



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
LBRF COMMITTEE MEETING  
WEDNESDAY, MARCH 12, 2025  
3:30 PM**

**COMMITTEE MEMBERS PRESENT:** Pamela McClain  
Maggie DeSantis  
Raymond Scott

**COMMITTEE MEMBERS ABSENT:**

**OTHERS PRESENT:** Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Sierra Spencer (DEGC/DBRA)  
Sidni Smith (DEGC/DBRA)  
Nasri Sobh (DEGC)  
Medvis Jackson (DEGC)  
Derrick Headd (DEGC)  
Anne Zobel (Freedom House)

**CALL TO ORDER**

Committee Chairperson, Ms. McClain, called the meeting to order at 3:35 PM.

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

**GENERAL**

**Minutes of the February 28, 2024 LBRF Committee Meeting:**

Ms. McClain called for a motion to approve the minutes of the February 28, 2024 LBRF Committee meeting.

Ms. DeSantis made a motion to approve the minutes of the February 28, 2024 LBRF Committee meeting.  
Mr. Scott seconded the motion. The minutes of the February 28, 2024 LBRF Committee meeting were approved.

**Proposed Amendment to Local Brownfield Revolving Fund Grant for Freedom House Detroit for East Campus Project**

Mr. Vosburg presented the Proposed Local Brownfield Revolving Fund Grant for Freedom House Detroit – East Campus Project to the LBRF Committee.

On February 26, 2024, the DBRA approved a \$25,000 Local Brownfield Revolving Fund (“LBRF”) grant (the “Original Grant”) for Freedom House Detroit, a non-profit corporation, (the “Developer”) to undertake environmental studies and obtain environmental reports in connection with the Developer’s approximately 5,000 square foot expansion of its residential facility located at 1777 North Rademacher Street in the City of Detroit (the “Project”).

Since the Original Grant was approved, the Developer has completed and received the required environmental studies and reports for the Project and the DBRA has reimbursed the Developer a total of \$25,000 for its incurred eligible costs. The Developer has also incorporated the results of the environmental studies into the scope of the Project, received EGLE approval of a Response Activity Plan, and received contractor pricing for the required remediation work.

The Project's total development costs are currently projected to be \$3,950,224, which includes professional fees, application costs, construction costs, furniture fixtures, equipment, and a contingency. To date, the Developer has secured \$3,494,755 from various sources including, government, foundation and private grants and donations. The Developer is in active discussions with funders for the remaining \$455,469 needed to complete the Project and will hold a Capital Campaign, if needed, to close any remaining financial gaps. The Developer will start construction of the Project on or before April 7, 2025 to meet funder deadlines.

As mentioned in the LBRF Grant Request for the Original Grant, the Developer always contemplated requesting additional LBRF funds from the DBRA once the environmental related construction costs were known. As such, the Developer is requesting \$75,000 in additional grant funds from the DBRA's LBRF. The additional grant funds will be used to fund the following Project costs: construction and post-construction environmental testing and reporting, selective soil excavation and disposal, and a sub-slab vapor mitigation system (the "Project Costs").

Under the LBRF, grant funds are available to Detroit headquartered developers, non-profit organizations, and state sanctioned economic development organizations. LBRF grants are available for environmental due diligence, BEA, due care and other environmental response activities.

DBRA staff supports and recommends amending the Original Grant and awarding the Developer additional grant funds in the amount of \$75,000 to use for Project Costs. Please find below the proposed terms of the amended LBRF Grant, and a Sources and Uses table.

**Grantee Name:** Freedom House Detroit, a non-profit corporation  
**Grantee/Borrower Location:** 1777 Rademacher Street, Detroit MI 48209  
**Request:** Additional Grant Funds: \$75,000  
(for a total amended LBRF Grant Amount of \$100,000)

**Fee:** Waived  
**Eligible Uses:** Eligible activities identified in the Brownfield Plan including environmental studies & investigation, demolition, lead & asbestos abatement, infrastructure improvements, and brownfield & work plan preparation & implementation.

**Disbursement:** DBRA will disburse additional Grant funds no more frequently than on a monthly basis for Developer's requested Brownfield Plan eligible expenses.

**Conditions:** (i) Satisfactory review and acceptance of standard due diligence items; and (ii) Execution of mutually acceptable grant documents.

TOTAL DEVELOPMENT USES		
Preplanning A/E	\$16,600	0.42%
Environmental Surveys	\$82,975	2.10%
Survey/Civil Engineering	\$28,750	0.73%
Architecture and Engineering	\$131,950	3.34%
Professional Fees (Project mgt, legal)	\$105,550	2.67%
Zoning Fees and Building Permits	\$65,647	1.66%
Site Development	\$450,000	11.39%
New Construction	\$2,178,210	55.14%
Existing Building Renovations	\$435,000	11.01%
Construction Contingency/Allowances	\$198,353	5.02%
Fixtures, Furniture and Equipment	\$45,000	1.14%

Outdoor Amenities	\$212,189	5.37%
<b>TOTAL DEVELOPMENT USES</b>	<b>\$3,950,224</b>	<b>100.0%</b>

#### **TOTAL SOURCES**

##### **Confirmed Sources**

MSHDA HOME-ARPA Non-Congregate Shelter Grant	\$1,491,746	37.76%
Detroit ARPA Accessibility	\$723,624	18.32%
McGregor Fund Grant	\$500,000	12.66%
Carls Foundation	\$250,000	6.33%
Song Foundation	\$175,000	4.43%
KipD+ Implementation	\$150,000	3.80%
DBRA LBRF Grant ("Original Grant")	\$25,000	0.63%
Huntington Fdn 2024	\$10,000	0.25%
MW Credit Union Grant	\$2,500	0.06%
Owner Contribution	\$31,885	0.81%

##### **Pending Sources**

Additional DBRA LBRF Grant Funds	\$75,000	1.90%
Capital Campaign & Funder Asks	\$380,469	13.05%
<b>TOTAL DEVELOPMENT SOURCES</b>	<b>\$3,950,224</b>	<b>100.0%</b>

#### **ELIGIBLE USES OF \$100,000 LBRF GRANT FUNDS**

##### **Eligible Uses**

Environmental testing, studies, and reporting	\$62,450
Vapor Mitigation System	\$81,480
Soil & Underground Structure Removal and Disposal Allowance	\$135,000
<b>TOTAL AVAILABLE ELIGIBLE LBRF USES</b>	<b>\$253,930</b>

- Additional funders are being approached for the remainder of environmental costs

Mr. Scott asked where the breakdown of the scope could be found. Mr. Vosburg indicated that the requested information was on page eight (8) of nine (9) in the Board materials provided.

Mr. Scott asked for the breakdown of the environmental scope. Ms. Kanalos stated that a breakdown of the eligible activities was located on page nine (9) of nine (9).

Mr. Vosburg explained that with both the previous grant and the new grant being requested, sixty-two thousand four hundred and fifty dollars (\$62,450.00) would be for environmental testing, eighty-one thousand four hundred and eighty dollars (\$81,480.00) would be for vapor mitigation and one hundred thirty-five thousand dollars (\$135,000.00) would be used for soil and underground structure removal and disposal allowance.

Mr. Scott stated that a typical breakdown is more detailed, noting that this was more of a general breakdown. Mr. Vosburg responded that Freedom House provided a more detailed budget, which was not presented in the Board's presentation. Mr. Scott requested that the Board receive the budget described by Mr. Vosburg via email. Mr. Vosburg agreed.

Ms. DeSantis started by noting the current environment surrounding immigration and asked what a capital campaign might look like. Ms. DeSantis followed up by asking if the Detroit Wayne County Port Authority succumbed to federal pressure and rescinded support, how Freedom House would secure the rescinded funding, and how it would affect the timeline.

Ms. Zobel explained that the project would cost just under four million dollars (\$4,000,000.00), and three million five hundred thousand dollars (3,500,000.00) had been secured, which is enough to begin construction. Ms. Zobel stated that with respect to the immigration landscape, Freedom House is aware of its' vulnerabilities and is publicly posted on the City of Detroit's website and Michigan State Housing Development Authority (MSHDA) and is being described as a project that assists homeless families in Detroit which is representative of the purpose of the Freedom House. Ms. Zobel added that no funding had been lost to date and stated that her team does have plans for various scenarios. Ms. Zobel stated that with the funds secured, the construction of the two (2) story five thousand square foot (5,000 sqft) addition could be completed, and about eighty percent (80%) of the interior improvements could be completed as well. Ms. Zobel continued that if a capital campaign happened, it would not be an extensive campaign considering the small gap in financing and would be advertised to the closest supporters of Freedom House who have not been approached about the project yet.

Citing no further discussion, Ms. McClain called for a motion recommending support for the Proposed Amendment to Local Brownfield Revolving Fund Grant for Freedom House Detroit for East Campus Project, as presented. The Committee took the following action:

Mr. Scott made a motion recommending support for the Proposed Amendment to Local Brownfield Revolving Fund Grant for Freedom House Detroit for East Campus Project, as presented. Ms. DeSantis seconded the motion. The committee members unanimously recommended approval of the Proposed Amendment to Local Brownfield Revolving Fund Grant for Freedom House Detroit for East Campus Project, as presented.

**OTHER**

None.

**PUBLIC COMMENT**

None.

**ADJOURNMENT**

Citing no further business, Ms. McClain called for a motion to adjourn the meeting. Ms. DeSantis made a motion to adjourn the meeting. Mr. Scott seconded the motion. Committee members present unanimously approved adjournment at 3:49 PM.