a proof-of-concept for wealth-building, local food security, and reinvestment in underserved Detroit communities.

The total hard costs are estimated to be \$19.5 million. The Developer is requesting \$1,193,587.00 in TIF reimbursement.

There will be approximately 83 temporary construction jobs and 45 permanent jobs are expected to be created by the project. Additional permanent jobs are expected to be created by the future commercial tenants.

Property Subject to the Plan

The eligible property (the “Property”) consists of ten (10) parcels bounded by East Euclid Street to the north, John R Street to the east, Melbourne Street to the south, and Woodward Avenue to the west in the North End 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 a commercial and or residential purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; (c) the Property is determined to be a “facility”, blighted as defined by Act 381, and/or adjacent and contiguous to property that is a “facility” and or blighted.

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, site preparation, infrastructure improvements, and preparation and implementation of a brownfield plan and Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

1. Pre-Development Activities	\$38,610.00
2. Due Care Activities	\$287,500.00
3. Demolition	\$142,500.00
4. Site Preparation	\$234,675.00
5. Infrastructure Improvements	\$220,500.00
6. Brownfield Plan & Work Plan	\$58,000.00
7. Contingency (15%)	\$129,026.00
8. Interest	\$82,776.00
Total Reimbursement to Developer	\$1,193,587.00
9. Authority Administrative Costs	\$321,072.00
10. State Brownfield Redevelopment Fund	\$151,887.00
11. Local Brownfield Revolving Fund	\$379,678.00
TOTAL Estimated Costs	\$2,046,224.00

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 is seeking additional incentives, which will include local and/or state approval of a Commercial Rehabilitation Act (PA 210) Tax Abatement.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the June 9, 2021 CAC meeting. Attached was the DBRA-CAC's letter of recommendation for the DBRA Board's consideration.

Public Comments

The DBRA public hearing for the Plan was held on Thursday, June 17, 2021 at 5:00 pm via Zoom. The results of the DBRA public hearing were attached.

Attached for the DBRA Board's review and approval was a resolution approving the Detroit Food Commons Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Ms. DeSantis asked for more information on the local public hearing that was held for the Plan. Ms. Kanalos stated that there was one member of the community that attended the local public hearing for the Plan and spoke in overwhelming support for the project and that there were no questions or concerns raised.

Mr. George stated that he thinks this is a great project and asked if there is an opportunity for residents to buy stock or shares in the co-op grocery store. Mr. Brandvain stated that anyone can become a member of the co-op grocery store and that there are already over 1,000 member-owners of the co-op grocery store.

Mr. Scott called for a motion to approve the Detroit Food Commons Brownfield Redevelopment Plan and its submittal to Detroit City Council, as presented. The Board took the following action:

Ms. McClain made a motion to approve the Detroit Food Commons Brownfield Redevelopment Plan and its submittal to Detroit City Council, as presented. Ms. Wilkins seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Elias, Ms. McClain, Ms. Wilkins, and Mr. Scott

Nays: None.

Abstentions: Ms. Mays

DBRA Resolution Code 21-06-301-02 was approved.

Bagley & 16th Brownfield Redevelopment Plan

Ms. Capler presented the Bagley & 16th Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

Woodborn Partners is the project developer (the "Developer") for the Plan. The project features development of the vacant property into a mixed-use development. The proposed development is anticipated to include a multi-story building with approximately 78 residential units and grade level commercial/retail space wrapping the corner of Bagley and 16th Streets.

The total hard costs are estimated to be \$19.1 million. The Developer is requesting \$2,742,672.00 in TIF reimbursement.

There will be approximately 85 temporary construction jobs and 3 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the "Property") consists of three (3) parcels bounded by Newark Street to the north, 16th Street to the east, Bagley Street to the south and the property line to the west on the southwest side of Detroit.

Basis of Eligibility

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

Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include Department Specific Activities, including Baseline Environmental Assessment activities, due care activities, additional due care response activities, demolition site preparation, infrastructure improvements, and development, preparation, and implementation of brownfield plan and Act 381 work plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

1. BEA Activities	\$19,000.00
2. Due Care Activities	\$28,000.00
3. Additional Response Activities	\$543,214.00
4. Demolition & Abatement	\$40,531.00
5. Site Preparation	\$743,325.00
6. Infrastructure Improvements	\$295,943.00
7. Brownfield Plan & Work Plan	\$60,000.00
8. Contingency (15%)	\$247,652.00
9. Interest	\$765,007.00
Total Reimbursement to Developer	\$2,742,672.00
10. Authority Administrative Costs	\$550,211.00
11. State Brownfield Redevelopment Fund	\$194,864.00
12. Local Brownfield Revolving Fund	\$332,542.00
TOTAL Estimated Costs	\$3,820,289.00

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 is seeking additional incentives, which will include local and/or state approval of a Commercial Rehabilitation Act (PA 210) Tax Abatement.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the June 9, 2021 CAC meeting. Attached was the DBRA-CAC’s letter of recommendation for the DBRA Board’s consideration.

Public Comments

The DBRA public hearing for the Plan was held on Wednesday, June 16, 2021 at 5:00 pm via Zoom. The results of the DBRA public hearing were attached.

Attached for the DBRA Board’s review and approval was a resolution approving the Bagley & 16th Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Mr. Scott called for a motion to approve the Bagley & 16th Brownfield Redevelopment Plan and its submittal to the Detroit City Council, as presented. The Board took the following action:

Ms. DeSantis made a motion to approve the Bagley & 16th Brownfield Redevelopment Plan and its submittal to the Detroit City Council, as presented. Mr. George seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Elias, Ms. McClain, Ms. Wilkins, and Mr. Scott

Nays: None.

DBRA Resolution Code 21-06-302-02 was approved.

Ms. Washington joined the meeting at 4:13 pm.

Corktown Mixed-Use Brownfield Redevelopment Plan

Ms. Capler presented the Corktown Mixed-Use Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

Oxford Perennial is the project developer (the “Developer”) for the Plan. The project consists of a mixed-use 7-story apartment building with ground floor retail; seven 4-story townhouses; and a 3-story mixed-use parking structure with ground floor retail. The 7-story mixed use building will total 204,260 square feet, not including a 10,656 square foot amenity terrace. The 204,260 square feet includes 134,376 square feet of apartments (188 units over floors 2-7, with at least 10% of the apartments designated as affordable); 24,491 square feet of core/circulation space; 3,547 square feet of lobby space; 4,168 square feet of residential storage; 6,245 square feet of service/back-of-house space; 8,055 square feet of amenity space (not including the terrace); 9,149 square feet of amenity space; and 14,220 square feet of garage space (26 spaces). The seven townhouses will each be approximately 2,100 square feet and include a ground level integrated parking garage and a fourth-story rooftop terrace. The 3-story parking structure will contain 216 parking spaces and 3,200 square feet of ground-floor retail. Site development also entails infrastructure improvements, including sidewalks, brick paver walks, curbs, asphalt paving, and landscaping in the public right-of-way.

The total hard costs are estimated to be \$93 million. The Developer is requesting \$16,517,520.00 in TIF reimbursement.

There will be approximately 300 temporary construction jobs and 12 permanent jobs are expected to be created by the project. Additional permanent jobs are expected to be created by the future commercial tenants.

Property Subject to the Plan

The eligible property (the “Property”) consists of twelve (12) parcels bounded by Michigan Avenue to the north, 10th Street to the east, the property lines followed by residential development to the south, and the property line followed by commercial and residential development 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 a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property parcels are determined to be facilities, blighted, or adjacent and contiguous 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 (Baseline Environmental Assessment activities, due care activities, and other response activities), demolition and lead and asbestos abatement, site preparation, infrastructure improvements, interest, and development, preparation, and implementation of brownfield plan and Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The

Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

1. BEA Activities	\$25,000.00
2. Due Care Activities	\$50,000.00
3. Additional Response Activities	\$219,516.00
4. Demolition & Abatement	\$52,100.00
5. Site Preparation	\$2,235,543.00
6. Infrastructure Improvements	\$7,884,482.00
7. Brownfield Plan & Work Plan	\$60,000.00
8. Contingency (15%)	\$1,566,246.00
9. Interest	\$4,424,633.00
Total Reimbursement to Developer	\$16,517,520.00
10. Authority Administrative Costs	\$3,749,045.00
11. State Brownfield Redevelopment Fund	\$1,310,380.00
12. Local Brownfield Revolving Fund	\$1,435,411.00
TOTAL Estimated Costs	\$23,012,356.00

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 is seeking additional incentives, which will include local and/or state approval of a Commercial Rehabilitation Act (PA 210) Tax Abatement.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the June 9, 2021 CAC meeting. Attached was the DBRA-CAC's letter of recommendation for the DBRA Board's consideration.

Public Comments

The DBRA public hearing for the Plan was held on Monday, June 21, 2021 at 5:00 pm via Zoom. The results of the DBRA public hearing were attached.

Attached for the DBRA Board's review and approval was a resolution approving the Corktown Mixed-Use Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Mr. Scott called for a motion to approve the Corktown Mixed-Use Brownfield Redevelopment Plan and its submittal to Detroit City Council, as presented. The Board took the following action:

Mr. George made a motion to approve the Corktown Mixed-Use Brownfield Redevelopment Plan and its submittal to Detroit City Council, as presented. Ms. Wilkins seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Elias, Ms. McClain, Ms. Wilkins, Ms. Washington, and Mr. Scott

Nays: None.

DBRA Resolution Code 21-06-303-02 was approved.

ADMINISTRATIVE

Mr. Scott asked if the DBRA Staff or the DBRA Board Members if there are any ideas on how to boost attendance of the local public hearings.

Ms. Kanalos stated that DBRA Staff notices community groups within the area of the project, DBRA Board Members and CAC Members, Detroit City Council Members and staff, and the Department of Neighborhoods of the City of Detroit and are open to recommendations on how to broaden the reach of the notices for local public hearings and noted that when there is support for a project, attendance of the local public hearings by the public tends to be lower.

Ms. Wilkins stated that given the COVID-19 pandemic and the meetings being held via Zoom and not in-person, that could be a barrier to those in the community without access to technology to attend the local public hearings and asked if there is an estimate of when the public meetings will return to being held in-person. Ms. Kanalos stated that the public health order has been extended to July 31, 2021.

OTHER

Ms. DeSantis asked when an update will be given to the DBRA Board regarding the Herman Kiefer Brownfield Plan. Ms. Kanalos stated that DBRA Staff is working on putting together a more in-depth presentation for the DBRA Board regarding the Herman Kiefer Brownfield Plan and are targeting a Board meeting in July 2021 to provide the update. Ms. DeSantis requested that the update be given at a meeting that she is able to attend. Ms. Kanalos stated that the update will be given to the Board at a meeting where Ms. DeSantis is in attendance.

PUBLIC COMMENT

None.

ADJOURNMENT

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

On a motion by Mr. George, seconded by Ms. Wilkins, the meeting was unanimously adjourned at 4:20 PM.



CODE DBRA 21-06-02-295

APPROVAL OF MINUTES OF JUNE 9, 2021

RESOLVED, that the minutes of the regular meeting of June 9, 2021 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.

June 23, 2021



DBRA 21-06-03-212

ACCEPTANCE OF TREASURER'S REPORT FOR MAY 2021

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period May 1 through May 31, 2021, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

June 23, 2021



CODE DBRA 21-06-301-02

DETROIT FOOD COMMONS BROWNFIELD REDEVELOPMENT PLAN

WHEREAS, pursuant to 381 PA 1996, as amended (“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 Council”) for the purpose of promoting the revitalization of environmentally distressed areas in the City of Detroit; 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, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Brownfield Plan for the **Detroit Food Commons Redevelopment Project** (the “Plan”) to the Community Advisory Committee for its consideration and comment and has solicited comments by the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

WHEREAS, the Community Advisory Committee has considered the proposed Plan and approved a resolution recommending the approval of the proposed Plan by the DBRA and the City Council as presented by the DBRA; and

WHEREAS, in accordance with the provisions of Act 381, the Board of Directors of the DBRA has considered the proposed Plan and desires to approve the proposed Plan and to request that City Council call a public hearing to consider and adopt a resolution approving the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **Detroit Food Commons Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.
2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.
3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.
4. 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.

5. 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.

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

June 23, 2021



CODE DBRA 21-06-302-02

BAGLEY & 16TH BROWNFIELD REDEVELOPMENT PLAN

WHEREAS, pursuant to 381 PA 1996, as amended (“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 Council”) for the purpose of promoting the revitalization of environmentally distressed areas in the City of Detroit; 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, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Brownfield Plan for the **Bagley & 16th Redevelopment Project** (the “Plan”) to the Community Advisory Committee for its consideration and comment and has solicited comments by the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

WHEREAS, the Community Advisory Committee has considered the proposed Plan and approved a resolution recommending the approval of the proposed Plan by the DBRA and the City Council as presented by the DBRA; and

WHEREAS, in accordance with the provisions of Act 381, the Board of Directors of the DBRA has considered the proposed Plan and desires to approve the proposed Plan and to request that City Council call a public hearing to consider and adopt a resolution approving the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **Bagley & 16th Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.
2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.
3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.
4. 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.

5. 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.

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

June 23, 2021



CODE DBRA 21-06-303-02

CORKTOWN MIXED-USE BROWNFIELD REDEVELOPMENT PLAN

WHEREAS, pursuant to 381 PA 1996, as amended (“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 Council”) for the purpose of promoting the revitalization of environmentally distressed areas in the City of Detroit; 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, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Brownfield Plan for the **Corktown Mixed-Use Redevelopment Project** (the “Plan”) to the Community Advisory Committee for its consideration and comment and has solicited comments by the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

WHEREAS, the Community Advisory Committee has considered the proposed Plan and approved a resolution recommending the approval of the proposed Plan by the DBRA and the City Council as presented by the DBRA; and

WHEREAS, in accordance with the provisions of Act 381, the Board of Directors of the DBRA has considered the proposed Plan and desires to approve the proposed Plan and to request that City Council call a public hearing to consider and adopt a resolution approving the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **Corktown Mixed-Use Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.
2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.
3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.
4. 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.

5. 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.

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

June 23, 2021