



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, NOVEMBER 13, 2024
4:00 PM**

BOARD MEMBERS PRESENT:

John George
Sonya Mays
Pamela McClain
Maggie DeSantis
Eric Dueweke

BOARD MEMBERS ABSENT:

Juan Gonzalez
Raymond Scott
Amanda Elias
Jose Lemus

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Sierra Spencer (DEGC/DBRA)
Sidni Smith (DEGC/DBRA)
Rebecca Navin (DEGC/DBRA)
Glen Long, Jr. (DEGC/DBRA)
Derrick Headd (DEGC/DBRA)
Kevin Johnson (DEGC)
JoMeca Thomas (DEGC)
Nasri Sobh (DEGC)
Russell Estill (DEGC)
Ngozi Nwaesei (Lewis & Munday)
Tom Wackerman (ASTI Environmental)
Emery Matthews (Real Estate Interests)
Paul Aren (ASTI Environmental)
Dan Gough (EGLE)



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, NOVEMBER 13, 2024**

CALL TO ORDER

Vice-Chairperson Mr. George called the meeting to order at 4:06 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 November 13, 2024 DBRA meeting, as presented.

The Board took the following action:

Mr. Dueweke made a motion approving the agenda of the November 13, 2024 DBRA meeting, as presented. Ms. DeSantis seconded the motion.

Approval of Minutes:

Mr. George called for a motion approving the minutes of October 23, 2024, as presented.

The Board took the following action:

Ms. Mays made a motion approving the minutes of the October 23, 2024 Board meeting, as presented. Mr. Dueweke seconded the motion.
DBRA Resolution Code 24-11-02-342 was unanimously approved.

Treasurer's Report – September 2024

Mr. Long presented the September 2024 Treasurer's Report.

Seeing no questions, Mr. George called for a motion to accept the September 2024 Treasurer's Report, as presented. The Board took the following action:

Ms. McClain made a motion accepting the September 2024 Treasurer's Report, as presented. Ms. DeSantis seconded the motion.
DBRA Resolution Code 24-11-03-252 was unanimously approved.

Treasurer's Report – October 2024

Mr. Long presented the October 2024 Treasurer's Report.

Seeing no questions, Mr. George called for a motion to accept the October 2024 Treasurer's Report, as presented. The Board took the following action:

Ms. Mays made a motion accepting the October 2024 Treasurer's Report, as presented. Ms. DeSantis seconded the motion.
DBRA Resolution Code 24-11-03-253 was unanimously approved.

ADMINISTRATIVE

Amended DBRA Budget FY 2024-2025

Ms. Kanalos presented the Amended DBRA Budget FY 2024-2025 to the DBRA Board.



Attached to the following resolution please find the Amended DBRA Budget for FY 2024-2025 (the "Budget") for your review and approval.

The revisions to the budget, highlighted in the attached Exhibit A, are as follows:

Revenue:

- Increase in "Special Projects" from \$1,200,000 to \$11,000,000.

Expenses:

- Increase in "Special Projects" from \$1,930,000 to \$11,730,000.

At the time the DBRA Budget for FY 2024-2025 was prepared, DBRA Staff were not aware of and did not account for the timing of grant payments for various projects, such as the Eastern Market and City Airport grants, that the DBRA would receive. The DBRA has received payments and the proposed Amended DBRA Budget for FY 2024-2025 takes these grant payments into consideration and attempts to account for the timing of the inflows and outflows in order to properly reflect the receipts and upcoming payments in the proper fiscal years.

Ms. Kanalos informed the Board that the Budget Committee reviewed and approved the Amended DBRA Budget for FY 2024-2025.

Seeing no questions, Mr. George called for a motion to approve the Amended DBRA Budget FY 2024-2025, as presented. The Board took the following action:

Ms. DeSantis made a motion to approve the Amended DBRA Budget FY 2024-2025, as presented.
Ms. McClain seconded the motion.
DBRA Resolution Code 24-11-01-251 was unanimously approved.

DBRA Audit FY 2023-2024

Ms. Kanalos presented the DBRA Audit FY 2023-2024 to the DBRA Board.

Copies of the DBRA Audited Financial Statements and Management Report as of June 30, 2024, were distributed to each DBRA Board Member via email on October 24, 2024.

The attached resolution indicates the Board's formal acceptance of the DBRA Audited Financial Statements and Management Report as of June 30, 2024, with comparative totals as of June 30, 2023, as prepared by George Johnson and Company, Certified Public Accountants.

Ms. DeSantis stated that in light of recent discoveries about the financial mismanagement of another large non-profit organization, she would like to know how long George Johnson and Company has been performing the annual audit for the DBRA. Mr. Long stated that the DBRA did conduct an RFP for bids for performing the annual audit and that George Johnson and Company was the only Detroit-based firm to respond to the RFP and was awarded the RFP and has been performing the audit of the DBRA since the DBRA's inception. Mr. Long added that there are pros and cons to having the same company performing the audit annually because the DBRA Staff are familiar with the audit staff and the process for the audit which makes it more efficient to respond to requests and inquiries made by the auditors throughout the audit process. Mr. Long further added that George Johnson and Company rotates the audit and



management staff that conducts the audits of the public authorities that are administered by the DEGC and that the DBRA can issue an RFP for audit services as often as the Board would like to, but that George Johnson and Company has always performed an efficient audit that has met the City's annual deadlines for audits.

Ms. DeSantis stated that she believes the best practice for accounting is to change up the firm who performs the audits for an organization and that she understands for Staff how convenient it is to be familiar with the firm that performs the audits.

Mr. Long stated that he would like to bring attention to the stricter controls that the DEGC has related to any financial transactions and the checks and balances that are put in place to ensure that there aren't any unscrupulous acts attempted or made by DEGC Staff.

Ms. McClain asked if there is a policy or procedure manual related to financial transactions. Mr. Long confirmed that the DEGC has a Procedures Manual related to financial transactions and that George Johnson and Company reviews all transactions to make sure they are following the procedures set forth in the Procedures Manual.

Mr. Dueweke asked if all the public authorities that the DEGC administers are tied together under the same annual audit. Mr. Long stated that each public authority that the DEGC administers has its own individual audit each year and that if the DBRA should choose to change the firm that performs the annual audit the other public authorities could choose to stay with George Johnson and Company.

Mr. George asked if the Procedures Manual could be shared with the DBRA Board. Mr. Long confirmed that the Procedures Manual could be and would be shared with the Board.

Seeing no further questions, Mr. George called for a motion to accept the DBRA Audit FY 2023-2024, as presented. The Board took the following action:

Ms. DeSantis made a motion to accept the DBRA Audit FY 2023-2024, as presented. Ms. McClain seconded the motion.
DBRA Resolution Code 24-11-01-252 was unanimously approved.

PUBLIC COMMENT

None.

PROJECTS

Land Assembly Project: State Land Bank Subgrant – Amendment to Sub-Grant Agreement

Mr. Headd presented the Land Assembly Project: State Land Bank Subgrant – Amendment to Sub-Grant Agreement to the DBRA Board.

As the Board is aware, the City of Detroit 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"). This includes utilizing state funds that support site readiness activities and to support competitive attraction opportunities wherein site readiness is a barrier to economic growth and job creation.

In October and December 2023 the DBRA Board of Directors approved the acceptance of a subgrant from the City of Detroit (the "City") from its \$25 Million grant from the Michigan State Land Bank (the "SLBA")



under the blight elimination grant program authorized by Section 1094(2) of PA 166 of 2022 (the “SLBA Grant”). Specifically, the DBRA approved the execution of a sub-grant agreement relating to the acceptance of \$8,009,395.60 in SLBA Grant funds from the City for grant activities at the former Kettering High School, Greater Eastern Market, and 601 W Fort and 201 Waterman (the “Sub-Grant Agreement”). The City and DBRA staff propose the execution of an amendment to the Sub-Grant Agreement for the following:

1. Correction of common addresses and tax parcel ids associated with each of the properties at which grant activities are authorized under the Sub-Grant Agreement; and
2. Addition of \$700,000 in funding to be allocated to Kettering as an owner’s contingency; and
3. Allocation of up to an additional \$2,000,000, only upon request of the City and further approval of the DBRA board; and
4. Extension of Sub-Grant Agreement term through September 30, 2025.

A resolution was attached for the Board’s consideration.

Ms. DeSantis asked why an extension is being requested. Mr. Headd stated that an extension is being requested because the initial Sub-Grant Agreement expired September 30, 2024 but that the grant can be extended until September 30, 2025 so that grant activities can continue to occur.

Ms. DeSantis asked if the additional funding is also from the State. Mr. Headd stated that the additional funding would be from the SLBA.

Mr. George called for a motion to approve the Land Assembly Project: State Land Bank Subgrant – Amendment to Sub-Grant Agreement, as presented. The Board took the following action:

Ms. Mays made a motion to approve the Land Assembly Project: State Land Bank Subgrant – Amendment to Sub-Grant Agreement, as presented. Ms. DeSantis seconded the motion.
DBRA Resolution Code 24-11-262-62 was approved.

Second Amended and Restated 3800 Woodward Brownfield Redevelopment Plan: Third Extension of Plan Duration Requirements

Mr. Vosburg presented the Second Amended and Restated 3800 Woodward Brownfield Redevelopment Plan: Third Extension of Plan Duration Requirements to the DBRA Board.

The original 3800 Woodward Brownfield Redevelopment was approved by the DBRA Board of Directors on October 13, 2010 and by Detroit City Council (the “Council”) on November 23, 2010.

The Amended and Restated 3800 Woodward Brownfield Redevelopment Plan was approved by the DBRA Board of Directors on March 12, 2014 and by Council on May 27, 2014. The Reimbursement Agreement was executed on June 11, 2014. The DBRA Board of Directors on March 15, 2017 approved an extension of eligible activities to December 31, 2020.

The Second Amended and Restated 3800 Woodward Brownfield Redevelopment Plan (the “Plan”) was approved by the DBRA Board of Directors on May 22, 2019 and by Council on July 2, 2019. The Assignment and Assumptions Agreement was approved by the DBRA Board of Directors transferring the Brownfield Plan from Midtown Project, LLC to 3750 Woodward Avenue, LLC. The Reimbursement Agreement was executed on July 16, 2019. The DBRA Board of Directors on November 20, 2019 approved an 18-month extension of eligible activities to January 16, 2023.



On February 28, 2020 the board was informed by DBRA staff that the Developer had changed the planned condominium units to rental apartments as well as added co-living units to the rental mix of the project and a letter supporting these changes to the Michigan Strategic Fund ("MSF") was sent from the DBRA.

September 2021 and September 2023, the State of Michigan approved extensions of the Michigan Business Tax (the "MBT") credit for the Plan via Legislative amendments.

3750 Woodward Avenue, LLC is the developer (the "Developer") for Plan which is located at 3750 and 3800 Woodward Avenue. The project has encountered numerous challenges relating to the increases in interest rates and constructions costs. Due to these and other factors, the developers have reconfigured the project and today are proposing the construction of a 216-room hotel, a 485-space parking garage, 153 apartment units, 217 co-living rental units, and 47,800 square feet of ground floor retail commercial space.

The Developer is requesting an additional extension to complete all Brownfield TIF eligible activities by December 31, 2027.

DBRA staff recommended the approval of the extension.

A resolution granting the extension of the 3800 Woodward Brownfield Redevelopment Plan duration requirements was attached for the Board's review and approval.

Mr. George called for a motion to approve the Second Amended and Restated 3800 Woodward Brownfield Redevelopment Plan: Third Extension of Plan Duration Requirements, as presented. The Board took the following action:

Ms. Mays made a motion to approve the Second Amended and Restated 3800 Woodward Brownfield Redevelopment Plan: Third Extension of Plan Duration Requirements, as presented.

Ms. DeSantis seconded the motion.

DBRA Resolution Code 24-11-197-13 was approved.

7850 East Jefferson Avenue Phase V Brownfield Plan: Reimbursement Agreement

Mr. Vosburg presented the 7850 East Jefferson Avenue Phase V Brownfield Plan: Reimbursement Agreement to the DBRA Board.

On October 23, 2024, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for 7850 East Jefferson Avenue Phase V (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council has scheduled a public hearing for the Plan on November 14, 2024 and City Council is scheduled to approve the Plan on November 19, 2024. A requirement for Tax Increment Financing reimbursement pursuant to the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and 7850-V Limited Dividend Housing Association, LLC. The Agreement has been prepared between the DBRA and Aria Warren Detroit, LLC and is presented to the DBRA for review and approval.

Project Introduction

Ginosko Development Company is the project developer ("Developer"). The property comprising the eligible property consists of one parcel that is currently divided into 151 condominium units, consisting of 150 apartments in two new buildings, owned separately and rented to low-income tenants, plus one condo unit which will encompass an additional 33 apartment units in a future Building #3 for a total of 184 condos in the entire campus. The project seeking Brownfield TIF support is Condominium unit 151 will house Building



#3 with a total of 33 apartments. It is the current Condo Unit 151, and its future 33 apartment units in Building #3 (also known as Phase V), that are the subject of this Brownfield Plan. All 33 new residential units will have two-bedrooms and each of the apartments will be approximately 1,200 gross square feet. 16 of the new residential units will be available at 80% of Area Median Income (AMI) and 17 of the units will be available at 120% of AMI. Additional amenities will include storage and shared laundry facilities and on-site parking. Residents will enjoy a landscaped park area near the Detroit River, created as part of the land balancing required for the project, as well as connecting sidewalks planned throughout the larger community. It is currently anticipated that construction will begin in 2024.

The total investment is estimated to be \$9.3 million. The Developer is requesting \$4,849,258.00 in TIF reimbursement.

There are approximately 118 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, 7850 East Jefferson Avenue, and is located on the south side of East Jefferson Avenue between Seyburn Street and Van Dyke Avenue in the East Riverfront 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 will be developed as Housing Property.

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 Housing Development Activities (i.e. reimbursement to Developer to fill the financing gap associated with the development of housing units priced for Income Qualified Households (as defined by Section 2(z) of Act 381). The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan. 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. Financing Gap (Project Rent Loss) *	\$4,849,258.00
Total Reimbursement to Developer	\$4,849,258.00
2. Authority Administrative Costs	\$1,181,688.00
3. State Brownfield Redevelopment Fund	\$281,850.00
4. Local Brownfield Revolving Fund	\$1,565,123.00
TOTAL Estimated Costs	\$7,877,920.00



** Note: Although the project has eligible activities of \$12,301,650 in Project Rent Loss, this Plan is only requesting \$4,849,258 in TIF Reimbursement, which is the maximum amount of TIF projected to be captured over 25 years.*

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.

The Agreement and a resolution approving the Agreement and its subsequent execution were attached for the Board's review and approval.

Mr. George called for a motion to approve the 7850 East Jefferson Avenue Phase V Brownfield Plan: Reimbursement Agreement, as presented. The Board took the following action:

Ms. Mays made a motion to approve the 7850 East Jefferson Avenue Phase V Brownfield Plan: Reimbursement Agreement, as presented. Ms. DeSantis seconded the motion.
DBRA Resolution Code 24-11-329-03 was approved.

Arthur Murray Brownfield Plan: Reimbursement Agreement

Mr. Vosburg presented the Arthur Murray Brownfield Plan: Reimbursement Agreement to the DBRA Board.

On September 25, 2024, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for Arthur Murray (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council has scheduled a public hearing for the Plan on November 14, 2024 and City Council is scheduled to approve the Plan on November 19, 2024. A requirement for Tax Increment Financing reimbursement pursuant to the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and Aria Warren Detroit, LLC. The Agreement has been prepared between the DBRA and Aria Warren Detroit, LLC and is presented to the DBRA for review and approval.

Project Introduction

Aria Warren Detroit, LLC is the project developer ("Developer"). The project involves the transformation of the former Arthur Murray Building into a mixed-use development which will feature approximately thirty-two (32) residential rental units (i.e. approximately fourteen (14) studio, sixteen (16) one-bedroom, and two (2) two-bedroom units) and approximately 7,900 square feet of commercial space on the ground floor (the "Project"). For the duration of the Plan, no less than twenty percent (20%) of the residential rental units (i.e. approximately three (3) of the studio units, three (3) of the one-bedroom rental units, and one (1) of the two-bedroom units) will be reserved for lease by occupants earning no more than 80% of the Area Median Income (AMI) (the "Affordability Commitment"). If the Plan is approved by the DBRA and adopted by Detroit City Council, the Affordability Commitment shall be a binding obligation of the Developer and the Developer's compliance with the Affordability Commitment shall be a condition to the reimbursement of eligible activities contemplated by the Plan, as further described in the Reimbursement Agreement to be executed by the DBRA and the Developer after approval of the Plan (the "Reimbursement Agreement").

It is currently anticipated that construction will begin in the fall of 2024 and the Project will be completed within approximately 20 months thereafter.



The total investment is estimated to be \$14.8 million. The Developer is requesting \$4,693,499.00 in reimbursement with tax increment financing under the Plan.

Approximately 72 temporary construction jobs are expected to be created by the Project.

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel, located at 16621-16653 E. Warren Avenue in the City of Detroit. The Property is bounded by Yorkshire Road to the east, East Warren Avenue to the south, a private alley to the north, and additional commercial properties and Kensington Avenue to the west in the East English Village neighborhood.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2(p)(ii) because the Property includes "housing property" for which eligible activities are identified under a brownfield plan.

Section 2(y) of Act 381 defines "housing property" as (i) a property on which one or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designated to be used as a dwelling, or (ii) one or more units of residential housing proposed to be constructed or rehabilitated and located in a mixed-use project.

The Project to be completed at the Property includes the construction of approximately thirty-two (32) rental units in a mixed-use project and qualifies as "housing property" per Section 2(y)(ii) of 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 Housing Development Activities (i.e. reimbursement to Developer to fill the financing gap associated with the development of housing units priced for Income Qualified Households (as defined by Section 2(z) of Act 381). The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan. The Project is estimated to commence within 18 months of approval of the Plan and be completed within three (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 pursuant to the terms of the Reimbursement Agreement.

COSTS TO BE REIMBURSED WITH TIF

MSHDA Housing Development Activities	
1. Demolition	\$412,000.00
2. Renovation	\$1,268,659.00
3. Financing Gap (Project Rent Loss) *	\$3,012,840.00
Total Reimbursement to Developer	\$4,693,499.00
4. Authority Administrative Costs	\$863,379.00
5. State Brownfield Redevelopment Fund	\$198,980.00
6. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$5,755,858.00



** Note: Although the Project has eligible activities of approximately \$4,884,8400 in Housing TIF Eligible Activities the Plan only contemplates reimbursement to the Developer in the amount of \$4,693,499.00 over the life of the Plan (i.e. 30 years).*

Other Incentives

The Developer has obtained local approval for a Neighborhood Enterprise Zone District ("NEZ") under the provisions of the Neighborhood Enterprise Zone Act 147 of 1992, as amended, and a Commercial Rehabilitation Exemption District ("CRE") under the provisions of the Commercial Rehabilitation Act 210 of 2005, as amended. The NEZ and CRE tax abatements will reduce the Property's tax obligations during the applicable periods, thereby reducing the amount of tax increment revenues available pursuant to the Plan. The aforementioned tax abatements have been included in the tax capture assumptions provided in Attachment F of the Plan.

The Agreement and a resolution approving the Agreement and its subsequent execution were attached for the Board's review and approval.

Mr. George called for a motion to approve the Arthur Murray Brownfield Plan: Reimbursement Agreement, as presented. The Board took the following action:

Ms. Mays made a motion to approve the Arthur Murray Brownfield Plan: Reimbursement Agreement, as presented. Mr. Dueweke seconded the motion.
DBRA Resolution Code 24-11-330-03 was approved.

OTHER

Ms. DeSantis said that she has been working with Community Development Advocates of Detroit (CDAD) and is putting together an educational series with Mr. Vosburg and Ms. Kanalos to educate local community development organizations on Housing TIF and how it may be utilized to bring more affordable housing projects to fruition.

ADJOURNMENT

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

On a motion by Ms. McClain, seconded by Ms. Mays the meeting was adjourned at 4:33 PM.



CODE DBRA 24-11-02-343

APPROVAL OF MINUTES OF OCTOBER 23, 2024

RESOLVED, that the minutes of the regular meeting of October 23, 2024 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.

November 13, 2024



DBRA 24-11-03-252

ACCEPTANCE OF TREASURER'S REPORT FOR SEPTEMBER 2024

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period September 1 through September 30, 2024, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

November 13, 2024



DBRA 24-11-03-253

ACCEPTANCE OF TREASURER'S REPORT FOR OCTOBER 2024

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period October 1 through October 31, 2024, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

November 13, 2024



CODE DBRA 24-11-01-251

ADMINISTRATION: AMENDED DBRA BUDGET FOR FY 2024-2025

WHEREAS, the DBRA is receiving revenue from Brownfield Plan application and processing fees and from administrative fees permissible under Act 381, Public Acts of Michigan, 1996, as amended ("Act 381"); and

WHEREAS, the DBRA staff has prepared the attached Amended DBRA Budget for FY 2024-2025 (the "Budget") (Exhibit "A"); and

WHEREAS, on November 13, 2024 the DBRA Budget Committee reviewed and recommended adoption of the presented Amended DBRA Budget for FY 2024-2025.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby approves the Amended DBRA Budget for FY 2024-2025, as presented.

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November 13, 2024



CODE DBRA 24-11-01-252

**ADMINISTRATION: DBRA AUDITED FINANCIAL STATEMENTS AND MANAGEMENT
REPORT AS OF JUNE 30, 2024**

RESOLVED, that the Board of Directors of the Detroit Brownfield Redevelopment Authority (the "DBRA") hereby accepts the DBRA Audited Financial Statements and Management Report as of June 30, 2024, with comparative totals as of June 30, 2023, as prepared by George Johnson and Company, Certified Public Accountants.

November 13, 2024



CODE DBRA 24-11-262-62

LAND ASSEMBLY PROJECT: STATE LAND BANK SUBGRANT – AMENDMENT TO SUB-GRANT AGREEMENT

WHEREAS, the City of Detroit 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, in October and December 2023 the DBRA Board of Directors approved the acceptance of a subgrant \$8,009,395.60 from the City of Detroit (the “City”) from its \$25 Million grant from the Michigan State Land Bank (the “SLBA”) under the blight elimination grant program authorized by Section 1094(2) of PA 166 of 2022 (the “SLBA Grant”) for grant activities at the former Kettering High School, Greater Eastern Market and 601 W Fort and 201 Waterman (the “Sub-Grant Agreement”); and

WHEREAS, The City and DBRA staff propose the execution of an amendment to the Sub-Grant Agreement for the following (the “Proposed Amendment”):

1. Correction of common addresses and tax parcel ids associated with each of the properties at which grant activities are authorized under the Sub-Grant Agreement; and
2. Addition of \$700,000 in funding to be allocated to Kettering as an owner’s contingency; and
3. Allocation of up to an additional \$2,000,000, only upon request of the City and further approval of the DBRA board; and
4. Extension of Sub-Grant Agreement term through September 30, 2025.

WHEREAS, pursuant to its statutorily authorized powers, the DBRA has the power to accept funding, expend DBRA funds, undertake blight elimination and other site preparation activities, and take the other steps contemplated by this Resolution.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby approves the Proposed Amendment, including but not limited to the acceptance of an additional \$700,000 of SLBA Grant funds from the City for the Sub-Grant activities to be performed at the former Kettering High Schol Site.

BE IT FURTHER RESOLVED, that the Board of Directors of the DBRA authorizes the execution of an amendment to the Sub-Grant Agreement, subject to City Council approval, upon such terms and conditions as may be approved by counsel and Authorized Agents to the DBRA, so long as such terms and conditions are not materially inconsistent with this resolution and do not have a materially adverse impact on the DBRA.

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 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, including but not limited to the amendment of the DBRA operating budget as appropriate.

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.

November 13, 2024



CODE DBRA 24-11-197-13

**SECOND AMENDED AND RESTATED 3800 WOODWARD BROWNFIELD REDEVELOPMENT PLAN:
THIRD EXTENSION OF PLAN DURATION REQUIREMENTS**

WHEREAS, pursuant to 381 PA 1996 ("Act 381"), the Second Amended and Restated 3800 Woodward Brownfield Redevelopment Plan (the "Plan") was approved by the Detroit Brownfield Redevelopment Authority (the "DBRA") on May 22, 2019 and Detroit City Council (the "Council") on July 2, 2019; and

WHEREAS, 3750 Woodward Avenue, LLC is the developer (the "Developer") for the Plan located in Detroit at 3750 and 3800 Woodward Avenue that entails the construction of a hotel, residential units, and retail and commercial space, and a parking structure; and

WHEREAS, the Developer is requesting an extension to complete all eligible activities to December 31, 2027; and

WHEREAS, DBRA staff recommends the approval of the Plan duration extension based upon the Developer's ability to complete the eligible activities within the timeframe of the extension by December 31, 2027.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors approves the Plan duration extension as follows: 1) one extension to December 31, 2027 to complete all eligible activities.

BE IT FINALLY RESOLVED, that a DBRA Authorized Agent shall hereafter have the authority to negotiate and execute any Letter(s) of Support to implement the provisions and intent of this resolution on behalf of the DBRA.

November 13, 2024



CODE DBRA 24-11-329-03

**7850 EAST JEFFERSON AVENUE PHASE V BROWNFIELD REDEVELOPMENT PLAN:
REIMBURSEMENT AGREEMENT**

WHEREAS, on October 23, 2024, 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 7850 East Jefferson Avenue Phase V (the "Project"); and

WHEREAS, on November 19, 2024, the Detroit City Council is scheduled to vote to approve the Plan; and

WHEREAS, a condition to reimbursing the developer for eligible activities under the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and 7850-V Limited Dividend Housing Association, LLC as developer of the Project; and

WHEREAS, the Agreement has been drafted, approved as to form by DBRA legal counsel; and

WHEREAS, the Board of Directors desires to approve the Agreement and authorize its execution and delivery on behalf of the DBRA; and

NOW THEREFORE, BE IT RESOLVED, by the DBRA Board of Directors as follows:

1. The Agreement, in substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications additions, deletions or completions as are approved by DBRA legal counsel and the Officers or designated Authorized Agents of the DBRA executing the Agreement.
2. Any two Officers or designated Authorized Agents or one Officer and one designated Authorized Agent of the DBRA are authorized and directed to execute and deliver the Agreement.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be and the same hereby are 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 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.

November 13, 2024



CODE DBRA 24-11-330-03

ARTHUR MURRAY BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT

WHEREAS, on September 25, 2024, 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 Arthur Murray (the "Project"); and

WHEREAS, on November 19, 2024, the Detroit City Council is scheduled to vote to approve the Plan; and

WHEREAS, a condition to reimbursing the developer for eligible activities under the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and Aria Warren Detroit, LLC as developer of the Project; and

WHEREAS, the Agreement has been drafted, approved as to form by DBRA legal counsel; and

WHEREAS, the Board of Directors desires to approve the Agreement and authorize its execution and delivery on behalf of the DBRA; and

NOW THEREFORE, BE IT RESOLVED, by the DBRA Board of Directors as follows:

1. The Agreement, in substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications additions, deletions or completions as are approved by DBRA legal counsel and the Officers or designated Authorized Agents of the DBRA executing the Agreement.
2. Any two Officers or designated Authorized Agents or one Officer and one designated Authorized Agent of the DBRA are authorized and directed to execute and deliver the Agreement.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be and the same hereby are 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 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.

November 13, 2024