



**ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS REGULAR MEETING
TUESDAY, JULY 22, 2025 – 9:00 A.M.**

BOARD MEMBERS PRESENT:

Marsha Bruhn
Damon Hodge
Kwaku Osei
Kimberly Clayson
Clifford Brown
Chris Jackson

BOARD MEMBERS ABSENT:

Thomas Stallworth
Alexa Bush (Ex-Officio)
John Naglick (Ex-Officio)

**SPECIAL DIRECTORS
PRESENT:**

None

OTHERS PRESENT:

Jennifer Kanalos (DEGC/EDC)
Sierra Spencer (DEGC/EDC)
Glen Long, Jr. (DEGC/EDC)
Nasri Sobh (DEGC/EDC)
Madison Schillig (DEGC/EDC)
Sean Gray (DEGC/EDC)
Sidni Smith (DEGC/EDC)
Cleveland Dailey (DEGC/EDC)
Ashley Dreyer (DEGC/EDC)
Ajane Jackson (DEGC/EDC)
Amber Doyle (DEGC/EDC)
Kevin Johnson (DEGC/EDC)
Derrick Headd (DEGC/EDC)
Kyle Cascarelli (DEGC/EDC)
Mariangela Pledl (DEGC/EDC)
Rebecca Windecker (DEGC/EDC)



**MINUTES OF THE ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS REGULAR MEETING
DETROIT ECONOMIC GROWTH CORPORATION
500 GRISWOLD, SUITE 2200, DETROIT, MI 48226
TUESDAY, JULY 22, 2025 – 9:00 A.M.**

GENERAL

Call to Order

Noting that a quorum was present, Acting Chair Bruhn called the regular meeting of the Economic Development Corporation Board of Directors to order at 9:08 a.m.

Approval of Minutes

Ms. Bruhn asked if there were any additions, deletions, or corrections to the minutes of the June 24, 2025 regular Board meeting.

Mr. Brown made a motion to approve the minutes of the June 24, 2025 regular Board meeting, as amended. Mr. Hodge seconded the motion. All were in favor with none opposed.

EDC Resolution Code 25-07-02-393 was unanimously approved.

Receipt of Treasurer's Reports

Mr. Long reviewed the Treasurer's Report of Receipts and Disbursements for the month of May 2025.

Ms. Bruhn called for questions.

Hearing none, Ms. Bruhn called for a motion.

Mr. Hodge made a motion to approve the Treasurer's Report of Receipts and Disbursements for the month of April 2025, as presented. Mr. Brown seconded the motion.

EDC Resolution Code 25-07-03-311 was unanimously approved.

PROJECTS

MCM Update – Information Only

Ms. Schillig stated that before presenting her first item under projects, she would like to provide the Board with updates regarding the Motor City Match (MCM) program. Ms. Schillig advised that the MCM 10-year celebration was approaching, and Board members were invited via email. She continued that the celebration would be a two-day event starting with the MCM marketplace at Spirit Plaza on August 6th, followed by the 10-year celebration at Candela in the Southwest area of Detroit.

Ms. Schillig recalled the March 25, 2025 EDC Board meeting where the request was made to the MCM team for the team to provide lessons learned. Ms. Schillig explained that her team held a comprehensive meeting, which included an anonymous survey to gauge insights into what was working, what wasn't, and identify



areas for improvement. Ms. Schillig stated that a report based on the data gathered is being generated, and she hopes to have the report ready to present to the Board in the coming months.

Ms. Schillig provided an update on the MCM alumni support component of the program. She reminded the Board that MCM received five hundred thousand dollars (\$500,000.00) from City Council in the previous budget season to support open entrepreneurs. Ms. Schillig explained that a subcommittee has been formed within the MCM team to work on developing the new track. She added that she and her team met with business owners to gauge interest and discuss challenges they might be facing. Additionally, she mentioned that a survey has been distributed to gather data from open entrepreneurs and that they have also had calls with AI platforms, which she believes could help businesses analyze many factors affecting them.

Ms. Schillig stated her team is forming focus groups to better understand and assist business owners, and they continue to fundraise for this part of the program.

Ms. Schillig reviewed the analytics included in the Board materials.

Mr. Brown stated his appreciation for Ms. Schillig and the MCM team for providing the information requested by the Board.

Mr. Osei inquired about the number of companies that received the survey sent by the MCM team. Ms. Schillig stated that the number would be around two hundred (200) and had been given a few weeks to respond to the request.

Motor City Match: Recommendation for Round 29 Awards

Ms. Schillig stated that in 2015, the Economic Development Corporation of the City of Detroit ("EDC") launched the Motor City Match Program (the "Program" or "Motor City Match"). Since that time, the EDC Board has approved Program Business awards for 2,146 Detroit businesses. These awards occurred while the Program operated uninterrupted for 17 rounds, then resumed with Round 18 awards in January of 2022. Currently, more than 180 Motor City Match awardees are operating new businesses in formerly vacant commercial spaces throughout the city of Detroit.

On September 10, 2024, the EDC board approved a contract with the City of Detroit to accept funding for the first round of Motor City Match fourth phase, Round 29. The program began accepting applications for Round 29 on April 1st, 2025. Eligible microenterprises (5 or fewer employees, including owner) and small businesses (6-49 employees, including owner) were eligible to apply to compete for financial and technical assistance. In Round 29, the program accepted applications for awards in four award tracks: Plan, Develop, Design, and Cash.

1. **Plan** – one-on-one and group consulting, classes and workshops, and access to technical assistance and professional services for up to 15 **entrepreneurs seeking to refine, formalize, and launch a business idea.**
2. **Develop** – one-on-one and group consulting, classes and workshops, access to technical assistance and professional services for up to 15 **businesses seeking to develop their idea, create a plan for growth, and choose an appropriate location for their next phase of development.**
3. **Design** – one-on-one and group consulting and access to technical assistance and professional services for up to 10 **businesses** that have secured a location in an existing commercial building, settled on an appropriate growth plan, and need to **create a design and program specific to that location.**
4. **Cash** – cash grants for up to 15 **projects** that have secured a location in an existing commercial building, completed a business plan, a plan to complete necessary architectural and design drawings,



and have a comprehensive project plan with an itemized budget specific to the proposed project location. The maximum grant award is \$100,000 per project. Applicants must demonstrate a financial need and a lack of access to the necessary capital needed to complete the proposed project. Loans are facilitated through Motor City Match lending partners.

The total number of grants and aggregate grant amounts in the Cash Track may exceed the suggested totals in any round based on the number of qualified applicants and their project timelines.

Technical Assistance Awards

Motor City Match technical assistance awards provide eligible awardees with technical assistance in the form of business services, access to classes and workshops, and one-on-one consultation including, but not limited to, business planning, financial management and design assistance. The cash value of Technical Assistance awards for each track will vary based on the unique needs of awardees. **Technical Assistance awardees are not automatically entitled to the maximum amount of Technical Assistance funding, and additional Technical Assistance can be approved at the discretion of EDC Staff.** Technical assistance awards included the following award tracks and amounts:

- Plan - \$1,500
- Develop - \$3,500
- Design - \$25,000

In limited circumstances, MCM staff can approve additional services beyond the initial Technical Assistance allocation at their discretion if an awardee is able to demonstrate urgent circumstances and a vital need for services.

Financial Assistance Awards

Cash Track Grants

Competitive grants are funded by the City of Detroit general funds. **Motor City Match grants in the Cash Award Track will not exceed \$100,000. Grants are available for businesses that cannot get any or all the financing they need to get open.** Grants are not a substitute for readily available financing and a minimum of 10% owner equity is mandatory for consideration. Grant disbursement is subject to satisfaction of program milestones. Grants are only available for awardees of the Motor City Match Cash Track.

Cash Track Grant funds can be used for the following eligible expenses:

- Business and professional services necessary to complete the awarded project
 - Construction costs including the following:
 - Design services and drawings
 - Exterior building renovations
 - Interior building renovations including necessary furniture, fixtures, and equipment
 - Inventory
 - Code compliance, license fees and permit costs
 - Working capital up until operation
- Technical assistance may be available dependent on available funds



When applications closed on May 4, 2025, the EDC had received 250 business applications (each an "Application") for Round 29. This memorandum and resolution focus on the selection and recommendation of awardees for:

- "Plan" award track
- "Develop" award track
- "Design" award track
- "Cash" award track

First, staff verified business eligibility based on self-reported data submitted in the application for the following criteria:

- The business wishes to locate in Detroit for at least three years
- The business is majority-owned by a person who is at least 18 years or older
- This business and all owners are in good standing with the City of Detroit State of Michigan and IRS
- This business is NOT part of a franchise. (Independently owned businesses that participate in retailers' cooperatives are not considered franchises and are eligible to apply).
- The business owners do not have actual conflict of interest, as described in the Program Guidelines, subject to the mitigation and exemption procedures outlined therein.

Second, staff scored applications based on the answers to questions in five sections that correspond to five scoring categories:

1. **Vision and plan** for the business based on the soundness, completeness and creativity of the concept.
2. **Experience and capacity** of the business owners and key members of the business team.
3. **Market opportunity** to meet economic demand and advance business district revitalization.
4. **Community support** for new business including benefit to low to moderate income communities.
5. **Leverage** of business owner investment and other community investment initiatives in the area.

Initial scoring is based on the answers to multiple choice questions designed to measure the extent to which an applicant can clearly communicate the strengths of their business in the five scoring categories. The maximum score for each application is 100 points.

Finalists are selected based on initial scoring. Applications receiving an initial score that is not in the finalist range of the track to which they applied may be selected as a finalist if their application demonstrates that the business could result in clear positive community and economic impact. Up to 40 finalists are selected for Plan and Develop Tracks. Up to 25 finalists are selected for the Design Track and up to 40 finalists are selected for both the Cash Track

The final selection of awardees is as follows:

- Finalists for the "Plan" and "Develop" Tracks are selected internally. EDC staff requests additional information or clarifying information when necessary.
 - 46 Plan finalists were selected in Round 29
 - 38 Develop finalists were selected in Round 29



- Finalists for the “Design” Track are sent an official notification of their status within 30 days of the initial application closing. Finalists are required to complete a supplemental application and site visit with EDC staff.
 - 12 Design finalists were selected in Round 29
- Finalists for the “Cash” Track are sent an official notification of their status within 30 days of the initial application closing.
 - 35 Cash finalists were selected in Round 29
 - Finalists are required to complete a supplemental application and site visit with EDC staff, and to engage local lenders to determine how much capital is available to fund their projects.
 - Supplemental Applications for “Cash” finalists require submission of financial information, including a standard loan application and personal financial statement. This information is used to determine the project's financial need, equity investment and “funding gap” for each business.
 - Lender Networking Events introduce applicants to a team of twelve local Community Development Financial Institution (CDFI) and non-traditional lending partners. Applicants are asked to liaise with these lenders in an attempt to determine whether or not loans are available to fill the project's “funding gap”. Our Lender Networking Event was held on Thursday, May 29, 2025
 - Lenders present included CDC Lending, Community Reinvestment Fund, Detroit Community Wealth Fund, Detroit Development Fund, Fair Food Fund, First Independence Bank, Lake Trust Credit Union, Opportunity Resource Fund and ProsperUs . CDFI partners made commitments to explore lending the balance of the funding gap based on recommended grant investment from Motor City Match.
 - Motor City Match staff uses lender interest, participant scores, supplemental information, and readiness to accept additional investment to determine “Cash” awardees and associated grant investment.

EDC staff recommends the approval of awards for Round 29 in accordance with the following:

- Fifteen (15) “Plan” awardees for business planning as presented in Exhibit A.
- Fifteen (15) “Develop” awardees for site selection as presented in Exhibit B.
- Six (6) “Design” awardees for design, architectural, and engineering services in Exhibit C.
- Nine (9) “Cash” awardees to receive a total of \$450,000 in grant investment, as described on Exhibit D.

EDC staff will provide an internally developed Business Plan training for Round 29 Motor City Match “Plan” awardees.

EDC staff will facilitate one-on-one match making between top ranking businesses and building owners recognized as Round 29 “Develop” awardees. Match making services will include open houses and networking sessions between business owners and building owners. In addition, technical assistance will include expert guidance on leasing, financial planning and assessing market opportunities.

EDC staff will facilitate introductions to qualified service providers that can provide project-based design, architectural, and engineering services for Round 29 “Design” awardees. Services may include all five stages of the architectural design process and will be funded by the applicable Motor City Match funding source.



The EDC will enter into grant agreements with Round 29 Motor City Match “Cash” awardees and facilitate underwriting with lending partners for “Cash” awardees to pursue gap financing through these independent sources.

A resolution approving the staff’s recommendation of “Plan”, “Develop” and “Design” awardees and recommending to the Board staff’s recommendation of “Cash” awardees was attached for the Board’s consideration.

Mr. Osei called for questions. Hearing none, he called for a motion.

Mr. Brown made a motion to approve the Motor City Match: Recommendation for Round 29 Awards, as presented. Ms. Bruhn seconded the motion. All were in favor with none opposed. EDC Resolution Code 25-07-91-166 was unanimously approved.

Motor City Match: Request to Approve Technical Assistance Service Providers

Ms. Schillig stated that in 2015, the Economic Development Corporation of the City of Detroit (“EDC”) launched the Motor City Match Program (the “Program” or “Motor City Match”). On September 10, 2024, the EDC board approved a contract with the City of Detroit to accept funding for the first round of Motor City Match fourth phase, Round 28. A key part of the program is the provision of business services through technical assistance awards in the Plan, Develop, Design, and CVI Tracks, and business services necessary for the completion of projects in the financial assistance award tracks Cash.

Technical Assistance Awards

Motor City Match technical assistance awards provide eligible awardees with business services, access to classes and workshops, and one-on-one consultation including, but not limited to, business planning, financial management and design assistance. The cash value of Technical Assistance awards for each track will vary based on the unique needs of awardees. **The value of all Technical Assistance awards for any one business will not exceed \$50,000 in any one award year. Technical Assistance awardees are not automatically entitled to the maximum amount of Technical Assistance funding.**

Motor City Match financial assistance awards do not include a technical assistance allowance. However, awardees may access technical assistance funding for business services, when deemed necessary by Motor City Match staff for the completion of their projects.

Procurement of Service Providers

Motor City Match utilizes qualified service providers to offer vital business services to awardees. The process for determining qualified service providers was laid out in two open requests for qualifications (RFQs) soliciting qualified providers in the listed categories:

- Small Business Technical Assistance Services Request for Qualifications (Technical Assistance RFQ)
 - Legal Services
 - Accounting and Financial Planning Services
 - Marketing and Branding Services
 - Business Planning and Business Consulting Services
 - Technology Services
 - Pre-construction and Project Management Services



- Small Business Technical Assistance Services Request for Qualifications: Architectural Design & Engineering (Design RFQ)
 - Architecture and design services – all phases
 - Building condition assessments
 - Feasibility Analysis
 - Permitting and zoning review
 - Project estimates
 - Project management
 - Building permitting
 - Construction administration
 - Energy Efficiency / Green Building Practices

Both RFQs opened on Thursday, April 17th, 2025, and closed on Sunday, June 22nd, 2025. Advertisements for the RFQs were presented on the websites of the DEGC, www.degc.org, Detroit Means Business, www.detroitmeansbusiness.org, and Motor City Match, www.motorcitymatch.com. RFQ's were also posted on BidNet Privately, Motor City Match staff sent email notices of the posting of the RFQs to over 100 business service organizations, neighborhood service organizations, past technical assistance providers, and institutional partners.

Provider Selection

Criteria for selection of TA Providers is based on qualifications, experience, capacity, ability to execute contracts, ability to service Detroit-local small businesses and compliance with applicable regulations.

Submissions to the Technical Assistance RFQ were reviewed and scored according to the following criteria:

- Qualifications and Experience 30 Points
- Capacity to execute services 30 Points
- Clarity of scopes of service 30 Points
- Community Impact 10 Points

The minimum score to be selected as a TA Provider was 70 points. Program staff scored applications using the above selection criteria before final review by Program management. Qualification as a TA Provider was also subject to a final due diligence review, which included a TA Provider's ability to comply with applicable funding guidelines and compliance regulations.

Submissions to the Design RFQ were reviewed and scored according to the following criteria:

- Qualifications and Experience 45 Points
- Capacity to Complete MCM Projects 45 Points
- Community Impact 10 Points

The minimum score to be selected as a Design Provider was 70 points. Program staff scored applications using the above selection criteria before final review by Program management. Qualification as a Design Provider was also subject to a final due diligence review, which included a TA Provider's ability to comply with applicable funding guidelines and compliance regulations.

A total of 66 submissions were received in response to the Requests for Proposals. The Technical Assistance RFQ received 46 submissions, 29 of those submissions scored high enough to qualify as a Technical Assistance Service Provider. Of the submissions that scored high enough to qualify, MCM staff is



recommending all 29 for approval as Technical Assistance Service Providers – 48% of recommended providers are Detroit based, 72% are minority-owned firms, and 69% are women-owned firms. Sixteen firms are current or prior MCM Technical Assistance Providers. Recommended Technical Assistance Service Providers are listed in **Exhibit A**.

The Design RFQ received 20 submissions, and 12 submissions of those submissions scored high enough to qualify as a Design Services Provider. Of the submissions that scored high enough to qualify, MCM staff is recommending all 12 for approval as a Design Service Provider – 92% of recommended providers are Detroit based, 50% are minority-owned firms, and 25% are women-owned firms. Eleven firms are current or prior MCM Design Service Providers. Recommended Design Services Providers are listed in **Exhibit B**.

Service Provision

The EDC will enter into contracts (or amended contracts for existing providers) with qualified Technical Assistance Service Providers and Design Service Providers upon completion of due diligence that includes verification of required business registration, tax clearances, insurance coverages, and ability to comply with applicable regulations. Due diligence must be complete, and contracts fully executed prior to the approval of any service requests.

Approved Technical Assistance and Design Service Providers will provide program staff with a summary profile and the scopes of available services to be shared with awardees via an online database in the Submittable application portal. Awardees will select providers and services that match the goals of their business set out in their Motor City Match applications and refined in consultation with Motor City Match staff via the online database and submit a request for approval of services to Motor City Match staff. Upon approval of services, the Motor City Match Awardee, the selected service provider, and the EDC will enter into a three-party service agreement which will also serve as a notice to proceed with selected services. Upon completion of services, or such other schedule for Design Service Providers as determined by EDC staff, service providers will submit a completed invoice and awardees will submit a review of services to program staff. Payment will be issued directly to the service provider after all forms are reviewed and approved by MCM Staff.

A resolution approving the staff's recommendation of qualified Technical Assistance Service Providers and Design Service Providers was attached for the Board's consideration.

Mr. Brown asked if the providers were paid on an hourly or contract basis. Ms. Schillig responded that for general service providers, a master service provider agreement is entered into, and a scope of service must be agreed on.

Mr. Brown asked if the payment was made in a lump sum fashion. Ms. Schillig stated that was correct.

Mr. Brown asked if the providers were required to service a certain number of businesses as part of their scope. Ms. Schillig stated that businesses were not required to service a certain number of businesses, and it was up to awardees to select the provider; the provider would only be paid if they were selected.

Mr. Jackson sought insight into the fact that fewer than fifty percent (50%) of general service providers were Detroit-based. Ms. Schillig explained that she and her team were surprised that general service providers had brought in several out-of-state applications and applications from all over Michigan, but for design services, ninety-two percent (92%) of applications came from Detroit-based providers.

Mr. Jackson asked Ms. Schillig to provide further details about the scope of services being offered. He questioned how a provider outside of the City could offer technical assistance to a Detroit business. Ms.



Schillig stated that the plan awardees receive one thousand five hundred dollars (\$1,500.00) in technical assistance, while the develop awardees get three thousand five hundred dollars (\$3,500.00) in technical assistance. She also explained that before awardees could access these funds, they had to attend several classes, workshops, and meetings with staff and must submit certain deliverables to demonstrate their readiness. Ms. Schillig expressed her belief that the guidance from her team provides the necessary knowledge about Detroit, and tasks such as website troubleshooting can be handled by one of the general services providers using the technical assistance funds.

Mr. Brown mentioned it could be helpful for the Board to see some of the training offered by the MCM team. He also suggested that the Board get involved in marketing, as members have the obligation and opportunity to share information with providers they know or promote the opportunity through MCM on social media. Ms. Schillig responded that she would include the Board in virtual open houses, training, and share information when the next Request for Proposal is announced.

Mr. Osei called for questions. Hearing none, he called for a motion.

Mr. Brown made a motion to approve the Motor City Match: Request to Approve Technical Assistance Service Providers, as presented. Mr. Bruhn seconded the motion. All were in favor with none opposed.

EDC Resolution Code 25-07-91-167 was unanimously approved.

Mr. Jackson stated that he believes the updates provided by Ms. Schillig warrant a discussion at an upcoming meeting to give Board members time to process the information.

Mr. Jackson also stated that he would like to have a discussion about some of the topics that he's heard being discussed by several mayoral candidates regarding commercial corridors and various initiatives. Mr. Jackson added that a conversation about how to integrate the tools the DEGC has with the MCM program is important, as it seems this will be a major focus for the future Mayor.

Mr. Osei requested that, within the next two (2) scheduled Board meetings, there be a discussion regarding the topics brought forth by Mr. Jackson to staff.

Neighborhood Development Corporation Project #1: Additional Engineering and Design Services

Mr. Dailey stated that the Economic Development Corporation of the City of Detroit (the "EDC") and its subsidiary corporation, The Neighborhood Development Corporation of the City of Detroit (the "NDC") provide various services for Jefferson Village in accordance with the Project Plan for Neighborhood Development Corporation Project #1, including but not limited to engineering and design services.

In March 2023, the EDC Board approved a resolution authorizing the submission of a grant application to the Michigan Department of Environment, Great Lakes, and Energy ("EGLE") for its 2023 Culture of Resilience Funding Opportunity to fund the design of the Jefferson Village Park. In July 2023, EGLE awarded the EDC a grant in the amount of up to \$55,500 ("Grant Funds"), with a required 50% local matching contribution to be funded using the EDC's Jefferson Village project fund.

The Jefferson Village Park will include walking paths, play areas, nature features, bioretention areas and lighting. Pursuant to a 2024 EDC Board approval (Resolution 24-01-13-101), Giffels-Webster Engineers, Inc ("GWE") was awarded the contract to complete the park design, which included civil engineering services and environmental assessment and gain approvals from City, State and other jurisdictions.

Recently, EDC staff and Giffels Webster have had to address several design and construction related issues. These include:



- 1) Heavy concentrations of lead were identified in exploratory digs for the bioretention areas and adjacent land clearing site.
- 2) Additional soil samples are required to determine leachate toxicity characteristics for the retention pond.
- 3) Additional samples are required to define the perimeter of lead concentration, in the site clearing phase in adjacent northern property.
- 4) Notification of findings will be submitted to EGLE.
- 5) Develop and submit a Due care, operations and maintenance plan that will be used for construction activity and barrier design.
- 6) Finally, Giffels Webster has provided continued engineering services and responses to staff, per EGLE's request for documentation related to Design and Construction grant approval.

Scope of Work	Cost
SME – Lead Testing	\$4,200.00
SME – Additional Consulting	\$26,775.00
Giffels Webster – Additional Survey	\$6,425.00
Giffels Webster – Additional Engineering and correspondence with EGLE - Michigan Coastal Management Grant Program	\$10,000.00
New services Total	\$47,400.00
Current Contract Value	\$109,800.00
TOTAL	\$157,200

EDC staff requested Board authorization to amend the total contract value in accordance with the amounts listed above. EDC staff recommends the EDC to amend the contract with Giffels Webster Engineers, Inc, to increase the total project amount from the original amount of One Hundred Nine Thousand Eight Hundred and 00/100 (\$109,800.00) Dollars to a new total of One Hundred Fifty-Seven Thousand Two Hundred and 00/100 (\$157,200.00) Dollars.

The EDC staff further requested that the Board authorize an Owner's contingency in the amount of 20% of the amended contract value or Thirty-One Thousand Four Hundred Forty and 00/100. (\$31,440.00) Dollars, for the purpose of addressing possible unknown conditions and additional services

A resolution was attached for the Board's consideration.



Mr. Hodge asked if there was any chance that additional remediation would be needed at the site which would result in additional costs. Mr. Dailey stated that there is always a possibility, but this request is mainly a notification to EGLE as part of the due care process. Mr. Dailey added that there is going to be some grading work performed on the northern side, and that the perimeter will be located in order to stop the spread of the concentrated lead.

Mr. Hodge stated that his concern was that, through investigations, another finding might be made, leading to a request to the Board for another large sum. Mr. Dailey acknowledged his concern but expressed confidence that the plan to rebuild would resolve the issue. Mr. Dailey added that he has been working on the Jefferson Village project for twenty (20) years, and the area is a landfill. Mr. Hodge mentioned that he appreciated the context of the area.

Mr. Osei asked why the updated agreement total and the total amount being requested were different by \$10,000.00. Mr. Dailey explained that Giffels Webster had continued engineering services and responses to staff. Mr. Dailey added that Giffels Webster would be billing for their support work with respect to the grant. Although the grant had been accepted, nothing had been done to accommodate their support.

Mr. Osei called for questions. Hearing none, he called for a motion.

Ms. Bruhn made a motion to approve the Motor City Match: Recommendation for Round 29 Awards, as presented. Mr. Hodge seconded the motion. All were in favor with none opposed. EDC Resolution Code 25-07-13-103 was unanimously approved.

Commented [JK1]: Lets ask Cleve to review this paragraph and the above to make sure that we got it right!



ADMINISTRATION

Election of Officers – Amendment to Current Slate

Ms. Kanalos stated that following the resignation of the Chairperson, the position of Chair was vacant. In accordance with the usual procedure, EDC staff requested that an amendment be made to the current slate of officers.

The current officers were as follows:

Vacancy, Chairperson
Kwaku Osei, Vice Chairperson
Marsha Bruhn, Secretary
Thomas Stallworth, Treasurer

Staff proposed that the Board open the floor to nominations.

Ms. Bruhn made a motion to nominate Mr. Osei for the position of EDC Chairperson. Ms. Clayson seconded the motion to nominate Mr. Osei as Chairperson.

Mr. Osei accepted the nomination.

Mr. Osei stated that the position of Vice Chairperson would need to be filled.

Mr. Brown inquired about the responsibilities of the Vice Chair and Treasurer. Ms. Kanalos stated that the Vice Chair chairs meetings when the Chair is absent, and the Treasurer reviews the financial reports.

Mr. Jackson asked if absent Board members could be nominated. Ms. Kanalos stated this was true.

Mr. Osei asked if the appointment of a new EDC Board member was in motion. Ms. Kanalos stated that was correct.

Mr. Jackson made a motion to nominate Mr. Brown as Vice Chairperson and to nominate Ms. Bruhn and Mr. Stallworth for their existing roles. Ms. Clayson seconded the motion.

Mr. Brown and Ms. Bruhn accepted the nomination.

Mr. Brown made a motion to elect the slate of officers as nominated. Mr. Jackson seconded the motion. All were in favor with none opposed.

EDC Resolution Code 25-07-01-248 was unanimously approved.

Election of an EDC Finance Committee Member

Ms. Kanalos stated that there was a vacancy on the EDC Finance Committee and, therefore, a need to elect a new member to the Committee.

The current EDC Finance Committee Members were as follows:



Vacancy

Damon Hodge

Kwaku Osei

Thomas Stallworth

EDC staff proposed that the Board Chair open the floor to nominations, followed by a vote of the Board.

Mr. Jackson made a motion to nominate Mr. Brown to the EDC Finance Committee. Mr. Hodge seconded the motion.

Mr. Brown accepted the nomination.

Mr. Jackson made a motion to elect Mr. Brown as a member of the EDC Finance Committee. Ms. Clayson seconded the motion. All were in favor with none opposed.

EDC Resolution Code 25-07-01-249 was unanimously approved.

PUBLIC COMMENT

None.

ADJOURNMENT

With there being no other business to come before the Board, Mr. Osei adjourned the meeting at 9:49 a.m.



CODE EDC 25-07-02-393

APPROVAL OF MINUTES OF JUNE 24, 2025, REGULAR MEETING

RESOLVED, that the minutes of the regular meeting of June 24, 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 Economic Development Corporation.

July 22, 2025



CODE EDC 25-07-03-311

RECEIPT OF TREASURER'S REPORT FOR MAY 2025

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period ending May 31, 2025, as presented at this meeting, is hereby in all respects accepted as action of the Economic Development Corporation.

July 22, 2025



CODE EDC 25-07-91-167

MOTOR CITY MATCH: REQUEST TO APPROVE TECHNICAL ASSISTANCE SERVICE PROVIDERS

WHEREAS, in 2015, the Economic Development Corporation of the City of Detroit (“EDC”) launched the Motor City Match Program (the “Program”); and

WHEREAS, in September 2024, pursuant to a request for proposal issued by the City of Detroit, the EDC was selected to be the program administrator of the fourth phase of the Program; and

WHEREAS, in order to engage qualified service providers for the Program’s technical assistance-based award tracks, EDC staff released two requests for proposals seeking responses for the provision of various technical assistance and design services; and

WHEREAS, EDC staff has completed its evaluation of submissions to the Small Business Technical Assistance Services Request for Qualifications (Technical Assistance RFQ) and, subject to staff’s completion of due diligence that includes verification of required business registration, tax clearances, insurance coverages, and ability to comply with applicable regulations, recommends the providers listed in the attached **Exhibit A** (the “Technical Assistance Service Providers”); and

WHEREAS, EDC staff has completed its evaluation of submissions to the Small Business Technical Assistance Services Request for Qualifications: Architectural Design & Engineering (Design RFQ) and, subject to staff’s completion of due diligence that includes verification of required business registration, tax clearances, insurance coverages, and ability to comply with applicable regulations, recommends the providers listed in the attached **Exhibit B** (the “Design Service Providers”); and

WHEREAS, the EDC Board of Directors has determined that staff’s recommendation is appropriate and in the best interests of the EDC and the Program.

NOW, THEREFORE BE IT RESOLVED that the EDC Board of Directors accepts the current recommendations for qualified Technical Assistance Service Providers and Design Service Providers.

BE IT FURTHER RESOLVED that the EDC Board of Directors approves the businesses described in **Exhibit A** for qualified Technical Assistance Service Providers

BE IT FURTHER RESOLVED that the EDC Board of Directors approves the businesses described in **Exhibit B** for qualified Design Service Providers

BE IT FURTHER RESOLVED, that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the EDC’s Authorized Agents shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers and to take such actions as are necessary or appropriate to implement the provisions and intent of this resolution.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any Officer or Authorized Agent of the EDC, in the name and on behalf of the EDC, relating to matters contemplated by the foregoing



resolutions, which acts would have been approved by the foregoing resolutions, except that such acts were taken prior to the execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

July 22, 2025



Exhibit A
Recommended Technical Assistance Service Providers Awardees

Service Provider	Point of Contact	Role	Category of Service	Location
Backtalk Branding LLC	Marissa D'Agostino	Co-founder + Operations Director	Marketing and Branding Services, Technology Services, Other	Detroit
Best Practices Consulting Services, LLC	Laura Sigmon	CEO	Accounting and Financial Planning, Business Planning & Business Consulting	Romulus
Blended Collective, LLC	Lydia Michael	Owner and Lead Brand Strategist	Marketing and Branding Services, Business Planning & Business Consulting	Detroit
Brain Jar L.L.C.	Hartford Matthews	Business Development	Technology Services	Detroit
Brick by Brick Web Development, LLC	Karim Kadouh	Co-Founder	Marketing and Branding Services, Business Planning & Business Consulting, Technology Services	Dearborn
Brightmoor Artisans Collective	Rachel Meeker	Executive Director	Business Planning & Business Consulting	Detroit
Catalyst Media Factory LLC	Jennifer Foster	President & CEO	Marketing and Branding Services	Detroit
Concetti L.L.C. dba Concetti	Jessica Bondalapati	Operations Manager	Marketing and Branding Services	Detroit
Dianne Walker, LLC dba Walker Consulting Services	Dianne Walker	Owner	Business Planning & Business Consulting	Detroit
First Class Financial Associates LLC	Elizabeth Badgett	Owner	Accounting and Financial Planning, Business Planning & Business Consulting, Technology Services	Southgate
Hope & Teal Designs, LLC dba Needham Solutions LLC	Cameron Marie Needham	CEO / Owner	Marketing and Branding Services, Technology Services, Other	Mason
International Strategic Management, Inc.	Faris Alami	CEO	Business Planning & Business Consulting, Accounting and Financial Planning	Detroit
Joiner Consulting, LLC	Gail Joiner	Founder, CEO	Marketing and Branding Services, Business Planning & Business Consulting, Technology Services, Accounting and Financial Planning	Fort Worth
Kerr, Russell and Weber, PLC	Tom Keller	Business Development Director	Legal	Detroit
Ki Takeaways Communications LLC	Kiana Montgomery	Owner and Head Publicist	Marketing and Branding Services	Macomb
Legal Pathworks, PLC	Todd Redden	Founding Attorney and Counselor at Law	Legal	Bloomfield Hills



Local Difference, LLC dba Taste the Local Difference	Tricia Phelps	CEO	Marketing and Branding Services, Technology Services, Other	Traverse City
MAHALIA ANTHONY LLC dba D-SOURCE	Wendy Caldwell-Liddell	Founder & Chief Small Business Coach	Business Planning & Business Consulting	Detroit
Modern Media Design, LLC	Olivia Ewing	Owner + Art Director	Marketing and Branding Services	Detroit
Modern Mogul LLC	Tanesha Reed	Owner & Coach	Marketing and Branding Services	Westland
MYISHA TAX CONSULTANT LLC	Loretta Robinson	President	Accounting and Financial Planning	Detroit
Redhead Creative Consultancy, Inc.	Caleb Wilson- Johnson	Client Services Director	Marketing and Branding Services, Technology Services	Lansing
The Mack Law Group, PLC	Pamela Denise Mack	Principal Attorney	Legal	Bloomfield Hills
The Resource Hub LLC dba Social Solace	VirKino Smith	Kino Smith	Marketing and Branding Services, Business Planning & Business Consulting, Technology Services	Southfield
TMV Group, LLC	Joe Morden	Joe Morden	Marketing and Branding Services, Business Planning & Business Consulting, Technology Services	Mildford
Upton Law, PLLC	Shakeena G. Melbourne	CEO	Legal	Detroit
Wandzel Law PLLC	Victor Wandzel	Principal Attorney	Legal	Birmingham
WE ARE MAJOR, LLC	Leyanis Diaz	Founder & CEO	Marketing and Branding Services, Business Planning & Business Consulting	Miami
Work Department LLC	Libby Cole	Owner & Creative Director	Marketing and Branding Services, Technology Services	Detroit



**Exhibit B
Recommended Design Service Providers**

Service Provider	Point of Contact	Role	Category of Service	Location
Design Think Tank LLC	Luis Antonio Uribeagan	CEO / Lead Design Mind	Architectural Services	Detroit
Develop Architecture LLC	Bryan Cook	Owner and Lead Architect	Architectural Services	Detroit
Disbrow Iannuzzi Architects, PLLC, dba Iannuzzi Studio	David Iannuzzi	Owner	Architectural Services	Ferndale
End Studio, LLC	Elise DeChard	Owner, Principal Architect	Architectural Services	Detroit
ET AL. Collaborative of Detroit, LLC	Tadd Heidgerken	Principal	Architectural Services, Zoning & Regulatory Services, Energy Efficiency / Green Building Practices, Project Feasibility Analysis	Detroit
HANNAH Architects, LLC	Jaimelyn Neher	VP of Design	Architectural Services, Zoning & Regulatory Services, Project Feasibility Analysis, Building Condition Assessments, Energy Efficiency / Green Building Practices, Engineering Services	Detroit
INFUZ, LTD. dba INFUZ ARCHITECTS	Milah Glenn	Director of Business Development	Architectural Services, Project Feasibility Analysis, Building Condition Assessments, Zoning & Regulatory Services	Detroit
LOUIS J. FISHER, ARCHITECTURE & URBAN DESIGN, P.C.	Louis J. Fisher	President	Architectural Services, Project Feasibility Analysis, Building Condition Assessments, Zoning & Regulatory Services	Detroit
Other Work LLC	Laura Walker	Owner, Principal	Architectural Services	Detroit
SDG ASSOCIATES, L.L.C.	Wesley Sims	Chief Executive, Financial and Operating Officer	Architectural Services, Engineering Services, Zoning & Regulatory Services, Building Condition Assessments, Project Feasibility Analysis, Energy Efficiency / Green Building Practices	Detroit
Spalding DeDecker Associates Inc. dba Spalding DeDecker	Cassi Meitl	Planning Manager	Engineering Services, Zoning & Regulatory Services, Energy Efficiency / Green Building	Detroit



			Practices, Project Feasibility Analysis	
Urban Alterscape, Inc.	Erika Baker	Owner	Architectural Services, Zoning & Regulatory Services, Project Feasibility Analysis, Building Condition Assessments, Energy Efficiency / Green Building Practices, Engineering Services	Detroit



CODE EDC 25-07-91-166

MOTOR CITY MATCH: RECOMMENDATION FOR ROUND 29 AWARDS

WHEREAS, in 2015, the Economic Development Corporation of the City of Detroit (“EDC”) launched the Motor City Match Program (the “Program”); and

WHEREAS, the EDC and the City have executed a contract for the administration of the Program, to be funded with \$2.5 million from the City of Detroit general funds; and

WHEREAS, EDC staff has completed due diligence and evaluation for applications (“Applications”) in the twenty eighth round (“Round 29”) of the Motor City Match Business Application Track; and

WHEREAS, the EDC staff has provided recommendations to the Board to receive technical assistance for the “Plan” awards, “Develop” awards, “Design” awards, and grant investment for the “Cash” award categories; and

WHEREAS, the EDC Board of Directors has determined that staff’s recommendation is appropriate and in the best interests of the EDC and the Program.

NOW, THEREFORE BE IT RESOLVED that the EDC Board of Directors accepts the current results of the Round 29 application evaluation process.

BE IT FURTHER RESOLVED, that the EDC Board of Directors approves the businesses described in Exhibit A for “Plan” awards.

BE IT FURTHER RESOLVED, that the EDC Board of Directors approves the businesses described in Exhibit B for “Develop” awards.

BE IT FURTHER RESOLVED, that the EDC Board of Directors approves the businesses described in Exhibit C for “Design” awards.

BE IT FURTHER RESOLVED, that the EDC Board of Directors approves “Cash” grant awards to the businesses and in the amounts described in Exhibit D.

BE IT FURTHER RESOLVED, that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the EDC’s Authorized Agents shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers and to take such actions as are necessary or appropriate to implement the provisions and intent of this resolution.

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

July 22, 2025



**Exhibit A
Recommended “Plan” Awardees**

Business Name	Owner	Description
Aurablez	Chelsea Cooper	Creating toys for all children
Bar IX	Alissa Graff	Neighborhood bar centering women's sports
Beams Creative LLC	Medonte Dandridge	Soft-sell retail through coffee experience
Claradise LLC	Clara Williams	Wholesale convenient, nutritious, packaged meals
Darlings Bookshop	Querida Jordan	Children's Bookstore and Café
DT Global Services LLC	DIDIER TIEIDE	African food, crafts, events and clothing
Dynasty Senior Center	Christian Boatmon	Senior Recreational Center
Fountain Freight	Jaamy Fountain	Metro Detroit shipping and light freight
Heal Well Detroit Adult Day Center	Destiny Countryman	Adult day center
Homegirl Kitchen	Homegirl Kitchen	Farm to table modern diner
KINTOMI LLC	Takeisha Pack	Food Sustainability and Chef Program
Le Belle Mystique LLC	Ayanna Adams	An immersive burlesque, restaurant experience
Little Susie Cafe	Tequila Harris	Neighborhood café and restaurant
Revive Smoothies LLC	Lakeisha Wright	Delicious smoothies for happy living
Trust Academy	Samara Hendricka	Home child care and respite



**Exhibit B
Recommended “Develop” Awardees**

Business Name	Owner	Description
8 Ball Imaging LLC	Kimberly C Fowler	Custom apparel and signage printing
Aromony	Laina Martin	Florist serving community and education
Autism in the D	Tiera Moultrie	Inclusive autism play and support.
Boho Luxe Detroit	Jessica Jansen	Gift boutique and candle bar
Christina Renee' LLC	Christina Brigham	Beauty, empowerment, self-improvement, events, products.
Jendayi LaReine, LLC	Brett Cave	Healing workshops and wellness products.
Kiya's House of Beauty	Kiya Ellis	Hair salon; braids and natural
Moe's Kustomz and Collision LLC	Maurice Gavin	Refinish vehicles to factory specs.
OPTIX Accounting LLC	Lynnorra Phillips	Accounting, Tax, and Business Consulting
Pilates in the D	Naomi Black	Pilates studio promoting health/wellness
Pique Earth	Laura Howard	Food manufacturer
Skin Studio 211	Lorin Cumberbatch	Esthetician beauty services and retail
Tax Savvy Refunds Co	Lakena Armstrong	Expert Tax and Financial Services.
The Noble Brand, LLC	Sydney Noble	Luxury home fragrance store
TN Media, LLC	Tessa Nguyen	Community wellness hub for creatives



**Exhibit C
Recommended "Design" Awardees**

Business Name	Owner	Description	Business Address	District	Neighborhood
A. R.W. Adult Day Center, LLC	Jane Hinton	Day Care for Senior Citizens	8812 Greenfield Rd.	7	We Care Community
Dot & Etta's Shrimp, LLC	Dwayne Crawford	Detroit's finest shrimp, chicken and fish	2990 W. Grand Boulevard	5	New Center
Granny's Helpers, LLC	Lakesha Green	Healthcare Services residential	11000 McNichols	2	Schulze
I Eat Super, LLC	Evelyn Stokes	Cooking school: families, corporate, youth	2614 Riopelle Ste, 1 & 2	5	Eastern Market
Indie Fashion LLC	Daishawn Franklin	Fashion studio offering production services	14630 Schaefer Hwy	2	Bethune Community
The Better 1 Brand L.L.C.	Rasheda Powell	Champagne serving bar	7410 Kercheval Ave.	5	Islandview



**Exhibit D
Recommended "Cash" Awardees**

1. **Books and Nooks Kiddie Care Academy LLC**
\$45,000
Owner: Jahlisa Anderson
Black-Owned, Woman-Owned, Resident-Owned
Address: 20151 Joy
Neighborhood: Franklin Park
District: 7
Description: A childcare group home licensed for 12 children, serving ages 6 weeks to 12 years per shift. With a mom-friendly mission, it will operate from 5:30am to midnight.
Total Project Cost: \$165,000
Equity: \$80,000
Loans & Other Funding: \$40,000

2. **Equal Parts Detroit LLC**
\$40,000
Owner: Justin Campbell
Resident-Owned
Address: 3536 Michigan
Neighborhood: Chadsey Condon
District: 6
Description: Equal Parts is Detroit's first craft beverage hub, offering premium ice, fresh juices, bar tools, and cocktail kits directly to consumers. The Equal Parts storefront creates a walk-in experience for hospitality enthusiasts, home bartenders, and industry professionals, blending retail, education, and community events in one vibrant, innovative space.
Total Project Cost: \$348,581
Equity: \$88,000
Loans & Other Funding: \$220,581

3. **KCD Photography, LLC**
\$25,000
Owner: Katrina Cross-Daniels
Minority-Owned, Black-Owned, Woman-Owned
Address: 2835 Bagley
Neighborhood: West Side Industrial
District: 6
Description: KCD Photography offers empowering boudoir, heartfelt wedding, and expressive portrait photography. Led by Katrina Cross-Daniels, KCD Photography crafts unforgettable images for individuals seeking to celebrate significant moments in addition to photography workshops for the youth. Operating from Detroit, the studio also spearheads the "I Am Worthy" campaign, championing women's empowerment and community connection.
Total Project Cost: \$80,000
Equity: \$8,000
Loans & Other Funding: \$47,000



4. **Paintball 2 Go LLC**
\$65,000
Owner: Archemee Womack
Minority-Owned, Black-Owned, Woman-Owned, Resident-Owned
Address: 7577 W Eight Mile
Neighborhood: Bagley
District: 2
Description: Paintball 2 Go offers an immersive experience that includes paintball, gellyball and archery tag for corporate events, birthdays, team building and more.
Total Project Cost: \$242,000
Equity: \$27,000
Loans & Other Funding: \$150,000

5. **Pink Flamingo Detroit LLC**
\$60,000
Owner: Timea Meiko Krishok
Minority-Owned, Woman-Owned, Resident-Owned
Address: 5200 Chene
Neighborhood: Poletown East
District: 5
Description: Pink Flamingo Detroit is a farm-to-table food business specializing in local, seasonal catering and pop-ups. Pink Flamingo will function as a cafe, retail food market, commissary kitchen and food hub.
Total Project Cost: \$160,000
Equity: \$30,000
Loans & Other Funding: \$70,000

6. **SushiRitas Midtown, LLC**
\$60,000
Owner: Jacob Rayford Jr.
Minority-Owned, Black-Owned
Address: 5700 Woodward
Neighborhood: Cultural Center
District: 5
Description: SushiRitas offers fast-casual sushi by day and a chill social bar by night. Fresh food, crafted drinks, and a vibe that fits quick lunches, after-work hangs, and late-night cravings.
Total Project Cost: \$436,350
Equity: \$51,350
Loans & Other Funding: \$325,000

7. **Sydney G. James L.L.C.**
\$55,000
Owner: Sydney James
Minority-Owned, Black-Owned, Woman-Owned, Resident-Owned
Address: 4617 E Davison
Neighborhood: Davison
District: 3
Description: 4617 Art Centre will be a vibrant creative hub offering 5 affordable workspaces for



Detroit-based visual artists including painters, sculptors, photographers, and filmmakers. One studio includes a dark room for film processing. With a gallery and event space for exhibitions, classes, workshops, and community events, plus a serene garden for tenants and guests, it will also proudly host the BLKOUT Walls Mural Festival headquarters.

Total Project Cost: \$525,150

Equity: \$251,450

Loans & Other Funding: \$218,700

8. **Waka LLC**

\$50,000

Owner: Hamissi Mamba

Minority-Owned, Black-Owned

Address: 2465 Russel

Neighborhood: Eastern Market

District: 5

Description: Waka by Baobab Fare is a vibrant East African eatery bringing authentic street food to Detroit. Offering bold, flavorful dishes inspired by tradition, Waka celebrates culture and community. With roots as a food truck, it's expanding to a permanent Eastern Market location, creating opportunities and sharing the essence of East Africa

Total Project Cost: \$850,000

Equity: \$450,000

Loans & Other Funding: \$350,000

9. **Westside Bike Club, LLC**

\$50,000

Owner: Jerel Smothers

Minority-Owned, Black-Owned, Native American-Owned, Resident-Owned

Address: 2020 Puritan

Neighborhood: Martin Park

District: 2

Description: Westside Bike Club is a Detroit-based creative incubation firm that supports small business owners and creatives by providing workspace, workshops, resources, and mentorship. The business will help entrepreneurs innovate, grow, and build economic sustainability in lower-income communities through collaboration and social enterprise, fostering a thriving local economy and creative ecosystem.

Total Project Cost: \$182,866

Equity: \$67,866

Loans & Other Funding: \$65,000



CODE EDC 25-07-13-103

**RESOLUTION FOR NEIGHBORHOOD DEVELOPMENT CORPORATION PROJECT #1: ADDITIONAL
ENGINEERING AND DESIGN SERVICES**

WHEREAS, the Economic Development Corporation of the City of Detroit (the "EDC") and its subsidiary corporation, The Neighborhood Development Corporation of the City of Detroit (the "NDC") provide various services for Jefferson Village in accordance with the Project Plan with respect to the NDC Project No. 1, including but not limited to engineering and design services; and

WHEREAS, in March 2023, the EDC Board approved a resolution authorizing the submission of a grant application to the Michigan Department of Environment, Great Lakes, and Energy ("EGLE") for its 2023 Culture of Resilience Funding Opportunity to fund the design of the Jefferson Village Park and in July 2023, EGLE awarded the EDC a grant in the amount of up to \$55,500, with a required 50% local matching contribution to be funded using the EDC's Jefferson Village project fund; and

WHEREAS, Giffels-Webster Engineers, Inc ("GWE") was awarded the contract to complete the park design pursuant to a 2024 EDC Board approval (Resolution 24-01-13-101); and

WHEREAS, Recently, EDC staff and Giffels Webster have had to address several design and construction related issues, See Attachment (A); and

WHEREAS, EDC staff is seeking Board authorization to amend the total contract value in accordance with the amounts listed above. EDC staff recommends the EDC to amend the contract with Giffels Webster Engineers, Inc, for the amount of One Hundred Fifty-Seven Thousand Two Hundred and 00/100. (\$157,200) Dollars; and

WHEREAS, staff further recommends that the Board authorize an Owner's contingency in the amount of 20% of the contract value or Thirty-One Thousand Four Hundred Forty and 00/100. (\$31,440.00) Dollars for the purpose of addressing possible unknown conditions.

NOW, THEREFORE, BE IT RESOLVED, that the EDC Board of Directors hereby authorizes the amendment of a contract between Giffels-Webster Engineers, Inc. and the EDC to provide the Services; in a not-to-exceed amount of One Hundred Fifty-Seven Thousand Two Hundred and 00/100 (\$157,200.00) Dollars.

BE IT FURTHER RESOLVED, that the EDC Board of Directors hereby authorizes an Owner's contingency in the amount of 20% of the contract value or Thirty-One Thousand Four Hundred Forty and 00/100 (\$31,440.00) Dollars to be expended on possible unknown conditions.

BE IT FURTHER RESOLVED, that the EDC 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 EDC to negotiate and execute the contract any and all other 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 EDC, in the name and on behalf of the EDC, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.



giffels webster

AGREEMENT FOR ADDITIONAL SERVICES

This Supplemental Agreement will modify our original Agreement, dated December 1, 2024 between Giffels Webster located at 28 W. Adams Street, Suite 1200, Detroit, MI 48226 and the following person or entity ("Client"):

Client name and address: The Economic Development Corporation of the City of Detroit
500 Griswold, Suite 2200
Detroit, MI 48226

Client contact and phone no: Cleveland Dailey III
Project Manager
(o) 313-237-4605
cdailey@degc.org

Project Name: Jefferson Village Park Project No.: 16037-45D

ASR Number: 1 ASR Date: May 16, 2025

Having previously executed the Agreement referenced above, the Client and Giffels Webster mutually agree to modify their agreement as follows:

I. DESCRIPTION OF CHANGE:

The client has authorized SME to conduct additional analyses of the three samples with the highest lead concentrations using the Toxicity Characteristics Leachate Procedure (TCLP). Additionally, these three samples will be analyzed in fine- and coarse-size fractions, which will help provide necessary data for due care considerations during and after park construction. Please see attached Exhibit "A" change order request from SME for more details.

II. FEES AND INVOICING:

The fees associated with each task identified in Section II are summarized below and will be invoiced on the basis outlined and in compliance with the terms of the Agreement.

Task	Basis	Fee
SME – Lead Testing	Lump Sum	\$4,200.00

III. SUMMARY OF CONTRACT CHANGES:

The modified agreement will now consist of the following:

Original Agreement Total	\$ 109,800.00
Current Change to Agreement	\$ 4,200.00
New Agreement Total	\$ 114,000.00

IV. ACCEPTANCE AND AUTHORIZATION TO PROCEED:

The Client certifies that the person executing this Agreement is authorized to sign on behalf of the Client's organization. The Client also certifies that, if it is a business entity, it is registered with the State of Michigan and is authorized to conduct business in Michigan. If Client agrees with the terms of this Supplemental Agreement, Client should sign both copies of the Supplemental Agreement and return one copy to Giffels Webster. Giffels Webster's receipt of a signed Supplemental Agreement from the Client will constitute a written notice to proceed unless otherwise indicated in writing by the Client.

Giffels Webster

The Economic Development Corporation of the City of Detroit

BY: _____
Terence Thomas
Partner
June 17, 2025

BY: _____
Name
Title
Date



AGREEMENT FOR ADDITIONAL SERVICES

This Supplemental Agreement will modify our original Agreement, dated December 1, 2024 between Giffels Webster located at 28 W. Adams Street, Suite 1200, Detroit, MI 48226 and the following person or entity ("Client"):

Client name and address: The Economic Development Corporation of the City of Detroit
500 Griswold, Suite 2200
Detroit, MI 48226

Client contact and phone no: Cleveland Dailey III
Project Manager
(o) 313-237-4605
cdailey@degc.org

Project Name: Jefferson Village Park
Project No.: 16037-45D

ASR Number: 2
ASR Date: May 30, 2025

Having previously executed the Agreement referenced above, the Client and Giffels Webster mutually agree to modify their agreement as follows:

I. DESCRIPTION OF CHANGE:

In addition to the laboratory analysis that was described in ASR-1, the owner has requested additional assessment to delineate the extent of hazardous lead at TP-7. In addition, SME has also identified the following modifications to the additional scope of services: EGLE Part 201 Soil Relocation Notification, Environmental Management Plan, and the Plan to Comply with Due Care (PCDC). Please see Exhibit "A" for complete descriptions.

Giffels Webster will also provide a construction grade survey in which we will obtain elevations prior to the contractor placing the clean fill barrier and then after the barrier has been placed to document the proper depth of fill has been met. A final as-built grade elevation plan will also be created that will include both sets of elevations for the owner.

II. FEES AND INVOICING: The fees associated with each task identified in Section II are summarized below and will be invoiced on the basis outlined and in compliance with the terms of the Agreement.

Task	Basis	Fee
SME – Additional Consulting	Lump Sum	\$26,775.00
Giffels Webster – Additional Survey	Lump Sum	\$6,425.00

III. SUMMARY OF CONTRACT CHANGES: The modified agreement will now consist of the following:

Original Agreement Total	\$ 109,800.00
Net Change from Previous ASR	\$ 4,200.00
Agreement Total Prior to This ASR	\$ 114,000.00
Current ASR Amount	\$ 33,200.00
Updated Agreement Total	\$ 147,200.00

IV. ACCEPTANCE AND AUTHORIZATION TO PROCEED:

The Client certifies that the person executing this Agreement is authorized to sign on behalf of the Client's organization. The Client also certifies that, if it is a business entity, it is registered with the State of Michigan and is authorized to conduct business in Michigan. If Client agrees with the terms of this Supplemental Agreement, Client should sign both copies of the Supplemental Agreement and return one copy to Giffels Webster. Giffels Webster's receipt of a signed Supplemental Agreement from the Client will constitute a written notice to proceed unless otherwise indicated in writing by the Client.



CODE EDC 25-07-01-249

ADMINISTRATION: ELECTION OF EDC FINANCE COMMITTEE MEMBER

RESOLVED, that the following is hereby elected as a member of the Finance Committee of the Economic Development Corporation:

Clifford Brown

July 22, 2025



CODE EDC 25-07-01-248

ADMINISTRATION: ELECTION OF OFFICERS

RESOLVED that the following are hereby elected as Officers of the Board of Directors of the Economic Development Corporation of the City of Detroit:

Kwaku Osei, Chairperson
Clifford Brown, Vice Chairperson
Marsha Bruhn, Secretary
Thomas Stallworth, Treasurer

July 22, 2025