



**ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS REGULAR MEETING  
TUESDAY, MARCH 28, 2023 – 9:00 A.M.**

**BOARD MEMBERS PRESENT:**

Marsha Bruhn  
Kimberly Clayson  
Damon Hodge  
Linda Forte  
Chris Jackson  
Kwaku Osei  
Thomas Stallworth

**BOARD MEMBERS ABSENT:**

Clifford Brown  
Antoine Bryant (Ex-Officio)  
John Naglick (Ex-Officio)  
Jonathan Quarles

**SPECIAL DIRECTORS  
PRESENT:**

None

**SPECIAL DIRECTORS  
ABSENT:**

Timothy Schacht (NDC Project No. 1)

**OTHERS PRESENT:**

Kenyetta Bridges (DEGC/EDC)  
Maxwell Cameron (DEGC/EDC)  
Cora Capler (DEGC/EDC)  
Cleveland Daily III (DEGC/EDC)  
Gay Hilger (DEGC/EDC)  
Malinda Jensen (DEGC/EDC)  
Kevin Johnson (DEGC/EDC)  
Paul Kakos (DEGC/EDC)  
Jennifer Kanalos (DEGC/EDC)  
Glen Long, Jr. (DEGC/EDC)  
Drew Lucco (DEGC/EDC)  
Monika McKay-Polly (DEGC/EDC)  
Rebecca Navin (DEGC/EDC)



**MINUTES OF THE ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS REGULAR MEETING  
DETROIT ECONOMIC GROWTH CORPORATION  
500 GRISWOLD, SUITE 2200, DETROIT, MI 48226  
TUESDAY, MARCH 28, 2023 – 9:00 A.M.**

**GENERAL**

**Call to Order**

Noting that a quorum was present, Chair Forte called the Regular meeting of the Economic Development Corporation Board of Directors to order at 9:06 a.m.

**Approval of Minutes**

Ms. Forte asked if there were any additions, deletions, or corrections to the minutes of the March 7, 2023, Special Board meeting. Hearing none, Ms. Forte called for a motion.

Mr. Stallworth made a motion to approve the minutes of the March 7, 2023, Special Board meeting, as written. Ms. Bruhn seconded the motion. All were in favor with none opposed.

EDC Resolution Code 23-03-02-367 was unanimously approved.

**Receipt of Treasurer's Reports**

Mr. Long reviewed the Treasurer's Report of Receipts and Disbursements for the month of February 2023.

Ms. Forte asked if there were questions. Hearing none, she called for a motion.

Ms. Clayson made a motion to approve the Treasurers Report of Receipts and Disbursements for the month of February 2023, as presented. Mr. Hodge seconded the motion. All were in favor with none opposed.

EDC Resolution Code 23-03-03-284 was unanimously approved.

Mr. Jackson stated that this is not necessarily related to the Treasurer's Report and asked if the Board could have a discussion at a future meeting on where DEGC or EDC funds are deposited or invested. Mr. Long responded that the EDC cash on hand is spread out at a couple of banks and balances are kept under \$250,000 as much as possible in order to minimize the risk. The accounts are primarily with J P Morgan and Huntington. The Huntington portion actually was with Detroit Commerce Bank before the merger. Some



money is also invested in J P Morgan's money market funds in order to invest in Federal securities based on the City's investment policy.

Mr. Jackson said that what he would like to discuss is investing the money in local minority banks.

Mr. Long explained that under the DEGC umbrella of organizations, consideration is given to how the funds are distributed to many different financial institutions. While the EDC funds are primarily invested at J P Morgan, the DDA funds are with First Independence and the DEGC funds are concentrated at First Independence and Comerica.

Mr. Jackson thanked Mr. Long for the information and said that he did not know that we had that level of diversity in investing and was satisfied with Mr. Long's explanation.

Ms. Forte thanked Mr. Long for the information and stated that she still thinks, for the record, that it would be a good idea to present at a future meeting a summary report on how our cash is invested.

Ms. Forte thanked Mr. Jackson for the question and disclosed, for the record, that she is on the Board of First Independence National Bank.

Mr. Hodge stated that he doesn't believe that it is pertinent but wanted to inform that he no longer is affiliated with Liberty Bank.

## **PROJECTS**

### **Motor City Match Recommendation to Update Previously Approved Awardee Address**

Mr. Lucco advised that on July 12, 2022, Motor City Match program (the "Program") entered its third phase with the ratification of a new contract with the city of Detroit. That third phase includes the continued operation of the "Cash" Track and the reintroduction of the "Restore" Track to offer grants and technical assistance to existing businesses that have been open and operating for at least one year.

Upon submission of an application for the "Cash" and "Restore" Award Tracks and the subsequent approval of an award to selected Motor City Match awardees, awardees are required to identify the location of their business. Following the approval of the Round 20 and Round 21 Awards, the three awardees listed below (collectively, the "Awardees") are seeking to amend the business location included in the approved award documents. For two of the Awardees from Round 21, the incorrect address was printed in the board documents. The third Awardee, Complete Image Manufacturing, changed its location to better suit its needs. The new location in Eastern Market will allow for more efficient



shipping and receiving and better access to walk-in retail traffic. The awardee has not begun grant disbursement and still has access to the full grant amount awarded in Round 20. Though delayed, it is now ready to begin construction in their new space. For the Awardees to complete their projects and begin disbursement of their respective “Cash” and “Restore” grant awards, EDC staff recommends that the Awardees’ business addresses be updated in accordance with the following:

Awardee	Round	Incorrect Address	Correct Location
The Trap Yoga & Massage Studio LLC	21	3374 E. Jefferson Avenue	3179 Franklin St, Detroit, MI 48207
Celebrity Car Wash	21	3179 Franklin	8641 Woodward Ave, Detroit, MI 48202
Complete Image Manufacturing Co LLC	20	19147 Livernois, Detroit, MI 48211	1353 Division Street, Detroit MI, 48207

Mr. Lucco advised that unfortunately he needed to make one more address change to the information provided above. Late yesterday, he was informed that Complete Image Manufacturing had taken a different building from the same landlord in Eastern Market that they think will suit their needs better. The new address will be 1343 Fisher Freeway, Detroit, MI 48207.

A resolution approving the staff’s recommendation to update the Awardees’ business address was included for the Board’s consideration.

Ms. Forte called for comments/questions. Hearing none, she called for a motion to approve the resolution with the amended address for Complete Image Manufacturing of 1343 Fisher Freeway.

Mr. Stallworth made a motion to approve Motor City Match Update of Previously Approved Awardee Addresses, as amended. Mr. Hodge seconded the motion. All were in favor with none opposed.

EDC Resolution Code 23-03-91-129 was approved, as amended, with Ms. Clayson abstaining.



## **FY23 Culture of Resilience Funding Opportunity through the Michigan Department of Environment, Great Lakes, and Energy's Water Resources Division Coastal Management Program**

Mr. Cameron reported that staff of The Economic Development Corporation of the City of Detroit ("EDC") was informed that various properties located in and around the east riverfront are within a newly revised floodplain, as determined by the Federal Emergency Management Agency. Following the issuance of the revised floodplain maps, EDC staff has sought out various funding opportunities to help reduce the impacts of flooding and encourage future development within this area.

The Michigan Department of Environment, Great Lakes, and Energy's ("EGLE") recently published the 2023 Culture of Resilience Funding Opportunity through the organization's Coastal Management Program. EGLE is currently reviewing applications for funding projects that focus on protecting and enhancing communities within Michigan's coastal area.

In order to continue to work in partnership with the Jefferson Village community in our efforts to mitigate the impacts of flooding and climate change to the surrounding neighborhood, approval from the EDC Board is being sought to apply for funding under this opportunity. The maximum grant award available under this program is \$100,000 and a local match of 50% of the total grant amount is required, which will be paid out of EDC Jefferson Village project funds.

Based on the grant information published by EGLE, EDC staff have identified a project within Jefferson Village as a best fit for this opportunity. The funding from this grant will be utilized for design costs related to the development of Jefferson Village Park. Once complete, the 3.9-acre park will provide local residents with an attractive common area that includes amenities such as walkways, natural features, and open green space. Additionally, the EDC intends to incorporate features such as bioretention areas and rain gardens into the project design that will serve to help minimize stormwater flooding in the area.

The EDC is seeking the Board's approval to submit a request for funding to EGLE, to accept any awarded funding, and to commit funds necessary to fund the local match requirement from the EDC Jefferson Village project funds.

A resolution supporting the submission and approval to receive any awarded grant funding for these sites was included in the Board book.

Ms. Forte called for questions/comments.



Ms. Bruhn asked where the park is located within Jefferson Village. Mr. Cameron replied that it is located between Meadowbrook and Montclair next to Harding Canal just north of Sinbad's.

Mr. Jackson questioned if the parcels that were going to have houses on them were now going to become a park. Mr. Cameron stated that it is his understanding that the parcels were once a part of the development.

Ms. Bruhn asked who is going to own and maintain the park. Mr. Cameron advised that once a park is designed and constructed, the plan is for the neighborhood associations to take over ownership and maintenance of the park. Ms. Bruhn asked if they have a neighborhood association. Mr. Cameron stated that they have two. Ms. Bruhn questioned if the funding coming in through the HOAs will theoretically cover the maintenance of the park. Ms. Forte stated that her concern is that once the property has been transferred to the HOAs, they are going to be responsible for the maintenance of the park, and asked if funding is supposed to come in on an annual basis to support the maintenance of the park, and said that if it is not, the HOA dues will go up.

Mr. Cameron responded that the funding for the maintenance of the park is going to come in on an annual basis and that he doesn't know if the particulars on the agreement to transfer of the ownership of the park have been worked out at this point.

Ms. Bruhn asked if the HOAs know that they are going to be responsible for the maintenance of the park. Mr. Cameron replied that it is his understanding that we have had the conversations and that he believes that it is part of the Project Plan for the area that we are responsible for constructing this park.

Mr. Stallworth stated that Mr. Cameron is not answering Ms. Bruhn's question and restated the question to Mr. Cameron telling him that if he doesn't know if the HOAs have been notified, that is okay. Mr. Cameron replied that he's not certain, but he does believe that discussions have taken place.

Mr. Dailey asked Ms. Forte if he could add to Mr. Cameron's response. A park was included in the initial development agreement and design for the Jefferson Village community, however, where the park was originally going to go was developed, so the location of the park has been changed. As far as the Homeowners Association goes, they are aware of the fact that they are going to get a park and that it will be the responsibility of the HOA to take care of that park.

Mr. Jackson stated that this particular grant is for \$100,000, and if we receive the grant, it is only going toward the design. He asked if there is a budget for that \$100,000 and what the source of the funds will be for developing the park once we have the design.



Mr. Cameron replied that the great thing about this funding opportunity is that once we do have a design, we are going to be able to apply for additional funding through Michigan Coastal Management Program for construction costs associated with the park up to \$100,000. We would also be looking for potentially some other grant opportunities. Our final construction costs would be something that we would develop in the design process.

Mr. Jackson stated that this is a four-acre park and that the construction of the park could cost millions depending on the infrastructure and the assets going into the park. Since we don't have a secured source of funding, Mr. Jackson asked if Mr. Dailey could elaborate.

Mr. Dailey said that there is an estimated budget of \$500,000 for the construction of the park and the funding will come out of the EDC/NDC budget.

Mr. Stallworth stated that his question had more to do with outcome, and that it was his understanding that we are constructing the park to mitigate the risk of flooding and asked if that was correct. Mr. Cameron responded yes, that was correct. That will be one feature of the park. We had an opportunity to bring in some great storm water infrastructure elements so it will also sort of serve a dual role of helping to do some storm water mitigation while providing a green space.

Mr. Stallworth advised that what he was trying to get to is the degree to which building this park reduces the risk of flooding and asked if we have any concept of that.

Mr. Dailey explained the flooding problem in Jefferson Village and said this park is expected to help control the water maybe 10 percent and that this is just one small aspect of the funding. We hope to accomplish the rest of the project later on. Mr. Stallworth thanked Mr. Dailey for his answer and noted that there are some programs that the Governor has going and a commitment to reducing flooding in that area. He suggested that discussions take place about how best to target that activity for the area.

Ms. Forte asked if there were any additional questions/comments. Hearing none she called for a motion.

Mr. Hodge made a motion to approve FY23 Culture of Resilience Funding Opportunity for the NDC Project No. 1, as presented. Mr. Stallworth seconded the motion. All were in favor with none opposed.

EDC Resolution Code 23-03-13-99 was unanimously approved.





## **ADMINISTRATION**

Ms. Kanalos informed that this would be the last Board meeting for Ms. Jensen and Ms. Hilger, as their last day at DEGC is March 31. Mr. Johnson thanked both for their dedication and service to the DEGC. Ms. Jensen stated that she would be relocating to Arizona soon. Ms. Hilger advised that she plans retire and do nothing for a while. Ms. Forte wished them well in their future endeavors thanked them for their service on behalf of the Board.

## **OTHER MATTERS**

None.

## **PUBLIC COMMENT**

None.

## **ADJOURNMENT**

With there being no other business to come before the Board, Ms. Forte adjourned the meeting at 9:37 a.m.





**CODE EDC 23-03-02-367**

**APPROVAL OF MINUTES OF MARCH 7, 2023, SPECIAL MEETING**

**RESOLVED**, that the minutes of the Special meeting of March 7, 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 Economic Development Corporation.

March 28, 2023



**CODE EDC 23-03-03-284**

**RECEIPT OF TREASURER'S REPORT FOR FEBRUARY 2023**

**RESOLVED**, that the Treasurer's Report of Receipts and Disbursements for the period ending February 28, 2023, as presented at this meeting, is hereby in all respects accepted as action of the Economic Development Corporation.

March 28, 2023



**CODE EDC 23-03-13-99**

**NDC PROJECT NO. 1- JEFFERSON VILLAGE: FY23 CULTURE OF RESILIENCE FUNDING OPPORTUNITY THROUGH THE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY'S WATER RESOURCES DIVISION COASTAL MANAGEMENT PROGRAM**

**WHEREAS**, staff of The Economic Development Corporation of the City of Detroit ("EDC") was informed that various properties located in and around the east riverfront are within a newly revised floodplain, as determined by the Federal Emergency Management Agency; and

**WHEREAS**, the Michigan Department of Environment, Great Lakes, and Energy's ("EGLE") is currently reviewing applications for its 2023 Culture of Resilience Funding Opportunity through the organization's Coastal Management Program; and

**WHEREAS**, in order to mitigate the impacts of flooding and climate change to the Jefferson Village neighborhood, EDC staff seeks to apply for this funding opportunity made available by EGLE to fund the design and development of Jefferson Village Park (the "Project"); and

**WHEREAS**, the maximum grant amount available for the Project is \$100,000 and EGLE's approval of the EDC's grant application will also require a 50% local commitment for any awarded funds, which will be paid out of EDC Jefferson Village project funds; and

**WHEREAS**, staff seeks the EDC Board's approval of the submission of an application for the Project to EGLE, the acceptance of any funds awarded by EGLE through this funding opportunity, and the commitment of the local match requirement; and

**WHEREAS**, the EDC has the statutory authority to accept any awarded grant funds for the Project, expend EDC funds, and take the other steps contemplated by this Resolution.

**NOW, THEREFORE, BE IT, RESOLVED**, that the EDC Board of Directors hereby authorizes EDC staff to (i) submit a proposal request to the EGLE for funding under the Culture of Resilience Funding Opportunity for the Project; (ii) accept any awarded funds from EGLE to be used for the Project; and (iii) commit funds out of the Jefferson Village project fund necessary to comply with the 50% local match commitment of any awarded funds.



**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 a grant agreement upon the awarding of any funds and any and all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the 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.

March 28, 2023



**CODE EDC 23-03-91-129**  
**(AMENDED AT TABLE)**

**MOTOR CITY MATCH: PREVIOUSLY APPROVED AWARDEE RECOMMENDATION TO CHANGE ADDRESS**

**WHEREAS**, the following businesses have been previously awarded a Motor City Match “Cash” or “Restore” Grants during Round 20 and 21 of the program: The Trap Yoga & Massage Studio LLC, Celebrity Car Wash, and Complete Image Manufacturing Co LLC (collectively, the “Awardees”); and

**WHEREAS**, the Awardee was required to identify the location of its business prior to the EDC Board’s approval of their cash award; and

**WHEREAS**, the Awardees have updated their business location whereby The Trap Yoga & Massage Studio LLC will now be located at 3179 Franklin St., Celebrity Car Wash will now be located at 8641 Woodward Ave., and Complete Image Manufacturing Co LLC will now be located at 1343 Fisher Freeway; and

**WHEREAS**, EDC staff recommends the approval of the updated Awardees business location, allowing Awardees to utilize their previously awarded grant awards.

**THEREFORE, BE IT RESOLVED** the EDC Board of Directors approves the updated Awardees addresses as sated herein.

**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 all documents, contracts, or other papers and to take such actions as are necessary or appropriate to implement the provisions and intent of this resolution.

**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 the execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

March 28, 2023