



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, JULY 9, 2025
4:00 PM**

BOARD MEMBERS PRESENT:

John George
Maggie DeSantis
Jose Lemus
Crystal Gilbert-Rogers

Eric Dueweke

BOARD MEMBERS ABSENT:

Amanda Elias
Pamela McClain
Sonya Mays
Edwina King

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Sierra Spencer (DEGC/DBRA)
Sidni Smith (DEGC/DBRA)
Derrick Headd (DEGC/DBRA)
Cleveland Dailey (DEGC/DBRA)
Rebecca Navin (DEGC/DBRA)
Nasri Sobh (DEGC)
Russell Estill (DEGC)
Ngozi Nwaesei (Lewis & Munday)
Dan Gough (EGLE)
Carla Taylor (Outlier Media)



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, JULY 9, 2025**

CALL TO ORDER

Chairperson Mr. George called the meeting to order at 4:18 pm.

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

GENERAL

Mr. George called for a motion approving the agenda of the July 9, 2025 DBRA meeting, as presented.

The Board took the following action:

Mr. Lemus made a motion approving the agenda of the July 9, 2025 DBRA meeting, as presented.
Mr. Dueweke seconded the motion.

Approval of Minutes:

Mr. George called for a motion approving the minutes of June 25, 2025, as presented.

The Board took the following action:

Ms. DeSantis made a motion approving the minutes of the June 25, 2025 Board meeting, as presented. Mr. Dueweke seconded the motion.

DBRA Resolution Code 25-06-02-348 was unanimously approved.

OTHER

PUBLIC COMMENT

None.

PROJECTS

Land Assembly Project: Michigan Strategic Fund, Site Readiness Grant – Site Demolition Contract Amendment

Mr. Dailey stated that as the Board is aware, the City of Detroit 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 to attract manufacturing and logistics companies (the “Land Assembly Project”).

On October 2023 the DBRA approved the acceptance of a grant of up to \$17,000,000 (the “Grant”) from the Michigan Strategic Fund (the “MSF”) under the Strategic Site Readiness Grant Program million from the redevelopment of DET Crosswind Runway Site at the City Airport (the “Site”).

On June 25, 2025, resolution code (25-06-262-64), the DBRA approved the selection of Anglin Civil LLC to perform the site demolition work on the Runway 7-25 Land Sale Project at City Airport. However, Anglin Civil LLC has since contacted DBRA Staff and notified them that an error was discovered in their submittal.



The contractor provided a letter of clarification outlining where the incorrect pricing had been applied. (**see attachment**)

The unit cost error was primarily in the first category - ***Demolition of Existing pavement category.***

DBRA staff has reviewed the proposal and found that the costs are reasonable and acceptable.

Category: Demolition of Existing Property	Original Unit Price:	New Unit Price:	
1.4 – Pavement Removal 3 – 4” – over 8 – 24” crushed agg.	\$ 6.18 sq. yds.	\$ 25.56 sq. yds	
1.5 – Pavement Removal 6 – 8” – over 8 crushed agg.	3.17 sq. yds	10.60 sq. yds	
1.6 – Pavement Removal 10” – over 9” crushed agg, over 9” PCC	5.99 sq. yds	15.24 sq. yds	
1.7 – Pavement Removal 10” – over 8” crushed agg.	3.20 sq. yds	11.23 sq. yds	
1.8 – Pavement Removal 15” – over 6” large agg.	4.00 sq. yds	11.38 sq. yds	
1.9 – Pavement Removal 10 – 13” – over 10” large agg.	6.55 sq. yds	16.04 sq. yds	
Category Price	\$ 543,957.28	\$ 1,396,411.18	\$ 852,453.90
Original Contract Value			\$ 1,753,525.55
New contract Value			\$ 2,605,979.45

With the adjusted contract value, Anglin Civil LLC remains the most responsive bidder. The next lowest bid was received from Angelo lafrate Construction for a contract value of \$4,805,682.94.

DBRA staff is seeking authorization to amend the total contract value in accordance with the amounts listed above. DBRA staff recommends the DBRA to amend the contract with Anglin Civil LLC, for the amount of Two Million Six Hundred Five Thousand Nine Hundred Seventy-Nine and 45/100. (\$2,605,979.45) Dollars.

The DBRA staff further requests that the Board authorize an Owner’s contingency in the amount of 25% of the amended contract value or Six Hundred Fifty-One Thousand Four Hundred Ninety-Four and 86/100. (\$651,494.86) Dollars, for the purpose of addressing possible unknown conditions and additional services.

The resolution was attached for the Board’s review and approval.

Mr. George asked why there was an amendment being proposed. Mr. Dailey explained that the increase was most likely caused by the project being viewed as square footage of material to be removed instead of by square yards of material to be removed.



Ms. DeSantis asked whether there would be a penalty for the mistake in pricing and inquired about Mr. Dailey's confidence level regarding the project. Mr. Dailey stated that he remains confident that Anglin Civil LLC can complete the work and that demolition, which is one (1) of eight (8) categories, is the only category to be impacted by the increase in price.

Ms. DeSantis asked what would happen if a change order was required and the cost changes again. Mr. Dailey stated that the matter would come back before the Board and would be based on a contingency amount.

Mr. Dueweke clarified that the Board is being asked to approve the increase in price and the increase in contingency. Mr. Dailey confirmed that was correct. Mr. Dueweke asked if the contingency was twenty-five percent (25%). Mr. Dailey confirmed that was correct.

Mr. George expressed his hope that there would be no future mistakes related to the project and acknowledged that mistakes can happen.

Mr. Dueweke advised that reviewing the minutes from the previous meeting would show that the Board questioned why the bid was significantly lower than the other discussed bids.

Ms. Glibert-Rogers mentioned that even with the full contingency, the bid is still lower than the other bids.

Mr. George called for a motion to approve the Land Assembly Project: Michigan Strategic Fund, Site Readiness Grant – Site Demolition Contract Amendment, as presented. The Board took the following action:

Mr. Dueweke made a motion to approve the Land Assembly Project: Michigan Strategic Fund, Site Readiness Grant – Site Demolition Contract Amendment, as presented. Mr. Lemus seconded the motion.

DBRA Resolution Code 25-07-262-66 was approved.

Ms. DeSantis inquired about the internal procedure for this type of situation, specifically asking how it might affect the company's standing as the lowest bidder on the project. Ms. Navin explained that if Anglin Civil LLC had not been the lowest bidder by such a large margin, she would have advised the project management team to re-score all the awards based on the new pricing. Ms. Navin stated that if, after the re-score based on all factors that affect scoring, Anglin Civil LLC was still the most responsive, they would be awarded the contract. However, if not, the next most responsive bidder would be considered and would have been presented to the Board.

Ms. DeSantis asked if this would be based on internal policies. Ms. Navin said it would be based on the procurement policy approved by the Board.

ADMINISTRATIVE

None.

OTHER

None.

ADJOURNMENT



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

On a motion by Mr. Dueweke, seconded by Ms. DeSantis, the meeting was adjourned at 4:29 PM.



CODE DBRA 25-07-02-349

APPROVAL OF MINUTES OF JUNE 25, 2025

RESOLVED, that the minutes of the regular meeting of June 25, 2025 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.

July 9, 2025



CODE DBRA 25-07-262-66

LAND ASSEMBLY PROJECT: SITE DEMOLITION CONTRACT FOR CITY AIRPORT

WHEREAS, the City of Detroit 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 to attract manufacturing and logistics companies (the "Land Assembly Project"):

WHEREAS, in October 2023 the DBRA approved the acceptance of a grant of up to \$17,000,000 (the "Grant") from the Michigan Strategic Fund (the "MSF") under the Strategic Site Readiness Grant Program million from the redevelopment of DET Crosswind Runway Site at the City Airport (the "Site"); and

WHEREAS, on June 25, 2025 (resolution code 25-06-262-64) the DBRA approved the selection of Anglin Civil LLC to perform the site demolition work on Runway 7-25 Land Sale Project at City Airport for an amount not to exceed \$1,753,525.55; and

WHEREAS, subsequent to Board approval, Anglin Civil LLC contacted DBRA Staff and notified that an error was discovered in their submittal and submitted a letter of clarification outlining where the incorrect pricing had been applied and stating the revised contract value of \$2,605,979.45.

WHEREAS, DBRA staff has reviewed the proposal and found that the costs are reasonable and acceptable and that with the adjusted contract value, Anglin Civil LLC remains the most responsive bidder as the next lowest bid received had a contract value of \$4,805,682.94.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby authorizes the execution of a contract with Anglin Civil LLC for site demolition work for the not to exceed amount of Two Million Six Hundred Five Thousand Nine Hundred Seventy-Nine and 45/100. (\$2,605,979.45) Dollars.

BE IT FURTHER RESOLVED, that the DBRA Board of Directors hereby authorizes an Owner's contingency in the amount of Six Hundred Fifty One Thousand Four Hundred Ninety-Four and 86/100. (\$651,494.86) Dollars, for the purpose of addressing possible unknown conditions at the direction of any two of the DBRA's officers or any Officer and any Authorized Agent or any two Authorized Agents of the DBRA.

BE IT FURTHER RESOLVED, that any two Officers or one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall



hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

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

July 9, 2025

**DBRA**

BROWNFIELD REDEVELOPMENT AUTHORITY

500 Griswold, Suite 2200
Detroit, MI 48226

Anglin Civil LLC
13000 Newburgh Road
Livonia, MI 48150
Phone: 734-748-0200
Email: mickey@anglincivil.com

July 2, 2025

City of Detroit Brownfield Redevelopment Authority
500 Griswold Street, Suite 2200
Detroit, MI 48226

Attention: Mr. Cleveland Dailey**Subject:** Runway 7-25 Land Sale – Bid Clarification

Dear Mr. Dailey,

As discussed during our recent phone conversation, I am writing to formally bring to your attention an error identified in our submitted bid for the Runway 7-25 Land Sale Project at Detroit City Airport.

Upon a thorough review of our bid documents, we discovered discrepancies in several line items that do not accurately reflect our intended pricing. We take full responsibility for this oversight and have attached the corrected pricing for your review.

We understand the importance of accuracy and transparency in the bidding process and sincerely apologize for any confusion this may have caused. Please advise us on the appropriate steps to formally address and rectify this issue in accordance with the City's bidding procedures.

We appreciate your understanding and the opportunity to participate in this important project.

The following line items contained errors and have been corrected as follows:

Line	Description	Unit	Unit Cost	Quantity	Total
1.4	MDOT 204.05.02 Pavt. Rem 3'-4" ACC Pavement over 8'-24" Crushed Aggregate	SY	\$25.56	17,910	\$457,779.60
1.5	MDOT 204.05.03 Pavt. Rem 6"-8" ACC Pavement over 8" Crushed Aggregate	SY	\$10.60	16,660	\$176,596.00

13000 Newburgh Road, Livonia, Michigan 48150

(734) 464-2600

www.anglincivil.com

**DBRA**

BROWNFIELD REDEVELOPMENT AUTHORITY

500 Griswold, Suite 2200
Detroit, MI 48226

Line	Description	Unit	Unit Cost	Quantity	Total
1.6	MDOT 204.05.04 Pavt. Rem 10" ACC over 1-9" Crushed Aggregate over 1" ACC over 9" PCC	SY	\$15.24	9,770	\$148,894.80
1.7	MDOT 204.05.05 Pavt. Rem 10" PCC over 8" Crushed Aggregate	SY	\$11.23	21,100	\$236,953.00
1.8	MDOT 204.05.06 Pavt. Rem 15" ACC over 6" Large Aggregate ACC	SY	\$11.38	8,090	\$92,064.20
1.9	MDOT 204.05.07 Pavt. Rem 10-13" ACC over 10" Large Aggregate ACC over 6" PCC	SY	\$16.04	6,540	\$104,901.60

Please let us know if any additional documentation or action is required on our part to move forward.

Sincerely,

Michael Clarke II
Director of Construction
Anglin Civil LLC