



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, FEBRUARY 14, 2024
4:00 PM**

BOARD MEMBERS PRESENT:

John George
Eric Dueweke
Sonya Mays
Amanda Elias
Pamela McClain

BOARD MEMBERS ABSENT:

Jose Lemus
Juan Gonzalez
Raymond Scott
Maggie DeSantis

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Sierra Spencer (DEGC/DBRA)
Cleveland Dailey (DEGC/DBRA)
Nasri Sobh (DEGC)
Rebecca Navin (DEGC)
Glen Long, Jr. (DEGC)
Medvis Jackson (DEGC)
Tom Wackerman (ASTI Environmental)
Rino Soave (Infinity Homes)
Russ Bellant
Theo Pride
Nicole Jurek
TAyani



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, FEBRUARY 14, 2024**

CALL TO ORDER

Vice-Chairperson John George called the meeting to order at 4:17 PM.

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

GENERAL

Approval of Minutes:

Mr. George called for a motion approving the minutes of January 10, 2024, 2023, as presented.

The Board took the following action:

Ms. Mays made a motion approving the minutes of the January 10, 2024 Board meeting, as presented. Ms. McClain seconded the motion.

DBRA Resolution Code 24-02-02-333 was unanimously approved.

Treasurer's Reports – December 2023 and January 2024

Mr. Long presented the December 2023 and January 2024 Treasurer's Reports.

Ms. McClain asked for more information on the expenditures to Huntington Bank. Mr. Long stated that the expenditures to Huntington Bank are service fees related to wire transfers. Ms. McClain requested that service fees be labeled as such on the Treasurer's Reports going forward.

Seeing no further questions, Mr. George called for a motion to accept the December 2023 and January 2024 Treasurer's Reports, as presented. The Board took the following action:

Ms. Mays made a motion accepting the December 2023 and January 2024 Treasurer's Reports, as presented. Mr. Dueweke seconded the motion.

DBRA Resolutions Code 24-02-03-243 and 24-02-03-244 were unanimously approved.

Delegation of Authority Report Q2 FY 2023-24

Mr. Vosburg presented the Expenditures Report Under Delegation of Authority for Q2 FY 2023-24.

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 is the Delegation of Authority report of expenditures approved for the period of October through December of 2023.

Ms. Mays asked what the current authority levels are for the Delegation of Authority. Mr. Vosburg stated that the current authority levels for the Delegation of Authority are contracts up to \$50,000 and change orders to contracts up to 25% of the original contract amount not to exceed \$50,000.

Ms. Mays asked for clarification if the DBRA Board was being asked to change the authority levels of the Delegation of Authority. Mr. Vosburg stated that DBRA Staff is providing a report for the expenditures that fell under the Delegation of Authority limits for Q2 FY 2023-24, no changes to the authority levels of the Delegation of Authority are being requested, and no action of the Board is necessary.

PUBLIC COMMENT

Mr. George stated that each speaker would have two (2) minutes to provide public comments and that the collection of public comments was now closed.

Mr. Russ Bellant stated that Ms. Kanalos has been very responsive and helpful with FOIA requests he has submitted to the DBRA, and that he would like to know if the tax capture information for tax year 2023 is available and what the process and timelines are for tax capture expenditures.

Mr. Theo Pride stated that he would like to add to Mr. Bellant's comments and stated that Detroit residents aren't as informed on the tax capture process and that making more information available on tax captures would add a level of transparency and understanding of tax captures and development in the City.

PROJECTS

Land Assembly Project: Amendment to Contract for Environmental Diligence and Oversight Activities - DLZ

Mr. Dailey presented the Land Assembly Project: Amendment to Contract for Environmental Diligence and Oversight Activities – DLZ 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”).

In October 2023 (DBRA 23-10-262-53) 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.

In connection with the Land Assembly Project, the DBRA has solicited quotes from select environmental firms to perform environmental due diligence activities for the Kettering Site. Of the four contractors from which DBRA staff solicited proposals, one was non-responsive, one withdrew, one submitted a late bid, and one submitted a timely and responsive bid as follows:

DLZ MICHIGAN INC.	Detroit, MI	\$44,850.00
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Based upon the quote as well as DBRA staff's past experience with DLZ MICHIGAN INC. (“DLZ”) on past projects, DBRA staff selected DLZ as a qualified, responsive firm and, pursuant to that certain delegation of authority adopted by the DBRA Board on October 10, 2018 (DBRA 18-01-01-204), DBRA executed a contract with DLZ.

DBRA staff have identified additional work to be performed for the Project. The additional scope and associated budget are represented in the schedule below (the “Additional Scope”):

SCHEDULE AND PROFESSIONAL FEES – DLZ

- 1) Water Pump out and Discharge:

- Pump out approximately 800,000 gallons of non-contaminated water from the basement and atrium areas. **\$74,500**
- 2) Pre-Demolition Hazardous / Regulated Material Survey
 - Once the basement areas have been pumped out, continue the hazardous/regulated materials survey and inspection. **\$ 4,305**

The DBRA Staff requests Board authorization to amend the contract agreement between DLZ and the DBRA in a not to exceed contract amount of One Hundred Twenty-Three Thousand Six Hundred Fifty-Five Dollars and 00/100 (\$123,655.00) Dollars in order to add the additional scope.

DBRA Staff further request that the Board authorize an Owner's contingency of 20% of the contract value or Twenty-Four Thousand Seven Hundred Thirty-One Dollars and 00/100 (\$24,731.00) for the purpose of addressing possible unknown conditions.

A resolution was attached for the Board's review and approval.

Ms. Mays asked if a developer or end user has been identified for the property. Mr. Dailey stated that there have been discussions with a potential developer or end user for the property, but nothing has been solidified.

Mr. George asked for clarification on the work to be performed on the property. Mr. Dailey stated that the water in the basement of the existing building needs to be pumped out and pre-demolition hazardous materials need to be abated before the building can be demolished to prepare for a new development on the property.

Mr. George called for a motion to approve the Land Assembly Project: Amendment to Contract for Environmental Diligence and Oversight Activities – DLZ, as presented. The Board took the following action:

Ms. McClain made a motion to approve the Land Assembly Project: Amendment to Contract for Environmental Diligence and Oversight Activities – DLZ, as presented. Mr. Dueweke seconded the motion.
DBRA Resolution Code 24-02-262-56 was approved.

2001 Park Brownfield Plan: Request for Extension

Mr. Vosburg presented the 2001 Park Brownfield Plan: Request for Extension to the DBRA Board.

The 2001 Park Avenue Brownfield Redevelopment Plan (the "Plan") was approved by the DBRA Board of Directors on September 11, 2019 and by Detroit City Council (the "Council") on October 8, 2019. The Reimbursement Agreement was executed on January 21, 2020 and required completion of eligible activities within 4 years.

Infinity Park Ave, LLC is the developer (the "Developer") for Plan which includes the redevelopment of a historic high rise located at 2001 Park Avenue on Grand Circus Park in downtown Detroit. The developer started eligible activities within the 18-month period after the execution of the Reimbursement Agreement and has completed considerable amount of abatement and demolition work. However, due to volatile construction costs and interest rates/financial markets, the Developer paused the redevelopment until redevelopment costs stabilized. The Developer is restarting pre-development work and is anticipating closing on project financing by the end of 2024 and anticipates an approximately 2-year construction period. As a result, the Developer is requesting an additional extension of three (3) years to complete all eligible activities by January 21, 2027.

DBRA staff recommends the approval of the extension.

A resolution granting the extension of the 2001 Park Avenue Brownfield Redevelopment Plan duration requirements as attached for the Board's review and approval.

Mr. Wackerman stated that the vast majority of Eligible Activities have been completed under the Plan and that once the end use is solidified there will be more Eligible Activities to be completed.

Mr. Dueweke asked for clarification on whether the developer for the project has changed since the Plan was approved. Mr. Vosburg stated that the developer for the project has not changed and that there was an editing error on the resolution.

Mr. George called for a motion to approve the 2001 Park Brownfield Plan: Request for Extension, with a correction to the resolution. The Board took the following action:

Ms. McClain made a motion to approve the 2001 Park Brownfield Plan: Request for Extension, with a correction to the resolution. Ms. Elias seconded the motion.
DBRA Resolution Code 24-02-274-04 was approved.

ADMINISTRATIVE

None.

OTHER

None.

ADJOURNMENT

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

On a motion by Ms. McClain, seconded by Mr. Dueweke, the meeting was unanimously adjourned at 4:42 PM.



CODE DBRA 24-02-02-333

APPROVAL OF MINUTES OF JANUARY 10, 2023

RESOLVED, that the minutes of the regular meeting of January 10, 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.

February 14, 2024



DBRA 24-02-03-243

ACCEPTANCE OF TREASURER'S REPORT FOR DECEMBER 2023

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

February 14, 2024



DBRA 24-02-03-244

ACCEPTANCE OF TREASURER'S REPORT FOR JANUARY 2024

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period January 1 through January 31, 2024, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

February 14, 2024



CODE DBRA 24-02-262-56

LAND ASSEMBLY PROJECT: AMENDMENT TO CONTRACT FOR ENVIRONMENTAL DILIGENCE AND OVERSIGHT ACTIVITIES - DLZ

WHEREAS, 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”); and

WHEREAS, in October 2023 (DBRA 23-10-262-53) 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; and

WHEREAS, in connection with the Land Assembly Project, the DBRA has solicited quotes from select environmental firms to perform environmental due diligence activities for the Kettering Site; and

WHEREAS, from the requested quotes, DBRA staff selected DLZ MICHIGAN INC. (“DLZ”) and executed a contract with DLZ in the amount of \$44,850 pursuant to that certain delegation of authority adopted by the DBRA Board on October 10, 2018 (DBRA 18-01-01-204); and

WHEREAS, DBRA staff have identified additional work to be performed for the Project consisting of pumping out approximately 800,000 gallons of non-contaminated water from the basement and atrium areas and perform hazardous/regulated materials survey and inspection in the basement once pumped out (the “Additional Scope”); and

WHEREAS, Staff recommends Board authorization to amend the contract agreement between DLZ and the DBRA to add the Additional Scope, for a total contract value not to exceed One Hundred Twenty-Three Thousand Six Hundred Fifty-Five Dollars and 00/100 (\$123,655.00) Dollars; and

WHEREAS, the Staff further recommends that the Board authorize an Owner’s contingency of 20% of the contract value or Twenty-Four Thousand Seven Hundred Thirty-One Dollars and 00/100 (\$24,731.00) for the purpose of addressing possible unknown conditions.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby authorizes the inclusion of the Additional Scope in the DBRA contract with DLZ for a total contract value not to exceed amount of One Hundred Twenty-Three Thousand Six Hundred Fifty-Five Dollars and 00/100 (\$123,655.00) Dollars.

BE IT FURTHER RESOLVED, that the DBRA Board of Directors hereby authorize an Owner’s contingency of 20% of the contract value or Twenty-Four Thousand Seven Hundred Thirty-One Dollars and 00/100 (\$24,731.00) for the purpose of addressing possible unknown conditions.

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.

February 14, 2024



CODE DBRA 24-02-274-04

2001 PARK AVENUE BROWNFIELD REDEVELOPMENT PLAN: REQUEST FOR EXTENSION

WHEREAS, pursuant to 381 PA 1996 (“Act 381”), the 2001 Park Avenue Brownfield Redevelopment Plan (the “Plan”) was approved by the Detroit Brownfield Redevelopment Authority (the “DBRA”) on September 11, 2019 and Detroit City Council (the “Council”) on October 8, 2019; and

WHEREAS, Infinity Park Ave, LLC is the developer (the “Developer”) for the Plan located at 2001 Park Avenue on Grand Circus Park in downtown Detroit that entails the redevelopment of a historic high rise; and

WHEREAS, the Developer is requesting an extension of three (3) years to complete all eligible activities by January 21, 2027; and

WHEREAS, DBRA staff recommends the approval of the Plan duration extension based upon the Developers ability to complete the eligible activities within the timeframe of the extension.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors approves the Plan duration extension as follows: 1) one extension for completion of all eligible activities by January 21, 2027.

BE IT FINALLY RESOLVED, that a DBRA Authorized Agent shall hereafter have the authority to negotiate and execute any Letter(s) of Support to implement the provisions and intent of this resolution on behalf of the DBRA.

February 14, 2024

Revised at the table.



DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

DBRA BOARD MEETING
Wednesday, February 14, 2024



Land Assembly Project: Kettering Site

**PUBLIC ACT
381**





Kettering Site | Project Location



Kettering Site | Current Conditions





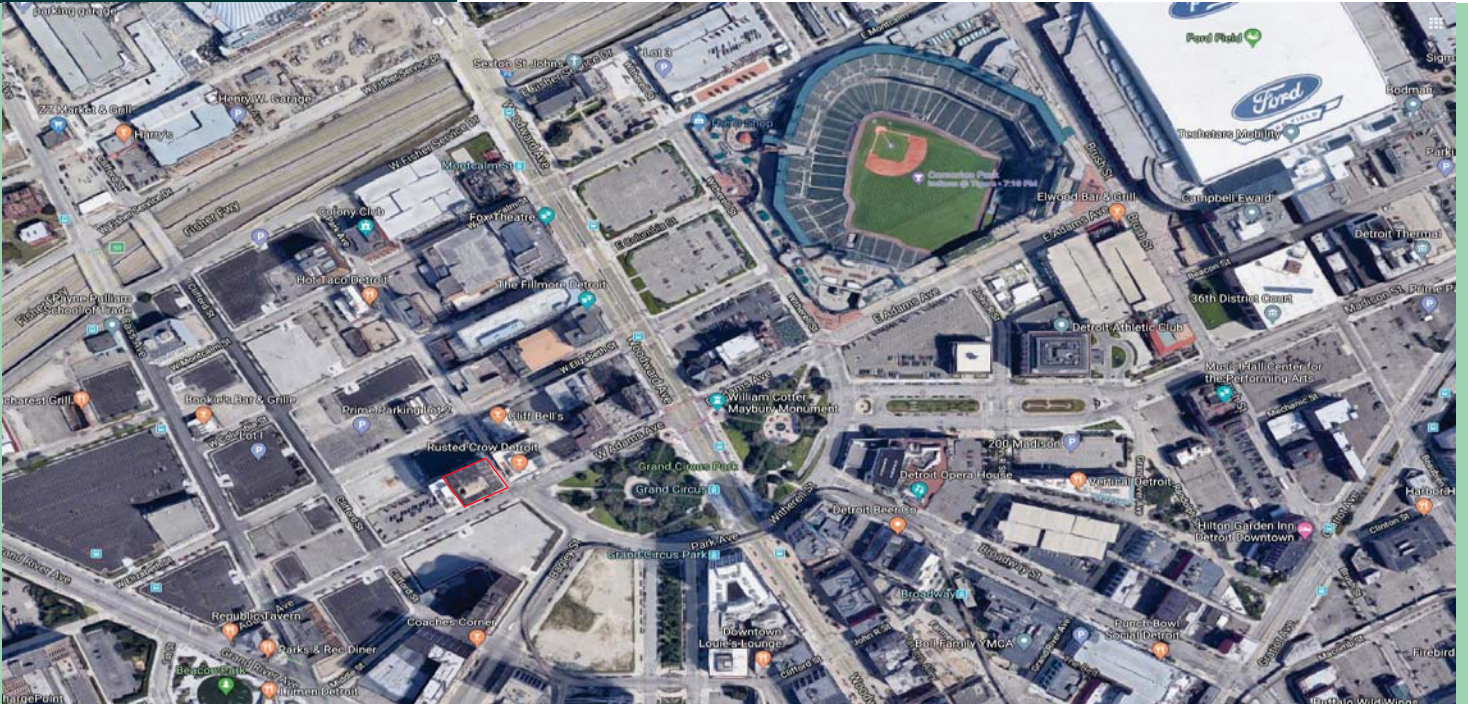
2001 Park Brownfield Plan

**PUBLIC ACT
381**





2001 Park | Project Location



2001 Park | Project Location





2001 Park Project | Exterior Conditions Before



2001 Park Project | Current Exterior Conditions





2001 Park Project | Interior Conditions Before



2001 Park Project | Current Interior Conditions

