



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
REGULAR BOARD OF DIRECTORS MEETING  
WEDNESDAY, JANUARY 11, 2023  
4:00 PM**

**BOARD MEMBERS PRESENT:**

John George  
Raymond Scott  
Pamela McClain  
Maggie DeSantis  
Amanda Elias  
Eric Dueweke

**BOARD MEMBERS ABSENT:**

Sonya Mays  
Juan Gonzalez  
Stephanie Washington

**OTHERS PRESENT:**

Brian Vosburg (DEGC/DBRA)  
Monika McKay-Polly (DEGC/DBRA)  
Paul Kako (DEGC)  
Kaci Jackson (DEGC)  
Ngozi Nwaesei (Lewis & Munday)  
Seth Herkowitz (Oxford Perennial)  
Matthew Kalt (Oxford Perennial)  
Sheila Cockrel (Crossroads Consulting)  
Bret Stuntz (SME)  
R. Philip Lockwood (XYZ Development)  
Tom Wackerman (ASTI Environmental)  
Dan Gough (EGLE)  
Damion Ellis  
Brian McKinney Sr.



**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY REGULAR MEETING  
WEDNESDAY, JANUARY 11, 2023**

**CALL TO ORDER**

Chairperson Raymond Scott called the meeting to order at 4:18 PM.

Mr. Vosburg 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 December 14, 2022, as presented.

The Board took the following action:

Ms. DeSantis made a motion approving the minutes of the December 14, 2022 Board meeting, as presented. Mr. George seconded the motion.

DBRA Resolution Code 23-01-02-315 was unanimously approved.

**PROJECTS**

**Land Assembly Project: Approval of Revised Terms to Development Agreement with Gayanga Co. LLC for 14584 Livernois, 14445 Lawton, 14440 Wildemere, and 14445 Linwood**

Ms. Jackson presented the Land Assembly Project: Approval of Revised Terms to Development Agreement with Gayanga Co. LLC for 14584 Livernois, 14445 Lawton, 14440 Wildemere, and 14445 Linwood to the DBRA Board.

The City of Detroit (the "City") administration has requested the assistance of the 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").

On August 26, 2022, the DBRA Board of Directors authorized the negotiation and execution of a development agreement for the properties located at 14584 Livernois, 14445 Lawton, 14440 Wildemere, and 14445 Linwood, Detroit, MI, (collectively, the "Properties") with Gayanga Co., LLC (the "Developer"). Pursuant to the terms approved by the DBRA Board, the Properties were to be sold to the Developer for a purchase price of \$701,000 with a credit provided to Developer at closing for an amount equal to the eligible brownfield costs for demolition and remediation activities and the Developer was to construct, in two phases, an approximately 20,000 sf commercial and industrial space for business offices, training facilities, and equipment rental and storage facilities on the Properties.

Following discussions with Developer, DBRA staff determined that it was necessary to amend certain terms previously approved by the DBRA Board to allow for Developer to obtain title to the Properties in a way that best aligns with its proposed business model and to revise certain timelines and milestones to afford Developer sufficient time to complete the project. The proposed revised terms are attached hereto as **Exhibit A** (the "Revised Terms"). DBRA staff seeks the Board's approval of the Revised Terms and the

negotiation and execution of a Development Agreement with the Developer, or such other entities that are wholly owned or controlled by the Developer and/or Brian McKinney, consistent with such Revised Terms (the "Development Agreement").

A resolution approving the Revised Terms and the negotiation and execution of the Development Agreement consistent with the Revised Terms was attached for the Board's consideration.

Mr. Scott called for a motion approving the Land Assembly Project: Approval of Revised Terms to Development Agreement with Gayanga Co. LLC for 14584 Livernois, 14445 Lawton, 14440 Wildemere, and 14445 Linwood, as presented. The Board took the following action:

Mr. George made a motion approving the Land Assembly Project: Approval of Revised Terms to Development Agreement with Gayanga Co. LLC for 14584 Livernois, 14445 Lawton, 14440 Wildemere, and 14445 Linwood, as presented. Ms. McClain seconded the motion. DBRA Resolution Code 23-01-262-50 was approved. Ms. DeSantis abstained.

### **Red Arrow Brownfield Plan**

Mr. Vosburg presented the Red Arrow Brownfield Plan to the DBRA Board.

#### Project Introduction

Oxford Perennial Corktown PropCo II, LLC is the project developer ("Developer"). The Property was developed in 1894 as the John Whittaker Planing Mill and in 1916 the building was expanded to the current footprint. From the 1920's to the 1970's, the building was occupied by the Red Arrow Bottling Works. The project includes the redevelopment of the Property into a residential development, including approximately 22 units (1 studio, 16 one-bedroom units and 5 two-bedroom units). At least 10% of the units will be designated as affordable at 60% of the Area Median Income (AMI). The development also includes 8 integrated parking spaces, tenant storage, and amenity space. It is currently anticipated construction will begin in 2023 and eligible activities will be completed within 18 months.

The total investment is estimated to be \$11.9 million. The Developer is requesting \$1,207,400.00 in TIF reimbursement.

There will be approximately 64 temporary construction jobs and approximately 3 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, 1567 Church Street, which is bounded by Church Street to the north, 10<sup>th</sup> Street to the west, an alley to the south, and a parking structure to the east in the Corktown 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 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 department specific activities, demolition, lead and asbestos abatement, infrastructure improvements, 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. Department Specific Activities	\$27,500.00
2. Demolition and Abatement	\$532,327.00
3. Site Preparation	\$40,736.00
4. Infrastructure Improvements	\$272,790.00
5. Brownfield Plan & Work Plan	\$60,000.00
6. Contingency (15%)	\$126,878.00
7. Interest	\$147,168.00
<b>Total Reimbursement to Developer</b>	<b>\$1,207,400.00</b>
8. Authority Administrative Costs	\$369,685.00
9. State Brownfield Redevelopment Fund	\$92,055.00
10. Local Brownfield Revolving Fund	\$795,248.00
<b>TOTAL Estimated Costs</b>	<b>\$2,464,388.00</b>

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.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the December 14, 2022 CAC meeting. Attached is 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 Wednesday, January 4, 2023 at 5:00 pm via Zoom. The results of the DBRA public hearing are attached.

Attached for the Board’s review and approval was a resolution approving the Red Arrow Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Mr. Scott called for a motion to approve the Red Arrow 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 Red Arrow Brownfield Redevelopment Plan and its submittal to Detroit City Council, as presented. Ms. Elias seconded the motion.  
DBRA Resolution Code 23-01-312-02 was unanimously approved.

**Danish Brotherhood Hall Brownfield Plan**

Mr. Vosburg presented the Danish Brotherhood Hall Brownfield Plan to the DBRA Board.

Project Introduction

XYZ 20-01 DBH, LLC is the project developer (“Developer”). The Property was developed as the Florian Apartments in 1911, stores and flats in 1913, and the Danish Brother Hood Hall in 1915. The Florian Apartments, stores and flats at 1785 W. Forest Avenue were removed in the early 2000’s. Historical uses include a laundry, clothes presser, cleaner and tailor in 1921 and 1940. The Property is currently vacant and was last used as a church around 2010. The project includes the redevelopment of the former fraternal

hall building at 1775 W Forest into a multi-use community event space with three small commercial spaces as well as two short-term rental units.

The total investment is estimated to be \$8.2 million. The Developer is requesting \$1,416,445.00 in TIF reimbursement.

There will be approximately 32 temporary construction jobs and approximately 27 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the “Property”) consists of two (2) parcels, 1775 and 1785 W Forest Avenue, which are located on the south side of W Forest Avenue between Rosa Parks Boulevard and Avery Street in the Woodbridge 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 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 department specific activities, demolition, lead and asbestos abatement, infrastructure improvements, 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. Pre-Approved Activities	\$14,800.00
2. Lead, Asbestos, and Mold Surveys	\$4,900.00
3. Response Activities	\$84,493.00
4. Demolition	\$306,000.00
5. Lead, Asbestos, and Mold Abatement	\$148,820.00
6. Site Preparation	\$56,100.00
7. Infrastructure Improvements	\$65,175.00
8. Brownfield Plan & Work Plan	\$35,000.00
9. Contingency (15%)	\$99,088.00
10. Interest	\$602,069.00
<b>Total Reimbursement to Developer</b>	<b>\$1,416,445.00</b>
11. Authority Administrative Costs	\$196,386.00
12. State Brownfield Redevelopment Fund	\$72,760.00
13. Local Brownfield Revolving Fund	\$0.00
<b>TOTAL Estimated Costs</b>	<b>\$1,685,591.00</b>

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 not seeking additional incentives.

### DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the December 14, 2022 CAC meeting. Attached is 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, January 9, 2023 at 5:00 pm via Zoom. The results of the DBRA public hearing are attached.

Attached for the Board's review and approval was a resolution approving the Danish Brotherhood Hall Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Ms. DeSantis asked how the capital stack will be affected by the Developer not pursuing the Obsolete Property Rehabilitation Act (OPRA) tax abatement. Mr. Vosburg stated that that capital stack will not be affected, but that the Developer will be reimbursed for Eligible Activities faster without the OPRA.

Ms. DeSantis asked for more information on why the OPRA will not be pursued. Mr. Vosburg stated that Ms. Jackson evaluated the financials of the project in order to provide a recommendation on the OPRA request. Ms. Jackson stated that in DEGC's review of the financials of the project, the returns for the project exceeded the thresholds for abatements and it was determined that the OPRA was not required to make the project viable.

Mr. Dueweke pointed out an error in the title of the Danish Brotherhood Hall Public Hearing Minutes.

Ms. Elias asked if the project will be pursuing a rezoning for the project. Mr. Lockwood stated that the Property included in the Plan does not need to be rezoned and that there is an additional project on adjacent parcels that will require a rezoning.

Mr. Scott called for a motion to approve the Danish Brotherhood Hall 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 Danish Brotherhood Hall Brownfield Redevelopment Plan and its submittal to Detroit City Council, as presented. Ms. Elias seconded the motion. DBRA Resolution Code 23-01-313-02 was unanimously approved.

### ADMINISTRATIVE

#### **Administration: Appointment of Local Brownfield Revolving Fund Committee Member**

Mr. Vosburg presented the Administration: Appointment of Local Brownfield Revolving Fund Committee Member to the DBRA Board.

There is currently a vacancy on the DBRA Local Brownfield Revolving Fund (LBRF) Committee. The following DBRA Board Members currently serve on the LBRF Committee:

- Raymond Scott
- Pamela McClain

DBRA Staff recommends the Chair open the floor to nominations to fill the position.

Attached for Board review and approval was a resolution appointing the new member to the DBRA LBRF Committee.

Ms. DeSantis expressed interest in serving on the LBRF Committee.

Ms. Elias nominated Ms. DeSantis to be appointed as the third member of the LBRF Committee. Mr. George seconded the nomination. Ms. DeSantis accepted the nomination.

Mr. Scott called for a motion to appoint Ms. DeSantis as the third member of the LBRF Committee.

Ms. Elias made a motion to appoint Ms. DeSantis as the third member of the LBRF Committee. Mr. George seconded the motion.

Ms. DeSantis abstained.

DBRA Resolution Code 23-01-01-238 was approved.

Mr. Vosburg presented Mr. Dueweke as an official DBRA Board member. Mr. Dueweke provided some information on his professional experience and his personal experience in the City.

**OTHER**

None.

**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 Mr. George, the meeting was unanimously adjourned at 4:43 PM.



**CODE DBRA 23-01-02-315**

**APPROVAL OF MINUTES OF DECEMBER 14, 2022**

RESOLVED, that the minutes of the regular meeting of December 14, 2022 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.

January 11, 2023





**CODE DBRA 23-01-262-50**

**LAND ASSEMBLY PROJECT: APPROVAL OF TERMS AND AUTHORIZATION TO ENTER INTO A LAND TRANSFER AGREEMENT AND DEVELOPMENT AGREEMENT WITH GAYANGA CO. LLC FOR 14584 LIVERNOIS, 14445 LAWTON, 14440 WILDEMER, AND 14445 LINWOOD**

**WHEREAS**, the City of Detroit (the "City") 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**, on August 26, 2022, the DBRA Board of Directors authorized the negotiation and execution of a development agreement for the properties located at 14584 Livernois, 14445 Lawton, 14440 Wildemere, and 14445 Linwood, Detroit, MI, (collectively, the "Properties") with Gayanga Co., LLC (the "Developer"); and

**WHEREAS**, DBRA staff determined that it was necessary to amend certain terms previously approved by the DBRA Board for the sale of the Properties and revised terms are attached hereto as **Exhibit A** (the "Revised Terms"); and

**WHEREAS**, DBRA staff recommends the approval of the Revised Terms and the negotiation and execution of a Development Agreement with the Developer, or such other entities that are wholly owned or controlled by the Developer and/or Brian McKinney, consistent with the Revised Terms (the "Development Agreement"); and

**WHEREAS**, the DBRA Board of Directors has reviewed the Revised Terms and determined that they are consistent with the DBRA's purposes of promoting the revitalization and reuse of certain properties and are otherwise consistent with its powers and purposes.

**NOW, THEREFORE, BE IT RESOLVED**, that the DBRA Board of Directors hereby approves the Revised Terms, together with such changes that are reasonably required for the project and are approved by DBRA Authorized Agents and counsel, which changes are not inconsistent with the intent of this resolution, and the DBRA's actions required to be undertaken thereunder.

**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 Development Agreement consistent with the Revised Terms, together with such changes that are reasonably required for the project and are approved by DBRA Authorized Agents and counsel, which changes are not inconsistent with the intent of this resolution, and 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.

January 11, 2023

## **EXHIBIT A REVISED TERMS**

Below are proposed revisions to the terms set forth in that term sheet dated July 13, 2020 relating to a development agreement (“Development Agreement”) between City of Detroit Brownfield Redevelopment Authority (“DBRA”) and Gayanga Co. (“Gayanga”) regarding the redevelopment of certain properties located at 14584 Livernois (“Site 1”), 14440 Wildemere, 14445 Linwood, and 14445 Lawton, Detroit, MI (collectively, “Site 2”). Such revisions are subject to approval by the DBRA Board of Directors.

- Gayanga shall have the right to designate two (2) separate entities that are wholly owned or controlled by Gayanga and/or Brian McKinney to develop and own each Site (each, a “Developer” and collectively, the “Developers”). Title to each Site will be transferred simultaneously to the applicable Developer at Closing. The Developers will be jointly and severally liable for all obligations under the Development Agreement, including the development of both Sites.
- Site 1 (14584 Livernois) shall be developed into the training center and Site 2 (1440 Wildemere, 14445 Linwood, and 14445 Lawton) will be developed into Gayanga’s headquarters.
- Developers shall have ninety (90) days following the execution of the Development Agreement to inspect or cause to be inspected all elements and aspects of Site 1 and Site 2.
- Developer shall have thirty (30) days following the execution of the Development Agreement to order a current title commitment for a policy of title insurance from a title insurance company covering the Property in an amount equal to the purchase price for both sites.
- Developer shall consummate the debt and/or equity transactions necessary to complete the improvements on each site on or prior to closing with respect to Site 2 and within twelve (12) months following closing with respect to Site 1.
- Developer shall satisfy the following pre-development milestones within the timeframe set forth below:
  - Developer shall submit a financing plan, which shall include commitment letters from debt and equity sources, to DBRA within fifteen (15) days prior to closing for Site 2 and remediation activities for Site 1 and one hundred eighty (180) days following closing for Site 1 construction work.
  - Developer shall submit construction plans to DBRA within fifteen (15) days prior to closing for Site 2 and twelve (12) months following closing for Site 1.
  - Developer shall submit to BSEED applications for building permits for the construction of the improvements within fifteen (15) days prior to closing for Site 2 and twelve (12) months following closing for Site 1.
- Construction commencement on each of Site 1 and Site 2 must occur within ninety (90) days following Closing. Commencement of construction shall be deemed to include environmental response and remedial activities, including investigative activities.
- Building construction completion must occur within twenty-four (24) months following Closing for Site 2 (i.e., the Headquarters) and thirty-six (36) months following Closing for Site 1 (i.e., the training center).
- At Closing, a reversionary deed for Site 1 will be executed and escrowed by the Developer of Site 1 and may be recorded by the DBRA upon enforcement of DBRA’s repurchase rights for Site 1.
- DTEE has agreed to extend its option exercise date with respect to Site 1. We have requested an extension from April 30, 2022 to December 31, 2024. Time is of the essence for executing and Closing on the transactions under the Development Agreement.
- Gayanga will seek to utilize various incentives, including but not limited to opportunity zone, new markets tax credits, and any other federal, state and local incentives, available to the Sites and/or Gayanga and DBRA shall reasonably cooperate with Gayanga’s efforts to obtain such incentives.



**CODE DBRA 23-01-312-02**

**RED ARROW 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 **Red Arrow 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 **Red Arrow 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.

January 11, 2023



**CODE DBRA 23-01-313-02**

**DANISH BROTHERHOOD HALL 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 **Danish Brotherhood Hall 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 **Danish Brotherhood Hall 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.

January 11, 2023



**CODE DBRA 23-01-01-238**

**ADMINISTRATION: APPOINTMENT OF LBRF COMMITTEE MEMBER**

RESOLVED, that the following is hereby elected as a member of the LBRF Committee of the Detroit Brownfield Redevelopment Authority:

Maggie DeSantis

January 11, 2023