



Detroit Brownfield Redevelopment Authority
500 Griswold Street • Suite 2200
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**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, AUGUST 24, 2016
4:00 PM**

BOARD MEMBERS PRESENT: Pamela McClain
Derrick Sanders
Raymond Scott
Matt Walters
Stephanie Washington

BOARD MEMBERS ABSENT: Maggie DeSantis
Evette Griffie
Mia Grillier
Donele Wilkins

OTHERS PRESENT: Malinda Jensen (DEGC/DBRA)
Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Raynard Jones (Lewis & Munday)

DBRA

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MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, AUGUST 24, 2016
DETROIT ECONOMIC GROWTH CORPORATION
500 GRISWOLD SUITE 2200 DETROIT, MI - 4:00PM

CALL TO ORDER

Chairperson, Matthew Walters, called the meeting to order at 4:17 PM.

GENERAL

Approval of Minutes

Mr. Walters called for a motion approving the minutes of August 10, 2016 as presented. The Board took the following action:

On a motion by Ms. McClain, seconded by Mr. Scott, DBRA Resolution Code 16-08-02-206 was unanimously approved.

ADMINISTRATIVE

Amended DBRA Guidelines

Ms. Kanalos presented and discussed the current DBRA Guidelines marked with the proposed Amendments with DBRA board members.

Mr. Scott asked that page numbers be added to the Amended Guidelines and that the references to BSEED be reviewed to ensure the correct spelling and punctuation.

Mr. Walters called for a motion approving the Amended DBRA Guidelines as amended. The Board took the following action:

On a motion by Mr. Scott, seconded by Mr. Sanders, DBRA Resolution Code 16-08-01-168 was unanimously approved.

Amendment to the Funding Agreement between DBRA and the City of Detroit

Mr. Vosburg presented the reasons that an Amendment to the Funding Agreement between the DBRA and the City of Detroit for the EPA Revolving Loan Funds was needed. Mr. Scott concurred with Mr. Vosburg's presentation.

Mr. Walters called for a motion approving the Amendment to the Funding Agreement between DBRA and the City of Detroit. The Board took the following action:

On a motion by Ms. McClain, seconded by Ms. Washington, DBRA Resolution Code 16-08-01-169 was unanimously approved.

OTHER

None

PUBLIC COMMENT

None

ADJOURNMENT

There being no further business, Mr. Walters called for a motion approving the adjournment of the meeting. On a motion by Ms. McClain, seconded by Ms. Washington, the board agreed unanimously to adjourn the meeting at 4:38



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CODE DBRA 16-08-02-206

APPROVAL OF MINUTES AUGUST 10, 2016

RESOLVED, that the minutes of the regular meeting of August 10, 2016 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.

August 24, 2016



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CODE DBRA 16-08-01-168

ADMINISTRATION: AMENDMENT TO BROWNFIELD PLAN GUIDELINES

WHEREAS, 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”) pursuant to 381 PA 1996 (“Act 381”) 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, on July 16, 2002, the DBRA adopted its Guidelines for Brownfield Plan Proposals (the “Guidelines”) to provide owners and developers of eligible property who may seek assistance available under Act 381 with guidelines the DBRA will consider in reviewing proposed brownfield plans; and

WHEREAS, the DBRA desires to amend the Guidelines to as presented in the attached “Exhibit A Guidelines” effective August 24, 2016.

NOW, THEREFORE, BE IT RESOLVED:

The Guidelines are amended as stated on the attachment.

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

August 24, 2016



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CODE DBRA 16-08-01-169

**AMENDMENT TO THE FUNDING AGREEMENT BETWEEN THE CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY AND THE CITY OF DETROIT BUILDING,
SAFETY ENGINEERING & ENVIRONMENTAL DEPARTMENT**

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 City of Detroit, by and through its Building, Safety Engineering & Environmental Department (“BSEED”), established a Brownfield Clean Up Revolving Loan Fund Program (“BCRLF”) and used U.S. Environmental Protection Agency (the “EPA”) Funds to administer grants and loans to eligible developers in accordance with the Assistance Agreement; and

WHEREAS, the City of Detroit BSEED subsequently received repayments on the BCRLF loans, as well as fees and earned interest, totaling Two Hundred Forty-Five Thousand and 00/100 Dollars (\$245,000.00) (the “Program Income”); and

WHEREAS, the City of Detroit BSEED desired to transfer the Program Income to the DBRA so that DBRA could develop a revolving loan program to make the Program Income available as loans to eligible developers for qualified clean-up costs on eligible property (the “Program”); and

WHEREAS, the EPA approved the transfer of the Program Income with a six (6) month obligation condition; and

WHEREAS, pursuant to that certain Funding Agreement between the City of Detroit BSEED and DBRA dated May 10, 2016, the City of Detroit BSEED transferred the Program Income to DBRA on July 27, 2016; and

WHEREAS, on August 4, 2016, the EPA informed BSEED and the DBRA that the EPA was imposing a revised condition which would require the DBRA to obligate the Program Income by October 15, 2016 and expend the funds by June 1, 2017 (the “New Deadlines”); and

WHEREAS, the EPA informed BSEED and the DBRA that any unobligated Program Income would be subject to recapture by the EPA after October 15, 2016, and that any obligated, but not disbursed, Program Income would be subject to recapture by the EPA after July 1, 2017; and

WHEREAS, to expedite the obligation and expenditure of the Program Income by the New Deadlines, in addition to making loan, the EPA will also permit the DBRA to utilize the Program Income as grant funds for Environmental Site Assessments (“ESA”); and

WHEREAS, the BSEED and DBRA staff feel that there is a large need for ESA grant funding in the City of Detroit and that a pipeline of projects could be quickly identified to meet the October 15, 2016 obligation deadline; and

WHEREAS, the Board of Directors has determined that an Amendment to Funding Agreement is required in order to spend the Program Income as grant funding for ESA.

NOW THEREFORE BE IT RESOLVED, that Board of Directors of the City of Detroit Brownfield Redevelopment Authority does hereby authorize the negotiation and execution of an Amendment to that certain Funding Agreement between the DBRA and the City of Detroit, by and through its Building, Safety Engineering & Environmental Department to permit the DBRA to utilize the Program Income as grant funds for Environmental Site Assessments.

BE IT FURTHER RESOLVED that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the DBRA’s Authorized Agents, shall hereafter have the authority to negotiate and execute any and all documents, contracts or other papers 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.

August 24, 2016