



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, JUNE 24, 2020
4:00 PM**

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Sonya Mays

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Paul Kako (DEGC)
Malinda Jensen (DEGC)
Glen Long Jr. (DEGC/DBRA)
Rebecca Navin (DEGC)
Ngozi Nawaesei (Lewis & Munday)
Elizabeth Masserang (PM Environmental)
Ryan Higuchi (PM Environmental)
Rocky Lala (Method Development)
Mark Bennett (Gratiot Acquisition Partners)
Alex Ivankiw (LIFT Build)
Joe Benvenuto (LIFT Build)
Marisa Varga (LIFT Build)
Mike Abdulnoor (Detroit Hospitality)
Mario Kiezi (Detroit Hospitality)
Ginny Dougherty (PM Environmental)
Richard Barr (Honigman)
John Hambrick (JGH Consulting)
Theresa Donovan



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, JUNE 24, 2020
HELD VIA ZOOM VIRTUAL MEETING**

CALL TO ORDER

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

Ms. Kanalos took a roll call of the DBRA Board Members present.

GENERAL

Approval of Minutes:

Mr. Scott called for a motion approving the minutes of June 10, 2020 as presented. The Board took the following action:

Mr. George made a motion approving the minutes of the June 10, 2020 Board meeting, as presented. Ms. DeSantis seconded the motion. A roll call vote was conducted with the following result:

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

Nays: None.

DBRA Resolution Code 20-06-02-277 was approved.

Ms. McClain joined the meeting at 4:04 pm.

Treasurer's Report – May 2020

Mr. Long presented the May 2020 Treasurer's Report.

Mr. Scott called for a motion accepting the May 2020 Treasurer's Report as presented. The Board took the following action:

Ms. Wilkins made a motion accepting the May 2020 Treasurer's Report, as presented. Mr. Gonzalez seconded the motion. A roll call vote was conducted with the following result:

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

Nays: None.

DBRA Resolution Code 20-06-03-200 was approved.

PROJECTS

Dakkota Integrated Systems Brownfield Redevelopment Plan: Collateral Assignment of TIF

Mr. Vosburg presented the Dakkota Integrated Systems Brownfield Redevelopment Plan: Collateral Assignment of TIF to the DBRA Board.

On March 11, 2020, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the Dakkota Integrated Systems, L.L.C. Redevelopment Project (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The Plan was approved by the Detroit City Council on June 2, 2020. The Reimbursement

Agreement (the “Agreement”) between the DBRA and Dakkota Integrated Systems, L.L.C. (“Developer”), was entered into on June 4, 2020.

Since then, the Developer’s lender has requested that the DBRA sign-off on the attached Consent to Collateral Assignment of Brownfield Reimbursement Agreement and Related Rights (“Assignment”). As a result, the Developer would like to assign the TIF capture from the Plan to the Huntington National Bank.

A copy of the Assignment and a resolution approving the Assignment and its subsequent execution were attached for the DBRA Board’s review and approval.

Mr. Scott called for a motion to approve the Dakkota Integrated Systems Brownfield Redevelopment Plan: Collateral Assignment of TIF, as presented. The Board took the following action:

Ms. Washington made a motion to approve the Dakkota Integrated Systems Brownfield Redevelopment Plan: Collateral Assignment of TIF, 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, Mr. Scott, Ms. Wilkins and Ms. Washington

Nays: None.

DBRA Resolution Code 20-06-286-03 was approved.

The Junction Brownfield Redevelopment Plan

Ms. Capler presented the Junction Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

Method MJ, LLC is the project developer (the “Developer”) for the Plan. The project entails the redevelopment of the existing structures into approximately 14 market rate apartments, 4 affordable rate apartments (80% AMI), 47,867 square feet of office space, and 11,631 square feet of retail space which is expected to include a restaurant/bar and retail shops.

The total investment is estimated to be \$12.9 million. The Developer is requesting \$975,094.00 in TIF reimbursement.

There will be approximately 120 temporary construction jobs and 0 FTE jobs. Additional permanent jobs are expected to be created by the future office and retail tenants.

Property Subject to the Plan

The eligible property (the “Property”) consists of eight (8) parcels (2857 and 2863 East Grand Boulevard, 6540 St. Antoine, 6545, 6539, 6535, and 6527 Oakland Avenue and 627 Milwaukee Avenue) bounded by East Grand Boulevard to the north, Oakland Avenue to the east, Milwaukee Avenue to the south, and St. Antoine Street to the west in Detroit’s Milwaukee Junction 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 commercial and industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the parcels are determined to be functionally obsolete as defined by Act 381, or are adjacent and contiguous to a functionally obsolete parcel.

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, infrastructure improvements, site preparation activities, and the 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-Approved Activities	\$4,800.00
2. Demolition	\$259,720.00
3. Lead and Asbestos Abatement	\$135,000.00
4. Site Preparation	\$184,980.00
5. Infrastructure Improvements	\$211,860.00
6. Brownfield Plan & Work Plan Preparation/Implementation	\$60,000.00
7. Contingency (15%)	\$118,734.00
Total Reimbursement to Developer	\$975,094.00
8. Authority Administrative Costs	\$253,677.00
9. State Brownfield Redevelopment Fund	\$91,144.00
10. Local Brownfield Revolving Fund	\$357,151.00
TOTAL Estimated Costs	\$1,677,066.00

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 tax incentives including approval of a Commercial Rehabilitation Act (PA 210) abatement.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the June 10, 2020 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 Tuesday, June 23, 2020 at 4:00 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 Junction Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Ms. DeSantis asked for more information about the letters of support included in the Plan. Ms. Kanalos stated that there are letters of support from the Planning and Development Department of the City of Detroit, Midtown Detroit, Inc., Vanguard CDC, KNR Properties, Cornelius Harris of Alter Ego, Kiesling, LLC, and a letter from Town Partners, LLC included in the Plan.

Mr. Scott called for a motion to approve the Junction 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 Junction Brownfield Redevelopment Plan and its submittal to Detroit City Council, as presented. Ms. DeSantis seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Elias, Ms. McClain, Mr. Scott, Ms. Wilkins and Ms. Washington
Nays: None.

DBRA Resolution Code 20-06-287-02 was approved.

The Exchange Brownfield Redevelopment Plan

Mr. Vosburg presented the Exchange Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

Gratiot Acquisition Partners, LLC is the project developer (the “Developer”) for the Plan. The project entails the demolition of the current surface parking lots (with the exception of 400 Macomb Street) and the construction of a 16-story mixed-use building with approximately 153 for-rent units consisting of studio, one-bedroom, and two-bedroom units and 12 for-sale condominium units ranging from one-bedroom to three-bedroom units. Approximately 31(20%) of the apartment units will be affordable at 80% of the AMI. The project also includes retail space and a proposed office space on the first floor with frontage on Brush Street.

The total investment is estimated to be \$64.6 million. The Developer is requesting \$2,810,673.00 in TIF reimbursement.

There will be approximately 60 temporary construction jobs and 5 FTE jobs associated with property management. 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 five (5) parcels (316 and 338 Gratiot Avenue, and 301, 343 and 400 Macomb Street) bounded by Gratiot Avenue to the north, Brush Street to the east, Macomb Street to the south, and Randolph Street to the west in Detroit’s Greektown district.

Basis of Eligibility

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

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 pre-approved activities, department specific activities, site demolition activities, infrastructure improvements, site preparation, and the 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-Approved Activities	\$12,920.00
2. Department Specific Activities	\$227,280.00
3. Demolition	\$209,835.00
4. Site Preparation	\$1,609,000.00
5. Infrastructure Improvements	\$334,540.00

6. Brownfield Plan & Work Plan Preparation/Implementation	\$60,000.00
7. Contingency (15%)	\$357,098.00
Total Reimbursement to Developer	\$2,810,673.00
8. Authority Administrative Costs	\$575,586.00
9. State Brownfield Redevelopment Fund	\$919,351.00
10. Local Brownfield Revolving Fund	\$375,771.00
TOTAL Estimated Costs	\$4,681,381.00

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 tax incentives including approval of a Neighborhood Enterprise Zone (PA 147) abatement.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the June 23, 2020 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 22, 2020 at 4:00 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 Exchange Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Ms. DeSantis asked for more information about the letters of support included in the Plan. Ms. Kanalos stated that there are letters of support from the Planning and Development Department of the City of Detroit, Greektown Neighborhood Partnership, Aubry Family Real Estate Holdings, and a letter from Bedrock included in the Plan.

Ms. DeSantis asked if the Eastern Market neighborhood is too far from the Property to provide a letter of support for the Plan. Mr. Vosburg stated that the Eastern Market neighborhood is a bit far from the Property to provide a letter of support for the Plan.

Mr. Scott called for a motion to approve the Exchange 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 Exchange 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, Mr. Scott, Ms. Wilkins and Ms. Washington

Nays: None.

DBRA Resolution Code 20-06-288-02 was approved.

The Royal Palm Detroit Brownfield Redevelopment Plan

Mr. Vosburg presented the Royal Palm Detroit Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

Downtown Hospitality Detroit, LLC is the project developer (the "Developer") for the Plan. The project is a planned rehabilitation of the existing 13-story historic Park Avenue House located at 2305 Park Avenue which was designed by Louis Kamper and constructed in 1924. At approximately 103,367 square feet, the building will be converted from its former residential use into a 172-room hotel with a ground floor café and

bar/restaurant. The hotel will be branded as part of the Tapestry Collection by Hilton and will reopen as the Royal Palm Detroit.

The total investment is estimated to be \$50 million. The Developer is requesting \$2,569,492.00 in TIF reimbursement.

There will be approximately 65 temporary construction jobs and 65 FTE jobs.

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel located at 2305 Park Avenue roughly bounded by the property line to the north, Park Avenue to the east, West Montcalm Street to the south, and the property line to the west in Detroit's Arena District.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized for commercial and residential 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 historic resource 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 Preapproved Activities, demolition, asbestos and lead abatement, infrastructure improvements, site preparation, 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. Preapproved Activities	\$48,150.00
2. Demolition	\$1,309,000.00
3. Lead and Asbestos Activities	\$170,000.00
4. Site Preparation	\$596,000.00
5. Infrastructure Improvements	\$91,240.00
6. Brownfield Plan & Work Plan Preparation/Implementation	\$30,000.00
7. Contingency (15%)	\$324,936.00
Total Reimbursement to Developer	\$2,569,326.00
8. Authority Administrative Costs	\$466,610.00
9. State Brownfield Redevelopment Fund	\$378,621.00
10. Local Brownfield Revolving Fund	\$153,935.00
TOTAL Estimated Costs	\$3,568,492.00

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 an Obsolete Property Rehabilitation Abatement (PA 146).

Attached for the DBRA Board's review and approval was a resolution authorizing the Royal Palm Detroit 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. Vosburg stated that because of the Property's former residential use the DBRA was required to consider the applicability of relocation plans for the Property and reviewed the project with the DBRA legal counsel and came to the conclusion that the Uniform Relocation Act did not apply to this Plan considering the timeline of the relocation, the former owner's involvement in the relocation, and the cooperation of the current owner along with the Housing and Revitalization Department (HRD) of the City of Detroit.

Mr. Scott asked the Developer to provide more information about the relocation of the former residents including the number of tenants relocated. Mr. Vosburg stated that the former owner of the Property initiated the non-renewal of the leases for the residential units and the current owner was not aware of the situation and worked with HRD to help find new residences for the former residents once they learned of the situation.

Mr. Scott asked if any of the former residents will be able to return to the Property after the renovation. Mr. Vosburg stated that the Property will operate as a hotel after the renovation.

Ms. Kanalos stated that the relocation of the former residents occurred in May of 2019.

Ms. Wilkins asked for the number of residents who were relocated and if their income levels or disabilities were known. Mr. Vosburg stated that the specific number of residents relocated isn't known by the DBRA Staff but that the majority of the residents qualified for assistance for relocation. Mr. Kiezi stated that when the Developer took ownership of the Property in January 2019 there were about 120 residents still living in the building and the Developer worked with HRD to get the residents relocated and the last resident was relocated at the end of June 2019. Mr. Kiezi also stated that the Property was marketed as a hotel, not a residence, and once it became known that the Property was a residential building, the Developer worked with the City of Detroit to get the residents relocated and the City of Detroit and the Developer helped financially with the relocation of the residents.

Ms. McClain asked if the former owner of the Property was Sean Harrington. Mr. Kiezi confirmed that the former owner of the Property was Sean Harrington's mother and that Mr. Harrington was responsible for the management of the Property.

Ms. DeSantis asked for clarification that the Property was marketed as a hotel and not a residential building. Mr. Kiezi confirmed that the Property was marketed as a hotel and when the Developer started to move through the acquisition process they were required to sign a Nondisclosure Agreement but can say that they were told that the longest resident had been living at the Property for two months which was later found to not be the case.

Ms. DeSantis asked if the discrepancies in the information regarding the Property is the reason why the Developer is not required to follow the Uniform Relocation Act. Ms. Nwaesei stated that she reviewed the Plan and the Plan did not meet the criteria for compliance with the Uniform Relocation Act.

Ms. DeSantis asked if HRD stepped in to help with the relocation of the residents because the Uniform Relocation Act did not apply. Ms. Nwaesei stated that HRD helped with the relocation because of the circumstances and that the Developer also voluntarily helped with the relocation because it was the proper steps to take for the former resident. Mr. Kiezi stated that he wasn't informed that some of the residents had been living at the Property for decades and that the prior actions and comments made by the former

owner are known by the community and the Developer tried to help the former residents as much as possible by covering financial costs for the residents' utilities and for their relocation.

Ms. DeSantis asked how comfortable the Developer and its lenders is with the market demand for hotels in the City of Detroit. Mr. Kiezi stated that he is very hopeful for the future of the City of Detroit and the demand for hotels in the future and when the project is completed considering the location of the Property in close proximity to the sports arenas. Mr. Hambrick added that all of the lenders are supportive of the project and are comfortable with the demand for the project.

Ms. DeSantis asked what percentage of the capital stack is owners' equity. Mr. Hambrick stated that currently about 30%, or \$8 million, of the capital stack is owners' equity but it will likely be closer to 35%.

Ms. Elias asked if the Developer is working with Detroit At Work to fill the permanent positions. Mr. Hambrick stated that the Developer is working with Detroit At Work to fill the permanent positions and that resumes received from Detroit residents will be considered first.

Mr. Scott called for a motion to authorize a public hearing for the Royal Palm Detroit Brownfield Redevelopment Plan and its referral to the CAC, as presented. The Board took the following action:

Mr. George made a motion to authorize a public hearing for the Royal Palm Detroit Brownfield Redevelopment Plan and its referral to the CAC, as presented. Mr. Gonzalez seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Elias, Ms. McClain, Mr. Scott, Ms. Wilkins and Ms. Washington
Nays: None.

DBRA Resolution Code 20-06-289-01 was approved.

ADMINISTRATIVE

None.

OTHER

Ms. Kanalos stated that Executive Order 2020-129 extended the allowance for remote meetings for public authorities through July 31, 2020 so all DBRA meetings held in July 2020 will be held via Zoom.

PUBLIC COMMENT

None.

ADJOURNMENT

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

On a motion by Ms. DeSantis, seconded by Ms. McClain the meeting was unanimously adjourned at 4:38 PM.



CODE DBRA 20-06-02-277

APPROVAL OF MINUTES JUNE 10, 2020

RESOLVED, that the minutes of the regular meeting of June 10, 2020 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 24, 2020



DBRA 20-06-03-200

ACCEPTANCE OF TREASURER'S REPORT FOR MAY 2020

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period May 1 through May 31, 2020, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

June 24, 2020



CODE DBRA 20-06-284-04

DAKKOTA INTEGRATED SYSTEMS, L.L.C. BROWNFIELD REDEVELOPMENT PLAN: CONSENT TO COLLATERAL ASSIGNMENT OF BROWNFIELD REIMBURSEMENT AGREEMENT AND RELATED RIGHTS

WHEREAS, on March 11, 2020, 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 Dakkota Integrated Systems, L.L.C. Redevelopment (the "Project"); and

WHEREAS, on June 2, 2020, the Detroit City Council approved the Plan; and

WHEREAS, on June 4, 2020 the Reimbursement Agreement (the "Agreement") was made and entered into by and between Dakkota Integrated Systems, L.L.C. and the DBRA; and

WHEREAS, a Collateral Assignment of Brownfield Reimbursement Agreement and Related Rights (the "Assignment") between Dakkota Integrated Systems, L.L.C. and Huntington National Bank has been drafted and approved as to form by DBRA legal counsel; and

WHEREAS, the Assignment needs to be executed by Dakkota Integrated Systems, L.L.C. and Huntington National Bank with acknowledgement and approval by DBRA; and

WHEREAS, the DBRA Board of Directors desire to approve the substantial form of the Assignment 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.
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.
June 24, 2020

**CONSENT TO COLLATERAL ASSIGNMENT OF BROWNFIELD REIMBURSEMENT
AGREEMENT AND RELATED RIGHTS**

Dated: _____, 2020

The undersigned, the City of Detroit Brownfield Redevelopment Authority (“**BRA**”), hereby agrees as follows:

BRA hereby acknowledges and consents to (a) the Collateral Assignment of Brownfield Reimbursement Agreement and Related Rights dated as of March 2, 2020 (the “Collateral Assignment”), by Dakkota Integrated Systems, L.L.C. (“Assignor”) in favor of The Huntington National Bank, as administrative agent for the Lenders (“Assignee”), (b) any acquisition by Assignee or assignment to Assignee of any Collateral pursuant to the Collateral Assignment or pursuant to the exercise of Assignee’s rights under the Collateral Assignment, and (c) so long as BRA receives written notice of any subsequent transfer or assignment, any subsequent transfer or assignment by Assignee of its rights to any of the Collateral, all of which assignments shall not constitute an event of default under any of the Brownfield Reimbursement Documents and shall not permit BRA to terminate its respective obligations thereunder. BRA acknowledges and agrees that no further consent or approval of BRA shall be required with respect to, (i) the exercise of Assignee’s rights solely in the right to receive Payments (as defined in the Collateral Assignment), and including but not limited to, acquisition by Assignee of such right to receive Payments, or (ii) any subsequent assignment by Assignee or any subsequent assignee of such right to receive Payments so long as BRA receives written notice of any subsequent assignment or assignee. Any assignment and assumption of rights and obligations of Assignor under the Brownfield Reimbursement Documents described above shall not relieve Assignor of its obligations under the Brownfield Reimbursement Documents. BRA acknowledges and agrees that pursuant to Section 1. c. of the Collateral Assignment, Assignee may, at any time, require that all Payments may be made directly to Assignee and BRA agrees that upon receipt of written notice from Assignee, it shall make all Payments directly to Assignee.

1. Notice:

BRA agrees to provide to Assignee a copy of any and all notices of default or termination delivered to Assignor under the Brownfield Reimbursement Documents, simultaneously with the delivery of such notices to the Assignor. For purposes of this Consent, any notice, demand, request or other communication which any party hereto may be required or may desire to give hereunder shall be in writing and shall be deemed to have been properly give (a) if hand delivered, when delivered; (b) if mailed by United States Certified Mail (postage prepaid, return receipt requested), three Business Days after mailing; or (c) if by Federal Express or other reliable overnight courier service, on the next Business Day after delivered to such courier service:

If to BRA: City of Detroit Brownfield Redevelopment Authority
500 Griswold Street, Suite 2200
Detroit, MI 48226
Attention: Authorized Agent

If to Assignee: The Huntington National Bank
Two Towne Square
6th Floor, SOU603
Southfield, MI 48076
Attention of: Andrew R. Craig

With a copy to: Bodman PLC
 6th Floor at Ford Field
 1901 St. Antoine Street
 Detroit, MI 48226
 Attention: Larry R. Shulman

or such other address as the party to be served with notice may have furnished in writing to the party seeking or desiring to serve notice as a place for the service of notice.

2. Upon written notice (“Payment Direction Notice”) from Assignee to BRA of an Event of Default under the Collateral Assignment, BRA thereafter agrees to remit all payments or reimbursements of all Payments owed or due to be paid currently and in the future to Assignor pursuant to the Reimbursement Agreement or other Brownfield Reimbursement Documents directly to and made payable to Assignee and delivered to The Huntington National Bank, Two Towne Square, 6th Floor, SOU603, Southfield, MI 48076, or as Assignee shall otherwise direct in writing. Any Payment Direction Notice shall continue until otherwise altered or terminated by a subsequent notice from Assignee or any successor to or assignee of Assignee.

3. Capitalized terms used and not defined herein shall have the meanings given them in the Collateral Assignment.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, BRA has delivered this Consent as of the date first above written.

**CITY OF DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY**

By: _____

Name: _____

Title: _____

and

By: _____

Name: _____

Title: _____

APPROVED AS TO FORM ONLY:

Lewis & Munday, a Professional Corporation
Counsel to the City of Detroit
Brownfield Redevelopment Authority

By: _____



CODE DBRA 20-06-287-02

THE JUNCTION 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 **Junction 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 **Junction 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 24, 2020



CODE DBRA 20-06-288-02

THE EXCHANGE 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 **Exchange 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 **Exchange 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 24, 2020



CODE DBRA 20-06-289-01

ROYAL PALM DETROIT 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 **Royal Palm Detroit 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.

June 24, 2020