



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
REGULAR BOARD OF DIRECTORS MEETING  
WEDNESDAY, JUNE 25, 2025  
4:00 PM**

**BOARD MEMBERS PRESENT:**

John George  
Amanda Elias (4:10)  
Pamela McClain (4:18)  
Maggie DeSantis  
Jose Lemus  
Crystal Gilbert-Rogers  
Sonya Mays  
Eric Dueweke

**BOARD MEMBERS ABSENT:**

None.

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Sierra Spencer (DEGC/DBRA)  
Derrick Headd (DEGC/DBRA)  
Cleveland Dailey (DEGC/DBRA)  
Rebecca Navin (DEGC/DBRA)  
Kevin Johnson (DEGC)  
Nasri Sobh (DEGC)  
Russel Estill (DEGC)  
Nevan Shokar (Shokar Group)  
Zain Mikho (Woodward Capital Partners)  
Ngozi Nwaesei (Lewis & Munday)  
Mackenzy Shega-Fox (Kimley Horn)  
JC Reindl (Detroit Free Press)  
Travis Cyesewski  
Andrew Greff



**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY REGULAR MEETING  
WEDNESDAY, JUNE 25, 2025**

**CALL TO ORDER**

Vice Chairperson Mr. George called the meeting to order at 4:00 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 June 25, 2025 DBRA meeting, as presented.

The Board took the following action:

Mr. Lemus made a motion approving the agenda of the June 25, 2025 DBRA meeting, as presented. Ms. DeSantis seconded the motion. Ms. McClain and Ms. Elias were not present for the vote.

**Approval of Minutes:**

Mr. George called for a motion approving the minutes of June 11, 2025, as presented.

The Board took the following action:

Ms. Mays made a motion approving the minutes of the June 11, 2025 Board meeting, as presented. Ms. DeSantis seconded the motion.

DBRA Resolution Code 25-06-02-347 was unanimously approved. Ms. McClain and Ms. Elias were not present for the vote.

**OTHER**

**PUBLIC COMMENT**

None.

**PROJECTS**

**Land Assembly Project: Land Transfer Agreement for Crosswind Runway Site at Detroit City Airport**

Mr. Headd stated that 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. 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, 2023, the DBRA Board of Directors approved the acceptance of a Michigan Strategic Fund Strategic Site Readiness Program grant for the conversion of the "DET Crosswind Runway" (the "Site") at Detroit City Airport (the "Airport"). Since grant acceptance, DBRA has been working with the City, Airport staff, the consulting firm of Kimley Horn, and the Federal Aviation Administration ("FAA") to implement site readiness activities at the Site in a manner that complies with FAA requirements.



The City's administration has proposed that that City and DBRA enter into a land transfer agreement for the Site that would enable the DBRA to market and sell the Site for redevelopment upon completion of the site readiness activities (the "LTA"). The transfer of the Site to DBRA would be subject to all FAA requirements, including but not limited to the payment of fair market value for the Site, and the DBRA would not effectuate the acquisition of the Site until a funding source for the payment of the purchase price has been approved by the Board of Directors.

A resolution was attached for the Board's consideration.

Ms. DeSantis explained that she lives in the community around the Chrysler plants, where there has been significant controversy over environmental buffering, air quality, truck traffic, noise pollution, and the destruction of the Conner Creek Greenway. She expressed curiosity about what would be done with the land and what kinds of buffering could be expected. Mr. Headd acknowledged the concerns but said that the type of project for the land has not yet been decided, and ideally, the conditions would be addressed through appropriate processes.

Ms. DeSantis stated that she read that the property would be used for logistics. Mr. Headd stated that this was true, but that it was early because the site was only being prepared to make it readily available.

Ms. DeSantis clarified that no prospects were inquiring about the property, making the transfer necessary. Mr. Headd confirmed that this was correct.

Mr. Dueweke asked if it was true that DBRA would own the site and that the City was selling a part of the airport to DBRA. Mr. Headd explained that this would not be a sale but rather a land transfer, and the land would be held in trust by the DBRA. The plan is to find a developer for the land, so the DBRA will hold the land in trust as the City prepares.

Mr. Dueweke then asked whether the DBRA would need to pay the Federal Aviation Administration (FAA). Ms. Navin explained that this would involve a land transfer through the DBRA, similar to previous sites like the AMC Site and the former Cadillac Stamping Plant, where the City owned the land but asked the DBRA to oversee the development process, including negotiating the development agreement and executing the sale. Ms. Navin stated that the DBRA does not expect to take title to the property until it is ready to transfer to a third party. She also mentioned that the goal is to see if the FAA would allow the DBRA to first acquire the title and then pay the purchase price later. However, it is more likely that the transfer from the City to the DBRA, and then to the third party, would happen simultaneously, with the DBRA not needing to pay out of pocket until the funds are available.

Mr. Dueweke stated that in the cases of the AMC and former Cadillac Stamping Plant Sites, North Point had been waiting for the sites to become available. Ms. Navin stated that this was true, but this case was different because the City and the FAA wanted some certainty about the ultimate process to get the site marketed, as there are many steps to prepare the site and to convert the property from an airport site to a non-airport site. Ms. Navin concluded that the land transfer is being sought before the marketing of the site.

Mr. Headd added that the FAA required that the site be sold at fair market value.

Mr. Dueweke stated that a group of his urban planning students about eleven (11) years ago conducted a detailed study on the possibilities related to development at City Airport. When the bankruptcy department considered the sale of the site, they were convinced that the sale was not a good idea due to the potential for air traffic-related logistic businesses.



Ms. DeSantis recalled the Stellantis project where the DBRA Board was asked to approve different land transfers and sales. A point was reached when a land swap occurred without the Board's knowledge, involving some bad actors in the community. Although Board approval might not have been strictly required, staff assured that the Board would be informed. Ms. DeSantis emphasized that any land swaps involving the parcel should be brought to the Board's attention. Ms. Navin stated that any subsequent sale or exchange of the property would be subject to Board approval, and what is being approved today is the acquisition of the property by the DBRA from the City. However, there is no approval on the table for its subsequent transfer.

Ms. Mays asked why the transfer needed to happen at this time. Mr. Headd explained that the site preparation was necessary so future development could proceed.

Mr. Dueweke asked if it was correct that the State of Michigan was providing funding. Mr. Headd confirmed this. Mr. Dueweke stated that this is a factor in why the transfer would be occurring now.

Mr. George called for a motion to approve the Land Assembly Project: Land Transfer Agreement for Crosswind Runway Site at Detroit City Airport, as presented. The Board took the following action:

Ms. DeSantis made a motion to approve the Land Assembly Project: Land Transfer Agreement for Crosswind Runway Site at Detroit City Airport, as presented. Mr. Dueweke seconded the motion.

DBRA Resolution Code 25-06-262-63 was approved.

**Land Assembly Project: Michigan Strategic Fund, Site Readiness Grant – Site Demolition Contract for City Airport**

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").

The Site work will be separated into two (2) phases.

- Phase I – select demolition, utility relocation and building removal.
- Phase II – FAA contract agreement, new radar communication line and demolition.

The DBRA staff solicited bid proposals for Phase I work, from construction contractors qualified and licensed in performing demolition, hazardous material and disposal, and site clearing work on private property.

Project scope includes: Demolition of existing runway pavement, Demolition of existing hangers, Clearing and grubbing, Soil erosion control, Earthwork, Landscaping, Storm sewer and Electrical Improvements

DBRA staff received four (5) proposals.



COMPANY	LOCATION	BASE BID PROPOSAL
ANGLIN CIVIL	Metro. Detroit	\$ 1,753,525.55
ANGELO IAFRATE CONSTRUCTION	Metro. Detroit	\$ 4,805,682.94
TOEBE CONSTRUCTION	Metro. Detroit	\$ 5,374,270.00
LGC GLOBAL	Detroit HQ	\$ 5,573,352.00
JORDAN LANDSCAPE	Detroit HQ	DISQUALIFIED

DBRA staff has reviewed all proposals for completeness and accuracy and recommends Anglin Civil LLC to provide the work as the most responsive bidder. Anglin Civil is a Metro Detroit based contractor with a well-documented work history in performing similar projects in the Metro Area, which include Wayne County Detroit Metropolitan Airport and Willow Run Airport. DBRA staff recommends the DBRA to contract with Anglin Civil LLC to perform the Phase I site demolition services, for the amount of One Million Seven Hundred Fifty-Three Thousand Five Hundred Twenty-Five and 55/100. (\$1,753,525.55) Dollars.

The DBRA staff further requests that the Board authorize an Owner's contingency in the amount of 25% of the contract value or Four Hundred Thirty-Eight Thousand Three Hundred Eighty-One and 39/100. (\$438,381.39) Dollars, for the purpose of addressing possible unknown conditions and additional services.

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

Ms. McClain asked about the length of FAA approval. Mr. Dailey said that in his initial talks with the FAA, they mentioned the completion date was estimated for June 2026.

Ms. DeSantis clarified that the DBRA oversees the contingency. Mr. Dailey confirmed that was correct.

Mr. Dueweke asked who would be negotiating with the FAA. Mr. Dailey responded that it would be a cumulative negotiation between Kimley-Horn, DBRA, and the City airport.

Ms. Elias asked about the difference in proposal costs. Mr. Dailey explained that the contractor is eager for the job and showing confidence because they know they can finish it.

Ms. McClain asked if the project would start once FAA approval is received. Mr. Dailey stated that the Board would need to approve phase two before the project begins.

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

Ms. DeSantis made a motion to approve the Land Assembly Project: Michigan Strategic Fund, Site Readiness Grant – Site Demolition Contract for City Airport, as presented. Ms. McClain seconded the motion.

DBRA Resolution Code 25-06-262-64 was approved.

**Land Assembly Project: Michigan Strategic Fund, Site Readiness Grant – Construction Engineering & Inspection Services Contract for Site Demolition At City Airport**



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”).

Site work will be separated into two (2) phases.

- Phase I – select demolition, utility relocation and building removal.
- Phase II – FAA contract agreement, new radar communication line and demolition.

The DBRA staff solicited bid proposals for CE&I services related to the Phase 1 construction oversight of the general contractor’s construction contract agreement.

Project scope includes: Inspection services of construction activity, daily reports documenting work activity and progress tracking, observe and document testing procedures, review pay quantities and pay applications submitted by contractor, reporting, record keeping and assist the DBRA with project closeout.

DBRA staff received four (4) proposals.

COMPANY	LOCATION	BASE BID PROPOSAL
DLZ MICHIGAN, INC	Detroit Based	\$ 234,912.00
GIFFELS WEBSTER	Detroit HQ	\$ 324,796.00
TYME CONSULTING	Metro. Detroit	\$ 344,835.81
CES	Metro. Detroit	\$ 372,728.00

DBRA staff has reviewed all proposals for completeness and accuracy and recommend DLZ Michigan, Inc to provide the work, as the most responsive bidder. DLZ is a Detroit based consultant with a well-documented work history in Detroit and the Detroit Metropolitan Area. DBRA staff recommends the DBRA to contract with DLZ Michigan, Inc. to perform the CE&I services for the Phase I site demolition, for the amount of Two Hundred Thirty-Four Thousand Nine Hundred Twelve and 00/100. (\$234,912.00) Dollars.

The DBRA staff further requests that the Board authorize an Owner’s contingency in the amount of 25% of the contract value or Fifty-Eight Thousand Seven Hundred Twenty-Eight and 00/100. (\$58,728.00) 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 called for a motion to approve the Land Assembly Project: Michigan Strategic Fund, Site Readiness Grant – Construction Engineering & Inspection Services Contract for Site Demolition at City Airport, as presented. The Board took the following action:



Ms. Elias made a motion to approve the Land Assembly Project: Michigan Strategic Fund, Site Readiness Grant – Construction Engineering & Inspection Services Contract for Site Demolition at City Airport, as presented. Ms. McClain seconded the motion.

DBRA Resolution Code 25-06-262-65 was approved.

### **Request to Approve Cost Certification Contract with Fishbeck**

Mr. Vosburg explained that the Detroit Brownfield Redevelopment Authority of the City of Detroit (“DBRA”) previously contracted with Diversity in Design (“DID”) to perform the certification of eligible costs for completed Brownfield Plan projects. With the death of DID owner Gary Brown in 2022, the cost certification work was moved to DEGC project management staff. At the beginning of 2024, DEGC project management staff informed DBRA staff that the management of upcoming construction projects would result in staff not having the capacity to continue to perform cost certification work.

In May 2024, DBRA staff solicited bids for the performance of cost certification work by 3<sup>rd</sup> party firms. Bids were received from three firms: Fishbeck, SME, & AKT Peerless. DBRA staff found all three bids acceptable and entered into one-year contracts ending in June 2025, via Delegation of Authority with all 3 firms.

Over the past year, DBRA staff have found that Fishbeck’s work was accurate and responsive, and costs were reasonable for the quality of the specialized services performed. DBRA staff would like to enter into a longer-term contract that would allow cost certification work to be sent to Fishbeck as the firm has capacity. The scope of services will include: the creation of standardized submission and review documents, the review of completed Brownfield Plan project eligible costs, and the issuance of incremental and/or final cost certificates. The proposed scope of services is provided in **Exhibit A**.

DBRA staff proposes an annual **not-to-exceed amount** of One Hundred Thousand Dollars (\$100,000.00) for the performance of the services commencing on or shortly after June 26, 2025, with up to two (2) one-year renewal terms if DBRA and Fishbeck staff mutually agree. Fishbeck’s fee schedule may increase by no more than 5% each year during a renewal period. DBRA staff is requesting the DBRA Board of Directors to authorize the execution of an agreement with Fishbeck at these terms.

A resolution was attached for the Board’s consideration.

Mr. Dueweke asked why Fishbeck and SME were chosen instead of AKT. Mr. Vosburg explained that Fishbeck and SME had been more responsive. Mr. Dueweke inquired if all three contractors were not necessary. Mr. Vosburg stated that three firms are needed when a consulting firm might have a conflict of interest. The DBRA has a third firm under contract who’s contract expires later this year.

### **Request to Approve Cost Certification Contract with SME**

Mr. Vosburg explained that the Detroit Brownfield Redevelopment Authority of the City of Detroit (“DBRA”) previously contracted with Diversity in Design (“DID”) to perform the certification of eligible costs for completed Brownfield Plan projects. With the death of DID owner Gary Brown in 2022, the cost certification work was moved to DEGC project management staff. At the beginning of 2024, DEGC project management





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In May 2024, DBRA staff solicited bids for the performance of cost certification work by 3<sup>rd</sup> party firms. Bids were received from three firms: Fishbeck, SME, & AKT Peerless. DBRA staff found all three bids acceptable and entered into one-year contracts ending in June 2025, via Delegation of Authority with all 3 firms.

Over the past year, DBRA staff have found that SME's work was accurate and responsive, and costs were reasonable for the quality of the specialized services performed. DBRA staff would like to enter into a longer-term contract that would allow cost certification work to be sent to SME as the firm has capacity. The scope of services will include: the review of the completed Brownfield Plan project eligible costs, and the issuance of incremental and/or final cost certificates. The proposed scope of services is provided in **Exhibit A**.

DBRA staff proposes an annual **not-to-exceed amount** of One Hundred Thousand Dollars (\$100,000.00) for the performance of the services commencing on or shortly after June 26, 2025, with up to two (2) one-year renewal terms if DBRA and SME staff mutually agree. SME's fee schedule may increase by no more than 5% each year during a renewal period. DBRA staff is requesting the DBRA Board of Directors to authorize the execution of an agreement with SME at these terms.

A resolution was attached for the Board's consideration.

Ms. DeSantis made a motion to tie-bar the resolutions for the Request to Approve Cost Certification Contract with Fishbeck and the Request to Approve Cost Certification Contract with SME. Ms. Mays seconded the motion.

Mr. George called for a motion to approve the Request to Approve Cost Certification Contract with Fishbeck and the Request to Approve Cost Certification Contract with SME, as presented. The Board took the following action:

Ms. DeSantis made a motion to approve the Request to Approve Cost Certification Contract with Fishbeck and the Request to Approve Cost Certification Contract with SME, as presented. Mr. Dueweke seconded the motion.

DBRA Resolution Codes 25-06-290-06 and 25-06-290-07 were approved.

### **Brush & Edmund Brownfield Redevelopment Plan**

Mr. Vosburg stated that the enclosed Brownfield Plan ("Plan") (Exhibit A), for the Brush & Edmund project is being submitted for review and consideration.

### **Project Introduction**

Woodward Capital Partners is the project developer ("Developer"). The property comprising the eligible property consists of two vacant, City owned parcels at the corner of Brush St. and Edmund Place. The developer was selected via an RFP issued by the City of Detroit's Housing and Revitalization Department ("HRD") to redevelop the parcels.





The Developer is proposing a new-construction four (4) story mixed-use building. There will be an 1,155 square foot retail space as well as fifty-seven (57) rental apartments which will include studio, one-bedroom, and two-bedroom units. Twelve (12) of the apartments will be affordable for households at 80% AMI, evenly spread across all unit sizes.

	<u>Avg. Sq. Ft.</u>	<u>80% AMI</u>	<u>Market Rate</u>	<u>Total</u>
<b>Studio</b>	396	6	18	<b>24</b>
<b>One (1) Bedroom</b>	610	5	25	<b>30</b>
<b>Two (2) Bedroom</b>	980	1	2	<b>3</b>
<b>Total # of Units</b>		<b>12</b>	<b>45</b>	<b>57</b>

It is currently anticipated that construction will begin in the summer of 2025, and the Project will be completed within approximately 18-24 months thereafter.

The total investment is estimated to be \$15.6 million. The Developer is requesting \$2,938,810.00 in TIF reimbursement for a 16 year affordability period.

There are approximately 45 temporary construction jobs and approximately 4 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, at 301 & 321 Edmund Place bounded by the alley to the north, Brush Street to the east, Edmund Place to the south, and the property line to the west in the Brush Park neighborhood of Detroit.

#### 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 Project Rent Loss and Infrastructure & Safety Improvements for attainable housing. 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) *	\$2,828,810.00
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2. Brownfield and/or Work Plan Preparation	\$30,000.00
3. Brownfield and/or Work Plan Implementation	\$50,000.00
<b>Total Reimbursement to Developer</b>	<b>\$2,938,810.00</b>
4. Authority Administrative Costs	\$815,458.00
5. State Brownfield Redevelopment Fund	\$179,671.00
6. Local Brownfield Revolving Fund	\$1,502,450.00
<b>TOTAL Estimated Costs</b>	<b>\$5,436,389.00</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 also seeking additional incentives, which include 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 June 11, 2025 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 will be held on Tuesday, June 24, 2025. The results of the DBRA public hearing will be attached.

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

Mr. Vosburg explained that after the last DBRA board meeting, the Developer discovered a discrepancy in the Brownfield Plan where 16 years and 19 years of TIF reimbursement and affordability were both described. Due to other financing involved with the development, the Developer is only able to commit to 16 years of affordability. The Plan presented today is for 16 years of TIF and affordability resulting in an approximately \$500,000.00 reduction in TIF from the version of the Plan presented at the previous Board meeting.

Ms. DeSantis clarified that the request was to submit the plan to City Council, and Mr. Vosburg confirmed that was correct.

Ms. Desantis asked how the discrepancy described earlier should be handled. Mr. Vosburg stated that the discrepancy was just pointed out to the Board and had been corrected; the corrected plan would be the version submitted to City Council.

Mr. George called for a motion to approve the Brush & Edmund Brownfield Redevelopment Plan, as presented. The Board took the following action:

Ms. McClain made a motion to approve the Brush & Edmund Brownfield Redevelopment Plan, as presented. Ms. DeSantis seconded the motion.

DBRA Resolution Code 25-06-333-02 was approved.



### **ADMINISTRATIVE**

Mr. Vosburg reminded the Board about the 2025 National Brownfield Conference, which will be held in Chicago from August 4th through August 8th. He added that Mr. George had expressed interest in attending the conference and asked if the Board would like to make a motion to send Mr. George to represent the DBRA Board of Directors.

Ms. McClain asked about the costs and how they would be paid. Mr. Vosburg replied that expenses cover transportation, lodging, meals, and registration. Ms. Kanalos added that expenses would be reimbursed.

Ms. McClain requested that if the Board is asked to approve expenses, an amount be specified. Mr. Vosburg stated that staff would keep this in mind in the future, but historically, a budget had not been presented, and expenses typically ranged between two thousand and two thousand five hundred dollars (\$2,000.00 – \$2,500.00).

Mr. Dueweke made a motion to send Mr. George to the National Brownfield Conference. Ms. McClain seconded the motion.

### **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. McClain, the meeting was adjourned at 4:49 PM.



**CODE DBRA 25-06-02-348**

**APPROVAL OF MINUTES OF JUNE 11, 2025**

RESOLVED, that the minutes of the regular meeting of June 11, 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.

June 25, 2025



CODE DBRA 25-06-262-63

**LAND ASSEMBLY PROJECT: LAND TRANSFER AGREEMENT FOR CROSSWIND RUNWAY SITE AT DETROIT CITY AIRPORT**

**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; and

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

**WHEREAS** since grant acceptance, DBRA has been working with the City, Airport staff, the consulting firm of Kimley Horn, and the Federal Aviation Administration ("FAA") to implement site readiness activities at the Site in a manner that complies with FAA requirements; and

**WHEREAS**, the City's administration has proposed that that City and DBRA enter into a land transfer agreement for the Site that would enable the DBRA to market and sell the Site for redevelopment upon completion of the site readiness activities (the "LTA"), pursuant to which transfer of the Site to DBRA would be subject to all FAA requirements, including but not limited to the payment of fair market value for the Site; and

**WHEREAS**, pursuant to its statutorily authorized powers, the DBRA has the power to accept property, undertake site readiness activities, market property for redevelopment, and take the other steps contemplated by this Resolution.

**NOW, THEREFORE, BE IT RESOLVED**, that the DBRA Board of Directors hereby authorizes the execution of the LTA 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; provided, however, that DBRA may not effectuate the acquisition of the Site until a funding source for the payment of the purchase price has been approved by the Board of Directors.

**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.

**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.

June 25, 2025



**CODE DBRA 25-06-262-64**

**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**, 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"); and

**WHEREAS**, the Site work will be separated into two (2) phases: Phase I – select demolition, utility relocation and building removal and Phase II – FAA contract agreement, new radar communication line and demolition; and

**WHEREAS**, the DBRA staff solicited bid proposals for Phase I work, from construction contractors qualified and licensed in performing demolition, hazardous material and disposal, and site clearing work on private property; and

**WHEREAS**, the DBRA staff received (5) proposals and recommends Anglin Civil LLC to provide the Work, as the most responsive bidder.

**NOW, THEREFORE, BE IT RESOLVED**, that the DBRA Board of Directors hereby authorizes the negotiation and execution of a contract with Anglin Civil LLC (the "Contract") to provide the requested services, for the not to exceed amount of One Million Seven Hundred Fifty Three Thousand Five Hundred Twenty Five and 55/100. (\$1,753,525.55) Dollars.

**BE IT FURTHER RESOLVED**, that the DBRA Board of Directors hereby authorizes an Owner's contingency in the amount of Four Hundred Thirty Eight Thousand Three Hundred Eighty One and 39/100 (\$438,381.39) 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.

June 25, 2025



**CODE DBRA 25-06-262-65**

**LAND ASSEMBLY PROJECT: CONSTRUCTION ENGINEERING & INSPECTION SERVICES  
CONTRACT FOR SITE DEMOLITION AT 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”); and

**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**, the Site work will be separated into two (2) phases: Phase I – select demolition, utility relocation and building removal and Phase II – FAA contract agreement, new radar communication line and demolition; and

**WHEREAS**, the DBRA staff solicited bid proposals for CE&I services related to the Phase 1 construction oversight of the general contractor’s construction contract agreement; and

**WHEREAS**, the DBRA staff received (4) proposals and recommends DLZ Michigan, Inc. to provide the Work, as the most responsive bidder.

**NOW, THEREFORE, BE IT RESOLVED**, that the DBRA Board of Directors hereby authorizes the negotiation and execution of a contract with DLZ Michigan, Inc. (the “Contract”) to provide the requested services, for the not to exceed amount of Two Hundred Thirty Four Thousand Nine Hundred Twelve and 00/100. (\$234,912.00) Dollars.

**BE IT FURTHER RESOLVED**, that the DBRA Board of Directors hereby authorizes an Owner’s contingency in the amount of Fifty Eight Thousand Seven Hundred Twenty Eight and 00/100. (\$58,728.00) 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.

June 25, 2025





**CODE DBRA 25-06-290-06**

**REQUEST TO APPROVE COST CERTIFICATION CONTRACT WITH FISHBECK**

**WHEREAS**, the Detroit Brownfield Redevelopment Authority of the City of Detroit (“DBRA”) in May 2024 solicited bids for the performance of cost certification work by 3<sup>rd</sup> party firms; and

**WHEREAS**, DBRA staff received and reviewed a bid from Fishbeck in May 2024 and entered into a one-year contract ending in June , 2025, under Delegation of Authority; and

**WHEREAS**, DBRA staff found that Fishbeck’s work was accurate and responsive, and costs were reasonable for the quality of the specialized services performed; and

**WHEREAS**, DBRA staff would like to enter into a longer-term contract that would allow cost certification work to be sent to Fishbeck as the firm has capacity, and

**WHEREAS**, DBRA staff are requesting the authorization to enter into an agreement with Fishbeck for an annual not-to-exceed amount of One Hundred Thousand Dollars (\$100,000.00) for the performance of cost certification services commencing on or shortly after June 26, 2025, with up to two (2) one-year renewal terms if DBRA and Fishbeck staff mutually agree.

**WHEREAS**, the DBRA Board determined that the staff recommendation is reasonable and consistent with the scope of work for the Project.

**NOW, THEREFORE BE IT RESOLVED** that the DBRA Board of Directors hereby authorizes the negotiation and execution of an Agreement with the Contractor to perform the cost certification services for the Project in a manner consistent with the contract for an annual not-to-exceed amount of One Hundred Thousand Dollars (\$100,000.00) Dollars.

**BE IT FURTHER RESOLVED** that the DBRA Board of Directors hereby authorizes up to two (2) one-year renewal terms with fee schedule increases not to exceed 5% annually if DBRA and Fishbeck staff mutually agree, with the direction of any two Officers or any one of the Officers and any of the Authorized Agents or any two Authorized Agents of the DBRA.

**BE IT FURTHER RESOLVED** that the DBRA Board of Directors hereby authorizes any two Officers, or any one of the Officers and any of the Authorized Agents or any two Authorized Agents of the DBRA to negotiate and execute any and all documents necessary to implement the provisions and intent of this resolution, including but not limited to change orders for use of owner’s contingency funds.

**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.

June 25, 2025



## EXHIBIT A

### Brownfield Plan Cost Certification Scope of Work

Below is the Consultant's scope of work. Consultant shall invoice based the tasks below at the rates provided in their schedule of fees.

<b>BROWNFIELD PLAN COST CERTIFICATION SCOPE OF WORK</b>	
<b>TASK</b>	<b>SUB TASK</b>
<b><u>ONE-TIME TASK</u></b>	
<b>TASK 1 COST CERTIFICATION MASTER TEMPLATE</b>	
Create an Excel document that the DBRA will require as the template all developers must follow for all eligible activity cost certification submissions	1.01
Create an example document package to guide and assist developers in creating submissions that contain the documentation, detail and organization expected for cost certifications	1.02
<b><u>ONGOING TASKS</u></b>	
<b>TASK 2 MONTHLY STATUS MEETING</b>	
Monthly meeting to communicate on the status of projects and other relevant topics	2.01
<b>TASK 3 INITIAL PROJECT REVIEW</b>	
Project orientation meeting and document transfer by DBRA staff for Consultant. Includes review of: <ul style="list-style-type: none"> <li>• Relevant Project approvals and documents</li> <li>• Applicable Local, State and/or Federal regulations</li> <li>• Developer's initial document submission</li> <li>• Relevant Project contacts</li> </ul>	3.01
Consultant's initial project review	3.02
<b>TASK 4 DOCUMENT REVIEW</b>	
Review submitted documents and draft follow up correspondence and conversations with DBRA staff and/or developer regarding needed corrections/edits, required additional documentation, and review of newly submitted documents.	4.01
<b>TASK 5 DRAFT COST CERTIFICATION REVIEW</b>	
Present draft cost certification to DBRA staff and/or Developer for review and feedback	5.01



Review any additional information or backup documentation provided by DBRA staff and/or developer	5.02
Make allowable line item adjustments to Brownfield TIF budgets requested by developer and approved by DBRA staff	5.03
<b>TASK 6 FINAL COST CERTIFICATION</b>	
Prepare & Present final cost certification report to DBRA	6.01
Orient DBRA staff to the final cost review documents and their organization, turn documents over to DBRA for their filing and retention	6.02



CODE DBRA 25-06-290-07

**REQUEST TO APPROVE COST CERTIFICATION CONTRACT WITH SME**

**WHEREAS**, the Detroit Brownfield Redevelopment Authority of the City of Detroit (“DBRA”) in May 2024 solicited bids for the performance of cost certification work by 3<sup>rd</sup> party firms; and

**WHEREAS**, DBRA staff received and reviewed a bid from SME in May 2024 and entered into a one-year contract ending in June , 2025, under Delegation of Authority; and

**WHEREAS**, DBRA staff found that SME’s work was accurate and responsive, and costs were reasonable for the quality of the specialized services performed; and

**WHEREAS**, DBRA staff would like to enter into a longer-term contract that would allow cost certification work to be sent to SME as the firm has capacity, and

**WHEREAS**, DBRA staff are requesting the authorization to enter into an agreement with SME for an annual not-to-exceed amount of One Hundred Thousand Dollars (\$100,000.00) for the performance of cost certification services commencing on or shortly after June 26, 2025, with up to two (2) one-year renewal terms if DBRA and SME staff mutually agree.

**WHEREAS**, the DBRA Board determined that the staff recommendation is reasonable and consistent with the scope of work for the Project.

**NOW, THEREFORE BE IT RESOLVED** that the DBRA Board of Directors hereby authorizes the negotiation and execution of an Agreement with the Contractor to perform the cost certification services for the Project in a manner consistent with the contract for an annual not-to-exceed amount of One Hundred Thousand Dollars (\$100,000.00) Dollars.

**BE IT FURTHER RESOLVED** that the DBRA Board of Directors hereby authorizes up to two (2) one-year renewal terms with fee schedule increases not to exceed 5% annually if DBRA and SME staff mutually agree, with the direction of any two Officers or any one of the Officers and any of the Authorized Agents or any two Authorized Agents of the DBRA.

**BE IT FURTHER RESOLVED** that the DBRA Board of Directors hereby authorizes any two Officers, or any one of the Officers and any of the Authorized Agents or any two Authorized Agents of the DBRA to negotiate and execute any and all documents necessary to implement the provisions and intent of this resolution, including but not limited to change orders for use of owner’s contingency funds.

**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.

June 25, 2025



## EXHIBIT A

### Brownfield Plan Cost Certification Scope of Work

Below is the Consultant's scope of work. Consultants shall invoice based the tasks below at the rates provided in their schedule of fees.

<b>BROWNFIELD PLAN COST CERTIFICATION SCOPE OF WORK</b>	
<b>TASK</b>	<b>SUB TASK</b>
<b>TASK 1 MONTHLY STATUS MEETING</b>	
Monthly meeting to communicate on the status of projects and other relevant topics	1.01
<b>TASK 2 INITIAL PROJECT REVIEW</b>	
Project orientation meeting and document transfer by DBRA staff for Consultant. Includes review of: <ul style="list-style-type: none"> <li>• Relevant Project approvals and documents</li> <li>• Applicable Local, State and/or Federal regulations</li> <li>• Developer's initial document submission</li> <li>• Relevant Project contacts</li> </ul>	2.01
Consultant's initial project review	2.02
<b>TASK 3 DOCUMENT REVIEW</b>	
Review submitted documents and draft follow up correspondence and conversations with DBRA staff and/or developer regarding needed corrections/edits, required additional documentation, and review of newly submitted documents.	3.01
<b>TASK 4 DRAFT COST CERTIFICATION REVIEW</b>	
Present draft cost certification to DBRA staff and/or Developer for review and feedback	4.01
Review any additional information or backup documentation provided by DBRA staff and/or developer	4.02
Make allowable line item adjustments to Brownfield TIF budgets requested by developer and approved by DBRA staff	4.03
<b>TASK 5 FINAL COST CERTIFICATION</b>	
Prepare & Present final cost certification report to DBRA	5.01
Orient DBRA staff to the final cost review documents and their organization, turn documents over to DBRA for their filing and retention	5.02



CODE DBRA 25-06-333-02

**BRUSH & EDMUND 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 **Brush and Edmund 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 **Brush and Edmund 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.

June 25, 2025