



APPROVAL OF MINUTES OF AUGUST 23, 2016 MEETING

RESOLVED, that the minutes of the Regular meeting of August 23, 2016 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Economic Development Corporation.

October 25, 2016

**ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS REGULAR MEETING
WEDNESDAY, AUGUST 23, 2016 – 8:30 A.M.**

BOARD MEMBERS PRESENT: Kimberly Clayson
Linda Forte
Matthew Roling
Roger Short
Thomas Stallworth

BOARD MEMBERS ABSENT: Monique Claiborne
Maurice Cox (Ex-Officio)
Cris Jackson
Jonathan Quarles
John Naglick (Ex-Officio)
William Ritsema

**SPECIAL DIRECTORS
PRESENT:** Marvin Thomas (I-94 Industrial Park Project)

**SPECIAL DIRECTORS
ABSENT:** Emily Black (I-94 Industrial Park Project)

OTHERS PRESENT: John Gallagher (Free Press)
Malik Goodwin DEGC/EDC
Gay Hilger (DEGC/EDC)
Malinda Jensen (DEGC/EDC)
Jennifer Kanalos (DEGC/EDC)
Glen Long, Jr. (DEGC/EDC)
Betsy Palazzola (City of Detroit)
Adrienne Zeigler (DEGC/EDC)



Economic Development Corporation of the City of Detroit

**MINUTES OF THE ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS REGULAR MEETING
WEDNESDAY, AUGUST 23, 2016
DETROIT ECONOMIC GROWTH CORPORATION
500 GRISWOLD, SUITE 2200 - 8:30 A.M.**

CALL TO ORDER

Chairman Forte called the Regular meeting of the Economic Development Corporation Board of Directors to order at 8:37 a.m.

GENERAL

Approval of Minutes

Ms. Forte asked if there were any additions, deletions or corrections to the minutes of the July 20, 2016 Special Board meeting. Hearing none, the Board took the following action:

On a motion by Mr. Stallworth, seconded by Mr. Jackson, Resolution Code EDC 16-08-02-273 was unanimously approved.

Receipt of Treasurer's Report

Mr. Long reviewed the Treasurer's Report of Receipts and Disbursements for the months of June and July 2016 for the benefit of the Board and responded to questions.

Subsequent to a discussion, the Board took the following action:

On a motion by Mr. Short, seconded by Ms. Clayson, Resolution Codes EDC 16-08-03-204 and 16-08-03-205 were unanimously approved.

PROJECTS

CDBG Declared Disaster Recovery Grant: Authorization for EDC to Enter into Sub-Subrecipient Agreement with Detroit Riverfront Conservancy, Inc.

Ms. Navin advised that in June, 2016, the Board of Directors of The Economic Development Corporation of the City of Detroit (the "EDC") approved the execution of a Subrecipient Agreement (the "Subrecipient Agreement") with The City of Detroit, by and through its Housing and Revitalization Department, (the "City") in connection with the City's award of a Community Development Block Grant for Declared Disaster Recovery ("CDBG-DDR") from the U.S. Department of Housing and Urban Development (HUD). Under the terms of the Subrecipient Agreement, the EDC will primarily be undertaking

1

August 23, 2016

project management and construction management activities in connection with the development of the Beltline Greenway project (the "Greenway").

In connection with the Greenway, certain land acquisition activities must be undertaken. Specifically, terms of purchase must be negotiated with private land owners, diligence activities must be undertaken, and the purchases must be consummated. Although it is anticipated that ultimately the Michigan Department of Natural Resources (the "MDNR") will fund the purchase price for the properties using Land and Water Conservation funds, however, the initial purchases will be consummated using CDBG-DDR grant funds. Further, it is expected that the Detroit Riverfront, Inc. (the "DRC") will play an ongoing role in determining the optimal programming, maintenance and operations strategy the Greenway given its experience and successes with the Riverwalk and Dequindre Cut greenways.

In order to expedite the land acquisition process for the Greenway and benefit from the experiences and successes of the DRC with the Riverwalk and Dequindre Cut greenways, EDC staff proposes entering into a sub-subrecipient agreement (the "Agreement") with the DRC pursuant to which the DRC would undertake the scope of work (the "Activities") pursuant to the budget.

A resolution was included for the Board's consideration authorizing the negotiation and execution of the Agreement with the DRC, which will outline the parties' respective obligations as it relates to the Activities.

Ms. Navin stated the total grant covers five different projects and the EDC portion--approximately \$2.3 million of the \$8.9 million grant--is primarily for the Beltway Greenway. Mr. Stallworth requested the Board receive an update on the other areas of the grant whenever it is deemed appropriate. Ms. Navin advised that all of the activities are expected to continue until March 2018, and staff will work with the City to determine the timing of the requested update.

Ms. Betsy Palazzola of the City's Housing and Revitalization Department explained the project and responded to Board members' questions.

Subsequent to the discussion, the Board took the following action:

On a motion by Mr. Stallworth, seconded by Mr. Short, Resolution Code EDC 16-08-95-02 was unanimously approved.

I-94 Industrial Park Project: Authorization to Accept Project Funding from the City of Detroit and the Detroit Economic Growth Association to Implement the Georgia Street Road Reconstruction Project

Mr. Goodwin reported that in 2014, the Detroit Economic Growth Association (the "DEGA") received a grant from the U.S. Department of Commerce Economic Development Administration (the, "EDA"), and with the City of Detroit, undertook and completed the development of a comprehensive strategy for revitalizing the Mt. Elliott Employment District as the center for a rejuvenated manufacturing cluster for Detroit (the "Strategy").

2

August 23, 2016

The Mt. Elliott Employment District runs from I-94 generally along Van Dyke (M-53) and Mt. Elliott Roads north to the city limits at Eight Mile, and includes the EDC Project Plan area known as the I-94 Industrial Subdivision.

In order to support the commercial traffic coming from existing businesses and to support recent development projects such as the \$30 million, 500,000 square foot LINC Logistics facility, and the forthcoming \$95 million Flex-N-Gate assembly facility, which together, is anticipated to generate as much as 550 jobs the City of Detroit, the DEGA, and the Economic Development Corporation of the City of Detroit (the "EDC") have prepared a grant application to the EDA to fund a portion of the reconstruction of Georgia Street from St. Cyril to Mt. Elliott. This is an important east-to-west thoroughfare within the I-94 Project that requires rebuilding in order to sustain increased commercial truck traffic traveling to and from Mt. Elliott Street.

If awarded, the EDA grant funding will be used to help fund the Georgia Street reconstruction project, which is located within the I 94 Industrial subdivision (the "Project").

The total Project budget is Three Million Seven Hundred Sixty One Thousand Four Hundred Five and 00/100 (\$3,761,405.00) Dollars, of which the City of Detroit has committed to the DEGA that as its partner, City will contribute up to One Million Two Hundred Fifty Three Thousand Eight Hundred Two and 00/100 (\$1,253,802.00) Dollars to satisfy the EDA's 30% local match requirement in order to attract the remaining 70% federal share, being Two Million Five Hundred Seven Thousand Six Hundred Three and 00/100 (\$2,507,603.00) Dollars in grant monies coming from the EDA (the "EDA PW Grant Funds").

The City of Detroit Mayor's Office recognizes the role of the DEGA as its partner, in order to obtain and administer grant funding anticipated to come from the EDA.

The EDC is anticipated to be the entity responsible to undertake the Georgia Street reconstruction work, and accept EDA PW Grant Funds from the DEGA, and local match funds from the City of Detroit directly, or from the DEGA under a funding agreement with the City of Detroit.

EDC Staff recommends that the EDC Board acknowledges and accepts the EDC's role as a co-applicant and project partner with DEGA and the City of Detroit and authorizes the EDC to implement the planning, engineering and construction activities required to implement the Project.

In addition, EDC staff recommends acceptance of the EDA PW Grant Funds and funds in the amount of One Million Two Hundred Fifty-Three Thousand Eight Hundred Two and 00/100 (\$1,253,802.00) Dollars from the City of Detroit to help pay for the local match portion of the Project.

As the funding agreements must still be negotiated between the City and EDC or with DEGA and EDC, staff recommends the Board of Directors authorize its authorized agents to negotiate and execute any and all agreements, documents, contracts, or other papers necessary or to take any actions necessary to implement the Project on behalf of the EDC.

A resolution was included for the Board's consideration.

Subsequent to a discussion, the Board took the following action:

On a motion by Mr. Short, seconded by Mr. Stallworth, Resolution Code EDC 16-08-12-44 was unanimously approved.

ADMINISTRATION

OTHER MATTERS

Mr. Roling mentioned the discussion at the last meeting regarding the Community Benefits Agreement and just wanted to remind staff that the Board requested a presentation on the subject at a future meeting.

PUBLIC COMMENT

ADJOURNMENT

With there being no other business to come before the Board, Ms. Forte adjourned the Special meeting at 9:07 a.m.



APPROVAL OF MINUTES OF JULY 20, 2016 MEETING

RESOLVED, that the minutes of the Special meeting of July 20, 2016 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Economic Development Corporation.

August 23, 2016



ACCEPTANCE OF TREASURER'S REPORT FOR JUNE 2016

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period ending June 30, 2016, as presented at this meeting, is hereby in all respects accepted as action of the Economic Development Corporation.

August 23, 2016



ACCEPTANCE OF TREASURER'S REPORT FOR JULY 2016

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period ending July 31, 2016, as presented at this meeting, is hereby in all respects accepted as action of the Economic Development Corporation.

August 23, 2016



RESOLUTION APPROVING THE EDC TO ENTER INTO SUB-SUBRECIPIENT AGREEMENT WITH DETROIT RIVERFRONT CONSERVANCY, INC. IN CONNECTION WITH THE CITY OF DETROIT'S COMMUNITY DEVELOPMENT BLOCK GRANT – DECLARED DISASTER RECOVERY AWARD

WHEREAS, in June, 2016, the Board of Directors of The Economic Development Corporation of the City of Detroit (the "EDC") approved the execution of a Subrecipient Agreement (the "Subrecipient Agreement") with The City of Detroit, by and through its Housing and Revitalization Department, (the "City") in connection with the City's award of a Community Development Block Grant for Declared Disaster Recovery ("CDBG-DDR") from the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, under the terms of the Subrecipient Agreement, the EDC will be primarily responsible for undertaking project management and construction management activities in connection with the development of the Beltline Greenway project (the "Greenway"); and

WHEREAS, in connection with the Greenway, certain land acquisition activities must be undertaken, including but not limited to negotiating terms of purchase with private land owners, due diligence activities, and the consummation of the purchases; and

WHEREAS, it is expected that the Detroit Riverfront, Inc. (the "DRC") will play an ongoing role in determining the optimal programming, maintenance and operations strategy the Greenway given its experience and successes with the Riverwalk and Dequindre Cut greenways; and

WHEREAS, in order to expedite the land acquisition process for the Greenway and benefit from the experiences and successes of the DRC with the Riverwalk and Dequindre Cut greenways, EDC staff proposes entering into a sub-subrecipient agreement (the "Agreement") with the DRC pursuant to which the DRC would undertake the scope of work attached hereto as **Exhibit A** (the "Activities") pursuant to the budget attached hereto as **Exhibit B**; and

WHEREAS, the EDC Board has reviewed the matter and believes that the undertaking of the Activities by the DRC will result in a project that is in the best interests of the promotion of economic development in the City of Detroit and consistent with the EDC's statutorily mandated purposes.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the EDC hereby authorizes the negotiation and execution of the Agreement with the DRC, which will outline the parties' respective obligations as it relates to the Activities.

BE IT FURTHER RESOLVED, that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the EDC's Authorized Agents, shall hereafter have the authority to negotiate and execute the Agreement and any and all other

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 EDC.

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

August 23, 2016



I-94 INDUSTRIAL PARK PROJECT: AUTHORIZATION TO ACCEPT PROJECT FUNDING FROM THE CITY OF DETROIT AND THE DETROIT ECONOMIC GROWTH ASSOCIATION TO IMPLEMENT THE GEORGIA STREET ROAD RECONSTRUCTION PROJECT

WHEREAS, in 2014, the Detroit Economic Growth Association (the "DEGA") received a grant from the U.S. Department of Commerce Economic Development Administration (the, "EDA"), and with the City of Detroit, undertook and completed the development of a comprehensive strategy for revitalizing the Mt. Elliott Employment District as the center for a rejuvenated manufacturing cluster for Detroit (the "Strategy"); and

WHEREAS, the Mt. Elliott Employment District runs from I-94 generally along Van Dyke (M-53) and Mt. Elliott Roads north to the city limits at Eight Mile, lies in the heart of the region's automotive manufacturing corridor, and its potential is bolstered by its proximity to major infrastructure assets such as Coleman A. Young Airport, freight rail and rail yards, and direct access to I-94; and

WHEREAS, the Strategy prioritizes action steps focused among other things on making infrastructure improvements in order to support the commercial traffic coming from existing businesses and to support recent development projects such as the \$30 million, 500,000 square foot LINC Logistics facility, and the forthcoming \$95 million Flex-N-Gate assembly facility, which together, is anticipated to generate as much as 550 jobs; and

WHEREAS, acting upon the recommendations of the Strategy, the City of Detroit, the DEGA, and the Economic Development Corporation of the City of Detroit (the "EDC") have prepared a grant application to the EDA to fund the reconstruction of Georgia Street from St. Cyril to Mt. Elliott, which is an important east-to-west thoroughfare within the Mt. Elliott district that requires rebuilding in order to sustain increased commercial truck traffic traveling to and from Mt. Elliott Street; and

WHEREAS, the EDA grant funding will be used to help fund the Georgia Street reconstruction project from the EDA's Investments for Public Works and Economic Development Facilities Program; and

WHEREAS, the proposed Georgia Street reconstruction project area is situated within the existing EDC I-94 Industrial Park project area; and

WHEREAS, the EDC is anticipated by the City of Detroit and the DEGA to be the entity responsible to undertake the Georgia Street reconstruction work, and would accept EDA PW Grant Funds from the DEGA, and local match funds from the City of Detroit directly, or from the DEGA under a funding agreement with the City of Detroit; and

WHEREAS, the total project budget is Three Million Seven Hundred Sixty One Thousand Four Hundred Five and 00/100 (\$3,761,405.00) Dollars, of which the City of Detroit has committed to the DEGA that as its partner, City will contribute up to One Million Two Hundred Fifty Three Thousand Eight Hundred Two and 00/100 (\$1,253,802.00) Dollars to satisfy the EDA's 30% local match requirement in order to attract the remaining 70% federal share, being Two Million Five Hundred Seven Thousand Six Hundred Three and 00/100 (\$2,507,603.00) Dollars in grant monies coming from the EDA (the "EDA PW Grant Funds"); and

WHEREAS, the City of Detroit Mayor's Office recognizes the role of the EDC as its partner, acknowledges that the EDC is acting in cooperation with the City of Detroit and the DEGA, recognizes the EDC's role in implementing the Georgia reconstruction project, and desires to have the Detroit City Council formally acknowledge the EDC as a project partner through an adopted resolution.

NOW THEREFORE, BE IT RESOLVED, that the EDC Board does hereby acknowledge and accept the EDC's role as a co-applicant and project partner with DEGA and the City of Detroit.

BE IT FURTHER RESOLVED, that the EDC Board authorizes the acceptance of the EDA PW Grant Funds.

BE IT FURTHER RESOLVED, that the EDC Board authorizes the acceptance of One Million Two Hundred Fifty-Three Thousand Eight Hundred Two and 00/100 (\$1,253,802.00) Dollars from the DEGA or the City, as applicable, to help pay for the local match portion of the Georgia Street reconstruction project.

BE IT FURTHER RESOLVED, that any two authorized agents of the EDC (those being Rodrick Miller, Glen Long Jr., Moddie Turay, Malinda Jensen, Michael Rafferty, and Kelly Shovan) shall hereafter have the authority to negotiate and execute any and all agreements, documents, contracts, or other papers necessary or to take any actions necessary to implement the provisions and intent of this resolution on behalf of the EDC.

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

August 23, 2017