



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, MARCH 8, 2023
4:00 PM**

BOARD MEMBERS PRESENT:

John George
Raymond Scott
Pamela McClain
Amanda Elias
Stephanie Washington

BOARD MEMBERS ABSENT:

Juan Gonzalez
Sonya Mays
Eric Dueweke
Maggie DeSantis

OTHERS PRESENT:

Eric Dueweke (DBRA Board)*
Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Malinda Jensen (DEGC/DBRA)
Monika McKay-Polly (DEGC/DBRA)
Rebecca Navin (DEGC)
Paul Kako (DEGC)
Glen Long, Jr. (DEGC)
Maxwell Cameron (DEGC)
Ngozi Nwaesei (Lewis & Munday)
Anne Jamieson (Jamieson Consulting)
Kurt Hines (Marigold Houses, LLC)
Elizabeth Masserang (PM Environmental)
D'Marco Ansari (Greatwater Opportunity Capital)
Sarah Pavelko (Greatwater Opportunity Capital)
Joe Cardonna
Brian Holdwick
Dan Gough (EGLE)

*Board Member Dueweke joined via Zoom and was not counted toward the quorum.



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, MARCH 8, 2023**

CALL TO ORDER

Chairperson Raymond Scott called the meeting to order at 4:10 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 February 8, 2023, as presented.

The Board took the following action:

Ms. Elias made a motion approving the minutes of the February 8, 2023 Board meeting, as presented. Mr. George seconded the motion.
DBRA Resolution Code 23-03-02-318 was unanimously approved.

Treasurer's Report – January 2023

Mr. Long presented the January 2023 Treasurer's Report.

Mr. Scott called for a motion accepting the January 2023 Treasurer's Report, as presented. The Board took the following action:

Ms. McClain made a motion accepting the January 2023 Treasurer's Report, as presented. Ms. Elias seconded the motion.
DBRA Resolution Code 23-03-03-232 was unanimously approved.

Mr. Scott acknowledged Mr. Dueweke's attendance via Zoom.

Delegation of Authority Report Q1 & Q2 FY 2022-23

Mr. Vosburg presented the Expenditures Report Under Delegation of Authority for Q1 & Q2 FY 2022-23.

In an effort to streamline the process for authorization of expenditures, the DBRA Board of Directors approved DBRA Resolution #18-10-01-204 on October 10, 2018. The resolution authorizes Officers and Authorized Agents ("Designated Parties") to review and approve contracts in an amount up to Fifty Thousand and 00/100 (\$50,000.00) Dollars and to approved change orders to contracts up to 25% of the original contract amount not to exceed Fifty Thousand and 00/100 (\$50,000.00) Dollars.

Attached for DBRA Board information only was the Delegation of Authority report of expenditures approved for the period of July through December of 2022.

Mr. Vosburg explained to the board that the WH Canon item was for the change order which was approved in October of 2022.

Mr. Scott asked for more information regarding the line item for insurance on the report. Ms. Kanalos stated that the line item for insurance was due to an increase in the insurance premium for the DBRA's general liability insurance and added that the increasing number of projects for the DBRA increases the risk and exposure for the DBRA and resulted in an increase in the insurance premium.

Mr. Scott called for a motion to receive and file the Expenditures Report Under Delegation of Authority for Q1 & Q2 FY 2022-23, as presented. The Board took the following action:

Mr. George made a motion to receive and file the Expenditures Report Under Delegation of Authority for Q1 & Q2 FY 2022-23, as presented. Ms. Washington seconded the motion.

PROJECTS

Greater Eastern Market Infrastructure Project: Authorization to Enter into Funding Agreement with City of Detroit

Mr. Cameron presented the Greater Eastern Market Infrastructure Project: Authorization to Enter into Funding Agreement with City of Detroit to the DBRA Board.

In May 2020, the City of Detroit Brownfield Redevelopment Authority ("DBRA") authorized DBRA staff to submit an application for a funding opportunity made available by The Economic Development Administration ("EDA"). Shortly thereafter, DBRA and the City of Detroit (the "City") were awarded a grant from the EDA in the amount of \$2,557,950.00 (the "EDA Grant") for the reconstruction of the below described rights of way in Eastern Market (the "EDA Grant Activities"):

- Riopelle St. from Wilkins Street to Erskine Street (road resurfacing), Erskine Street to Mack Ave. (road reconstruction), Approximately 1,275 linear ft
- St Aubin St. from Mack Ave. to Superior St., Approximately 1,380 linear ft
- Illinois St., from Dequindre RR to St Aubin St., Approximately 720 linear ft
- Superior St., from Dequindre RR to St Aubin St., Approximately 710 linear ft

The EDA Grant requires a local match in the amount of \$639,488.00, which the City has agreed to provide through MDOT grant funding and Act 51 grants funds. In addition, the City has requested DBRA to construct the below described right of way improvements at the City's expense (the "City Activities" and together with the EDA Grant Activities, the "Project") and has agreed to fund all cost overruns for the Project:

- Erskine St - The resurfacing and alignment of Erskine St from Russell St to Orleans St. and the widening of Erskine St on the South side from Riopelle to Orleans to align with the width of Erskine St from Russell St to Orleans St.
- St. Aubin St – Resurfacing work will take place from Superior St to Canfield St.

The funding required from the City for the Project is estimated to be \$2,428,321.21, plus amounts required for cost overruns (the "City Funds").

DBRA staff seeks approval to execute a funding agreement with the City for acceptance of the City Funds. A resolution was attached for the Board's consideration.

Mr. George asked for the total cost of the project. Mr. Cameron stated that the expected total cost of the project is \$4.986 million.

Mr. Scott asked when the project is expected to be completed. Mr. Cameron stated that the construction is expected to begin in spring 2024 and be completed in 2025.

Mr. Scott called for a motion approving the Greater Eastern Market Infrastructure Project: Authorization to Enter into Funding Agreement with City of Detroit, as presented. The Board took the following action:

Mr. George made a motion approving the Greater Eastern Market Infrastructure Project: Authorization to Enter into Funding Agreement with City of Detroit, as presented. Ms. McClain seconded the motion.

DBRA Resolution Code 23-03-290-05 was unanimously approved.

Ashton Brownfield Redevelopment Plan: Tri-Party Letter Agreement

Mr. Vosburg presented the Ashton Brownfield Redevelopment Plan: Tri-Party Letter Agreement to the DBRA Board.

On October 18, 2017, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors recommended approval to Detroit City Council of the Brownfield Plan for the Ashton Redevelopment Project (the “Plan”) which was subsequently approved by Detroit City Council on November 21, 2017. A Reimbursement Agreement (the “Agreement”) was approved by the DBRA on December 13, 2017.

On April 17, 2019 the DBRA reaffirmed its support for a newly configured project to create a 6-story mixed-use development with ground floor commercial retail space, an estimated 156 room hotel with amenities, and approximately 151 integrated parking spaces, but with the same Eligible Activities and TIF reimbursement amount that was in the original Brownfield Plan and a project that was still in compliance with the DBRA Guidelines.

On May 17, 2019 the Plan was assigned from 600 Ventures, LLC to 600 Ventures II, LLC through the Assignment and Assumption Agreement. An Amended and Restated Reimbursement Agreement was entered into on May 17, 2019 with 600 Ventures II, LLC.

In connection with financing for the project, the Tri-Party Letter Agreement is being requested between the DBRA, Southern Michigan Bank and Trust, and 600 Ventures II, LLC in order to reaffirm consent to a collateral assignment of the tax increment revenues under the Plan to Southern Michigan Bank and Trust.

The Tri-Party Letter Agreement was attached for the Board’s review and approval.

Mr. Scott called for a motion approving the Ashton Brownfield Redevelopment Plan: Tri-Party Letter Agreement, as presented. The Board took the following action:

Mr. George made a motion approving the Ashton Brownfield Redevelopment Plan: Tri-Party Letter Agreement, as presented. Ms. Elias seconded the motion.
DBRA Resolution Code 23-03-249-06 was unanimously approved.

450 Amsterdam Brownfield Plan

Ms. Capler presented the 450 Amsterdam Brownfield Plan to the DBRA Board.

Project Introduction

9450 AMSTERDAM LLC is the project developer (“Developer”). The project will rehabilitate the historic Cadillac Motor Car Company Assembly Plant that was originally built in 1935. The building was most recently occupied by Westcott Displays, Inc. until operations were shuttered, and the buildings was vacated. The rehabilitation will provide approximately 90 loft-style apartment units, ranging from studios to two-bedroom units. At least 20% of the units will be designated as affordable at 80% of the Area Median Income (AMI). The development also includes resident parking on the adjacent surface parking lot, tenant storage, and amenity space. It is currently anticipated construction will begin in spring 2023 and eligible activities will be completed within 14 months.

The total investment is estimated to be \$27.5 million. The Developer is requesting \$1,971,805.00 in TIF reimbursement.

There will be approximately 180 temporary construction jobs and approximately 1 permanent job is expected to be created by the project.

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel, 450 Amsterdam Street, which is bounded by railroad right-of-way to the north, the property line to the east, Amsterdam Street to the south and the property line to the west in the TechTown/New Center 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 Property is a historic resource and "Functionally Obsolete" 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 baseline environmental assessment activities, demolition, lead and asbestos abatement, site preparation, interest, and the development, 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. Environmental Assessment Activities	\$14,000.00
2. Demolition	\$989,000.00
3. Lead and Asbestos Abatement	\$517,500.00
4. Site Preparation	\$47,500.00
5. Brownfield Plan & Work Plan	\$40,000.00
6. Contingency (15%)	\$233,100.00
7. Interest	\$130,705.00
Total Reimbursement to Developer	\$1,971,805.00
8. Authority Administrative Costs	\$564,269.00
9. State Brownfield Redevelopment Fund	\$181,619.00
10. Local Brownfield Revolving Fund	\$641,115.00
TOTAL Estimated Costs	\$3,358,808.00

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 includes local and/or state approval of a Neighborhood Enterprise Zone (PA 147) Tax Abatement.

Attached for the Board's review and approval was a resolution authorizing the 450 Amsterdam Brownfield Plan for submittal to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the proposed Plan. In addition, it authorizes the President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, to conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

Mr. Ansari stated that the developer is excited about the redevelopment of the first Cadillac plant in the City and to turn it into a multi-family residential building which will add density to the neighborhood.

Mr. George asked how the Developer acquired the building. Mr. Ansari stated that the Property was privately-owned and the Developer purchased the Property.

Ms. McClain asked what the anticipated affordability is for the residential units. Mr. Ansari stated that 20% of the residential units will be available at 80% of the Area Median Income (AMI).

Ms. Elias asked if the affordable units will be spread across the different unit types. Mr. Ansari stated that the affordable units will be spread across the different unit types and will be spread out throughout the building.

Mr. Scott called for a motion to authorize a public hearing for the 450 Amsterdam Brownfield Plan and its referral to the DBRA-CAC, as presented. The Board took the following action:

Ms. McClain made a motion to authorize a public hearing for the 450 Amsterdam Brownfield Plan and its referral to the DBRA-CAC, as presented. Ms. Elias seconded the motion. DBRA Resolution Code 23-03-315-01 was unanimously approved.

3200 Tyler Brownfield Plan

Mr. Vosburg presented the 3200 Tyler Brownfield Plan to the DBRA Board.

Project Introduction

Marigold Houses, LLC is the project developer (“Developer”). The project will renovate the abandoned 15-unit multifamily apartment building with retained elements of the original historic charm. The building identified as the Webster Arms Apartment was constructed in 1928 and consists of a two-story multi-family residential building with a basement. The HVAC system will be converted in this building into a 100% electric Green building, with Green Heat Pump heating and cooling in every unit (4 times more efficient than older electric heating and cooling systems, designed to meet climate reduction goals). Anticipated rental rates will be 50%-60% of the Area Median Income (AMI). It is currently anticipated construction will begin in summer 2023 and eligible activities will be completed within 18 months.

The total investment is estimated to be \$2 million. The Developer is requesting \$473,776.00 in TIF reimbursement.

There will be approximately 6-10 temporary construction jobs and approximately 2 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the “Property”) consists of one (1) parcel, 3200 Tyler Street, which is bounded by an alleyway to the north, Wildemere Street to the east, Tyler Street to the south and the property line to the west in the Russell Woods/Narden Park 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 Property is “Functionally Obsolete” 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 environmental assessment activities, demolition, lead and asbestos abatement, site preparation, public infrastructure improvements, and the development, 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. Environmental Assessment Activities	\$2,500.00
2. Demolition	\$74,700.00
3. Lead and Asbestos Abatement	\$36,050.00
4. Site Preparation	\$9,500.00
5. Infrastructure Improvements	\$237,000.00
6. Brownfield Plan & Work Plan	\$60,000.00
7. Contingency (15%)	\$54,026.00
Total Reimbursement to Developer	\$473,776.00
8. Authority Administrative Costs	\$93,235.00
9. State Brownfield Redevelopment Fund	\$24,037.00
10. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$591,048.00

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 includes local and/or state approval of an Obsolete Property Rehabilitation Act (PA 146) Tax Abatement. Mr. Vosburg added that the developer is discussing an LBRF grant and/or loan which is planned to be presented at the next DBRA Board meeting.

Attached for the Board's review and approval was a resolution authorizing the 3200 Tyler Brownfield Plan for submittal to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the proposed Plan. In addition, it authorizes the President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, to conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

Mr. Hines stated that he has a passion for renovating older buildings and bringing them back to life, and that the exterior and structure of the Property is in good shape and that the interior needs work to be updated and incorporate green energy initiatives.

Mr. Scott asked for more information on the types of residential units that will be included. Mr. Hines stated that there is a mix of studio and one-bedroom units in the building.

Ms. Elias asked if all of the residential units will be affordable. Ms. Jamieson stated that all of the residential units will be affordable at 55-60% of the Area Median Income (AMI).

Mr. Scott called for a motion to authorize a public hearing for the 3200 Tyler Brownfield 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 3200 Tyler Brownfield Plan and its referral to the DBRA-CAC, as presented. Ms. Elias seconded the motion.
DBRA Resolution Code 22-03-316-01 was unanimously approved.

ADMINISTRATIVE

None.

OTHER

None.

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. McClain, the meeting was unanimously adjourned at 4:32 PM.



CODE DBRA 23-03-02-318

APPROVAL OF MINUTES OF FEBRUARY 8, 2023

RESOLVED, that the minutes of the regular meeting of February 8, 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.

March 8, 2023



DBRA 23-03-03-232

ACCEPTANCE OF TREASURER'S REPORT FOR JANUARY 2023

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

March 8, 2023



CODE DBRA 23-03-290-05

EASTERN MARKET INFRASTRUCTURE PROJECT: AUTHORIZATION TO ENTER INTO FUNDING AGREEMENT WITH THE CITY OF DETROIT

WHEREAS, in May 2020, the City of Detroit Brownfield Redevelopment Authority (“DBRA”) authorized DBRA staff to submit an application for a funding opportunity made available by The Economic Development Administration (“EDA”); and

WHEREAS, DBRA was awarded a grant from the EDA in the amount of \$2,557,950.00 (the “EDA Grant”) for certain infrastructure improvements within the Greater Eastern Market Food District; and

WHEREAS, the EDA Grant requires a local match in the amount of \$639,488.00, which the City of Detroit (the “City”) has agreed to provide through MDOT grant funding and Act 51 grants funds;

WHEREAS, the City has requested DBRA to construct additional right of way improvements in the Greater Eastern Market Food District, at the City’s expense (the “City Activities”, together with the EDA Grant activities, the “Project”) and has agreed to fund all cost overruns for the Project; and

WHEREAS, the funding required from the City for the Project is estimated to be \$2,428,321.21, plus amounts required for cost overruns (the “City Funds”); and

WHEREAS, DBRA staff recommends the Board’s approval of a funding agreement with the City to accept the City Funds (the “Funding Agreement”);

WHEREAS, pursuant to its statutorily authorized powers, the DBRA has the power to accept funding, expend DBRA funds, and take the other steps contemplated by this Resolution.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby authorizes the negotiation and execution of a Funding Agreement.

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 the Funding Agreement and 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.

March 8, 2022



CODE DBRA 23-03-249-06

ASHTON BROWNFIELD REDEVELOPMENT PLAN: TRI-PARTY LETTER AGREEMENT

WHEREAS, on October 18, 2017, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Brownfield Plan for the Ashton Redevelopment Project (the "Plan") being undertaken by 600 Ventures, LLC (the "Developer"); and

WHEREAS, on November 21, 2017, the Detroit City Council approved the Plan; and

WHEREAS, on December 13, 2017, the DBRA approved the Reimbursement Agreement; and

WHEREAS, on April 17, 2019, the DBRA reaffirmed their support for a New Project due to changes in market conditions; and

WHEREAS, on May 17, 2019, the Assignment and Assumption Agreement was executed between the DBRA, 600 Ventures, LLC and 600 Ventures II, LLC; and

WHEREAS, on May 17, 2019, the Amended and Restated Reimbursement Agreement was entered into between the DBRA and 600 Ventures II, LLC; and

WHEREAS, the Tri-Party Letter Agreement has been drafted between the DBRA, 600 Ventures II, LLC and Southern Michigan Bank and Trust; and

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

WHEREAS, all material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381, as amended.

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

1. The Agreements, in substantially the form attached to this Resolution as Exhibits A and B, are 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.

March 8, 2023



CODE DBRA 23-03-315-01

450 AMSTERDAM BROWNFIELD REDEVELOPMENT PLAN – TRANSMITTAL OF BROWNFIELD PLAN TO THE COMMUNITY ADVISORY COMMITTEE

WHEREAS, pursuant to 381 PA 1996 (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) has been established by resolution of the City Council of the City of Detroit (the “City”) for the purpose of promoting the revitalization of environmentally distressed areas in the City; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, under the resolution establishing the DBRA and the bylaws of the DBRA requires the DBRA, prior to the approval of a brownfield plan, submit the proposed brownfield plan to the Community Advisory Committee for consideration and comment and solicit comments by publication of notice that the proposed brownfield plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies.

NOW, THEREFORE, BE IT RESOLVED:

1. The City of Detroit Brownfield Redevelopment Authority acknowledges receipt of the proposed Brownfield Plan for the **450 Amsterdam Brownfield Redevelopment Plan** (the “Proposed Plan”) and authorizes and directs the Chairperson to cause the Proposed Plan to be transmitted to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the Proposed Plan.

2. The President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, shall conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

3. The Chairperson is authorized and directed to cause there to be published notice that the Proposed Plan has been submitted to the Community Advisory Committee and of the public hearing to be held pursuant to this resolution.

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

March 8, 2023



CODE DBRA 23-03-316-01

3200 TYLER AVENUE BROWNFIELD REDEVELOPMENT PLAN – TRANSMITTAL OF BROWNFIELD PLAN TO THE COMMUNITY ADVISORY COMMITTEE

WHEREAS, pursuant to 381 PA 1996 (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) has been established by resolution of the City Council of the City of Detroit (the “City”) for the purpose of promoting the revitalization of environmentally distressed areas in the City; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, under the resolution establishing the DBRA and the bylaws of the DBRA requires the DBRA, prior to the approval of a brownfield plan, submit the proposed brownfield plan to the Community Advisory Committee for consideration and comment and solicit comments by publication of notice that the proposed brownfield plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies.

NOW, THEREFORE, BE IT RESOLVED:

1. The City of Detroit Brownfield Redevelopment Authority acknowledges receipt of the proposed Brownfield Plan for the **3200 Tyler Avenue Brownfield Redevelopment Plan** (the “Proposed Plan”) and authorizes and directs the Chairperson to cause the Proposed Plan to be transmitted to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the Proposed Plan.
2. The President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, shall conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.
3. The Chairperson is authorized and directed to cause there to be published notice that the Proposed Plan has been submitted to the Community Advisory Committee and of the public hearing to be held pursuant to this resolution.

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

March 8, 2023



DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

DBRA BOARD MEETING & CAC MEETING

Wednesday, March 8, 2023



450 Amsterdam Brownfield Plan

**PUBLIC ACT
381**





450 Amsterdam Brownfield Plan | LOCATION MAP



450 Amsterdam Brownfield Plan | LOCATION MAP

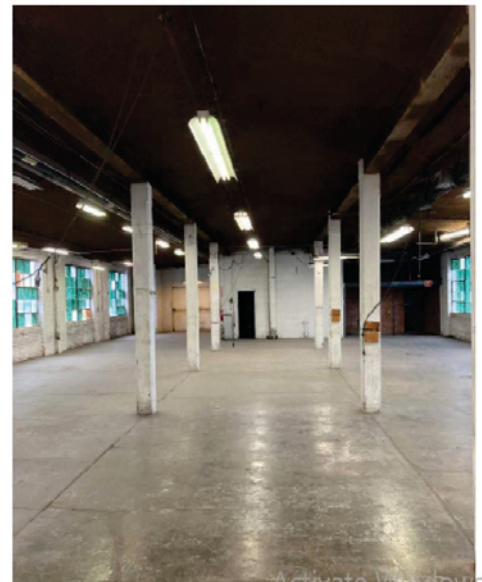




450 Amsterdam Brownfield Plan | CURRENT STATE



450 Amsterdam Brownfield Plan | CURRENT STATE



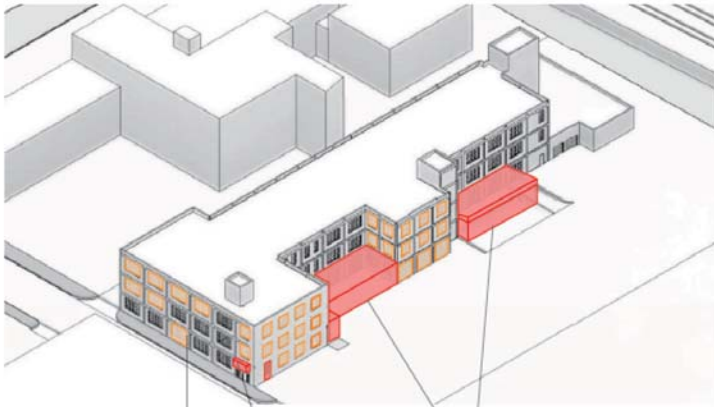
EXISTING CONDITIONS



Activate Windows
Go to Settings to activate Windows



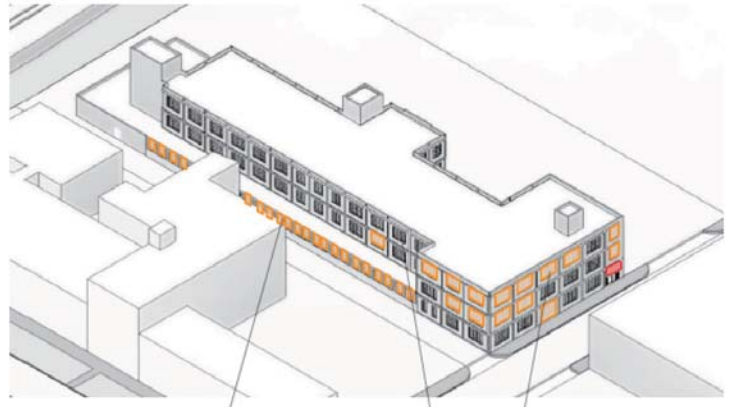
450 Amsterdam Brownfield Plan | PROJECT PLANS



ORIGINAL WINDOW
OPENINGS TO BE
RESTORED

AWNING TO BE REMOVED

LOADING DOCKS BUILT
IN 1945 TO BE REMOVED



GLASS BLOCK TO BE
REMOVED, REPLACED WITH
REPLICATED WINDOW

REPLICATE WINDOWS IN
EXISTING OPENINGS

ORIGINAL WINDOW
OPENINGS TO BE
RESTORED



450 Amsterdam Brownfield Plan | RENDERING





450 Amsterdam Brownfield Plan | RENDERING



450 Amsterdam Brownfield Plan | RENDERING





Senior Lender	\$12,000,000
Historic Tax Credit Equity	\$864,859
Historic Tax Credit Bridge Loan	\$2,335,119
Equity	\$12,313,604
Total	\$27,513,582



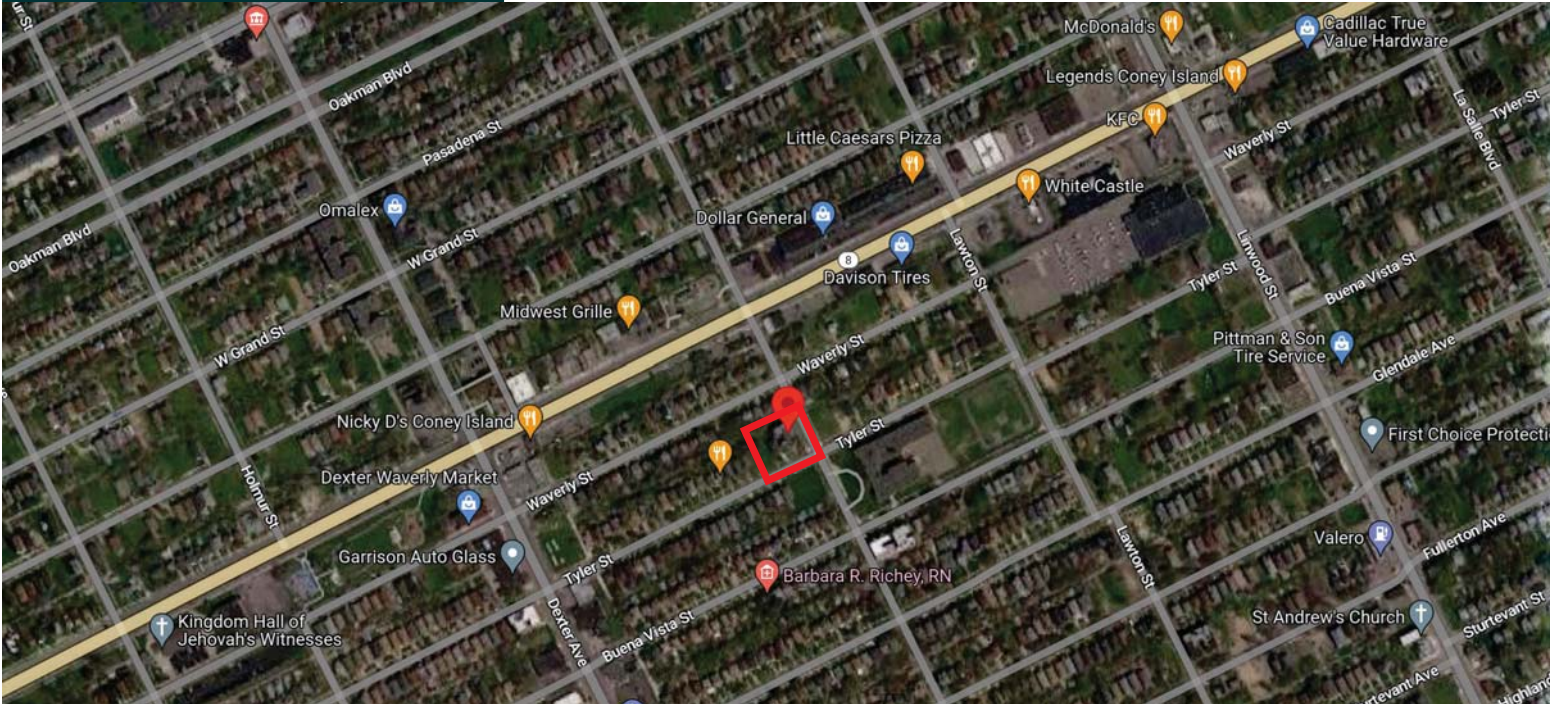
3200 Tyler Brownfield Plan

**PUBLIC ACT
381**

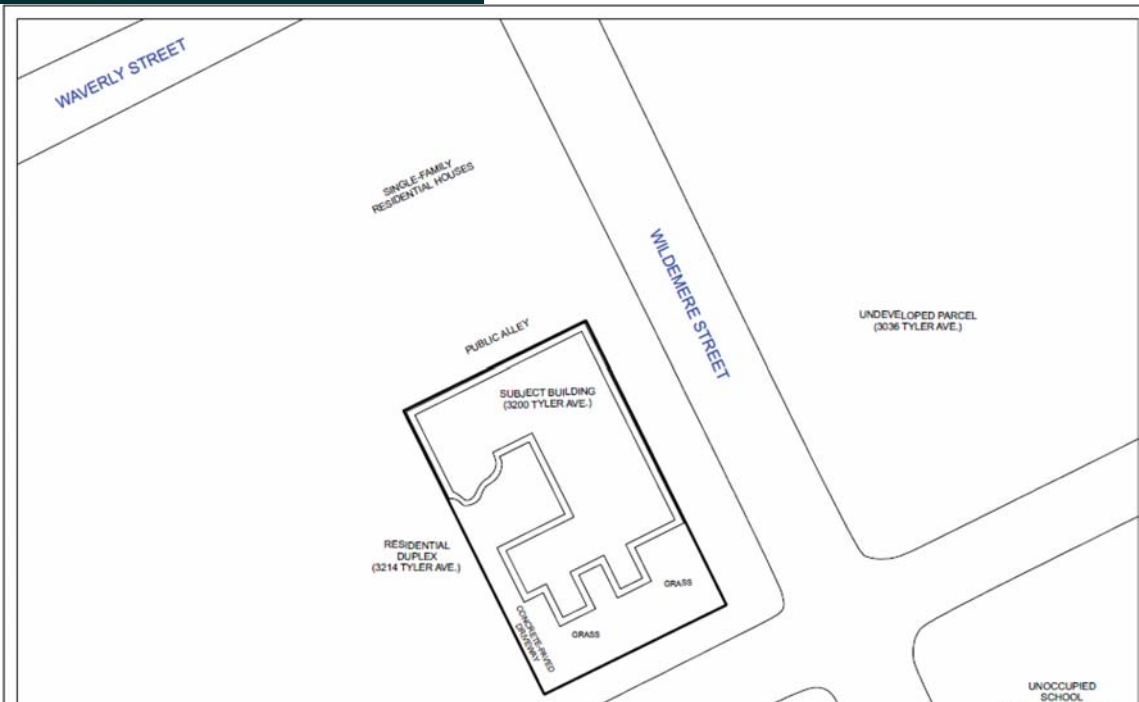




3200 Tyler Brownfield Plan | LOCATION MAP



3200 Tyler Brownfield Plan | LOCATION MAP



Legend

— Approximate Subject Property Border

FIGURE 2
SITE DIAGRAM



3200 Tyler Brownfield Plan | CURRENT CONDITIONS



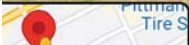
Exterior



Wildemere St. facing north



3200 Tyler Brownfield Plan





3200 Tyler Brownfield Plan



3200 Tyler Brownfield Plan | CAPITAL STACK

Senior Lender	\$761,330.00
LBRF Loan	\$159,000.00
LBRF Grant	\$100,000.00
Developer Equity & Deferred Fees	\$623,710.00
Total	\$1,644,040.00

QUESTIONS?

Cora Capler

BROWNFIELD REDEVELOPMENT
MANAGER

CCAPLER@DECC.ORG

