



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
SPECIAL BOARD OF DIRECTORS MEETING  
WEDNESDAY, NOVEMBER 4, 2020  
4:00 PM**

**BOARD MEMBERS PRESENT:**

Donele Wilkins  
John George  
Amanda Elias  
Pamela McClain  
Maggie DeSantis  
Juan Gonzalez  
Stephanie Washington

**BOARD MEMBERS ABSENT:**

Raymond Scott  
Sonya Mays

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Malinda Jensen (DEGC)  
Paul Kako (DEGC)  
Kenyetta Bridges (DEGC)  
Glen Long (DEGC)  
Nevan Shokar (DEGC)  
Rebecca Navin (DEGC)  
Jean Belanger (DEGC)  
Charlotte Fisher (DEGC)  
Ngozi Nwaesei (Lewis & Munday)  
Bret Stuntz (SME)  
Julie DeGraaf (POAH)  
Mark LoPatin  
Jon LoPatin  
Mark Bennett  
Richard Barr (Honigman)  
Tim Conder (NorthPoint Development)  
Elizabeth Masserang (PM Environmental)  
Jared Belka (Warner Norcross)  
Oren Brandvain (Develop Detroit)  
Jon Borenstein  
Robert Platt  
Theresa Donovan  
Natalie Banks  
Jaren Glasker  
Eric Dueweke  
Roger Remblake  
Patricia Bosch  
Peter Burgoyne  
Sharlene Burris



**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY SPECIAL MEETING  
WEDNESDAY, NOVEMBER 4, 2020  
HELD VIA ZOOM VIRTUAL MEETING**

**CALL TO ORDER**

Vice-Chair Maggie DeSantis called the meeting to order at 4:00 PM.

Ms. Kanalos took a roll call of the DBRA Board Members present.

Ms. DeSantis asked the DBRA Board if there were any objections to moving public comment up in the agenda to before the Project items. No board members objected.

**GENERAL**

**Approval of Minutes:**

Ms. DeSantis called for a motion approving the minutes of October 21, 2020 as presented. The Board took the following action:

Mr. George made a motion approving the minutes of the October 21, 2020 Board meeting, as presented. Ms. Washington seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Elias, Ms. Wilkins, Mr. Gonzalez, Ms. Washington, and Ms. McClain

Nays: None.

DBRA Resolution Code 20-11-02-285 was approved.

**Treasurer's Report – September 2020**

Mr. Long presented the September 2020 Treasurer's Report.

Ms. DeSantis called for a motion accepting the September 2020 Treasurer's Report as presented. The Board took the following action:

Ms. McClain made a motion accepting the September 2020 Treasurer's Report, as presented. Ms. Washington seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Elias, Ms. Wilkins, Mr. Gonzalez, Ms. Washington, and Ms. McClain

Nays: None.

DBRA Resolution Code 20-11-03-204 was approved.

**PUBLIC COMMENT**

Mr. Dueweke stated that he wasn't sure why the Former Cadillac Stamping Plant Brownfield Plan was back to the DBRA Board for an approval but that he is glad that it has because it gave the Developer a chance to make changes to the Plan after working with the community and that he was unaware that the Developer was also requesting an Industrial Facilities Exemption tax abatement and he thinks the DBRA staff should have brought it to the attention of the public and that he would like information about projects to be more transparent to the public. Mr. Vosburg stated that the Developer's request for an Industrial Facilities

Exemption tax abatement has been in the DBRA Board documents since the beginning of the approval process for the Plan and that it involves a separate approval process with other staff at DEGC, the City of Detroit, and Detroit City Council. Ms. Kanalos added that the Developer's request for an Industrial Facilities Exemption tax abatement was also included in the Brownfield Plan since the beginning of the approval process for the Plan. Ms. DeSantis stated that she thinks Mr. Dueweke's point was that there are aspects of projects that the public may not understand, and it should be presented and explained more clearly. Mr. Dueweke confirmed that he would like more transparency and information when projects are presented.

## **PROJECTS**

### **Amended and Restated Garfield Area Brownfield Redevelopment Plan: Letter of Support for MBT Credit**

Mr. Vosburg presented the Amended and Restated Garfield Area Brownfield Redevelopment Plan: Letter of Support for MBT Credit to the DBRA Board.

The enclosed Letter of Support for the Sugar Hill Redevelopment Project as part of the Amended & Restated Garfield Area project ("Exhibit A) is being submitted for review and consideration. Due to COVID related construction delays, the Developer needs to amend the Eligible Activities budget for the Michigan Business Tax (the "MBT") to ensure that the maximum amount of the Credit can be used before the Credit permanently expires in June of 2021. The Michigan Economic Development Corporation (the "MEDC") requires a letter of support from the local Brownfield Redevelopment Authority when considering an MBT adjustment.

#### **Project Introduction**

The Plan for the Garfield Area Redevelopment Project was first approved on October 18, 2006 (hereinafter referred to as the "2006 Plan") and was first amended and restated on November 1, 2011 (hereinafter referred to as the "2011 Amendment"). The Second Amended & Restated Brownfield Plan was approved on September 11, 2018. Changes enacted as part of the Second Amendment and Restatement are noted within the individual project descriptions. The Plan includes multiple projects, each to be developed by different developers (referred to generally throughout this Plan as the "Developer"). The developers have agreed that each of the projects benefit the others, and as such, agree to cooperate with one another to implement this Plan and any future agreements to be executed pursuant to this Plan.

#### **In the 2006 Plan, the projects were as follows:**

- Garfield Manor and York Apartments
- E. Forest Art Project
- Randora Apartments
- Parking Deck I
- Parking Deck IL

#### **In the 2011 Amendment, changes to the Plan included:**

- Updating the TIF eligible public improvements
- Splitting the Garfield Manor and York Apartments development into two separate projects
- Updating the status of the E. Forest Art Project
- Removing the eligible MBT investment in the Randora apartment project.
- Updating the plans for the Parking Deck I project
- Removing the eligible activities from Parking Deck II
- Adding 76 E. Forest
- Adding 92 E. Forest

#### **In this 2<sup>nd</sup> Amendment & Restatement, proposed changes to the Plan include:**

- Amending the project description to change what was known as the Parking Deck I project to the Sugar Hill Redevelopment project.
- Amending and restating the eligible activities associated with the Sugar Hill

Redevelopment project

- Amending and restating the TIF Tables to add the Sugar Hill Redevelopment project.
- Identifying investment in the Sugar Hill Redevelopment project as Eligible Investment associated with a Michigan Business Tax (MBT) credit, which is to be amended.

POAH DD Sugar Hill, LLC is the developer of four (4) City owned parcels, located at 81, 95, 107, and 119 Garfield (“Exhibit B”), that are part of the Plan referred to as the Sugar Hill Redevelopment Project. The project for this portion of the plan entails a structural shell to support a 5-story, mixed-use apartment & retail building. Foundations will be poured, structural steel and framing, elevator shafts and stairwells will be erected for the entire 5-story building. By June 2021, a total of 23 apartment units (21,790 square feet) will be built on the fourth and fifth floors of the new building. The 23 apartment units will be finished including all mechanical, electrical, and plumbing systems and finishes. Build-out of the second and third floors, build-out of the remaining units on the fourth floor and build-out of the first floor commercial/retail space is not included in this revised scope of the project. The estimated total capital investment of this revised project scope is \$13,710,510

Attached for the DBRA Board's review and approval was a resolution approving a letter of support for the Sugar Hill Redevelopment Project Michigan Business Tax Credit and its submittal to the Michigan Economic Development Corporation.

Ms. DeSantis called for a motion approving the Amended and Restated Garfield Area Brownfield Redevelopment Plan: Letter of Support for MBT Credit, as presented. The Board took the following action:

Ms. McClain made a motion to approve the Amended and Restated Garfield Area Brownfield Redevelopment Plan: Letter of Support for MBT Credit, as presented. Mr. Gonzalez seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Elias, Ms. Wilkins, Mr. Gonzalez, Ms. Washington, and Ms. McClain Nays: None.

DBRA Resolution Code 20-11-116-11 was approved.

### **The Exchange Brownfield Plan: Collateral Assignment of TIF Reimbursements**

Mr. Vosburg presented the Exchange Brownfield Plan: Collateral Assignment of TIF Reimbursements to the DBRA Board.

On June 24, 2020, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the Exchange Redevelopment Project (the “Plan”) to Detroit City Council (“City Council”) with a recommendation for approval. The City Council public hearing for the Plan was held on July 16, 2020 and City Council approved the Plan on July 21, 2020. The Reimbursement Agreement (the “Agreement”) between the DBRA and Gratiot Acquisition Partners, LLC (“Developer”), was entered into on August 3, 2020.

Since then, the Developer has requested that the DBRA sign-off on the attached Collateral Assignment of TIF Reimbursements (“Assignment”). As a result, the Developer would like to assign the TIF capture from the Plan to Flagstar Bank, FSB.

A copy of the Assignment and a resolution approving the Assignment and its subsequent execution were attached for the DBRA Board’s review and approval.

Ms. McClain asked if the DBRA Board is asked to approve Collateral Assignment Agreements often. Mr. Vosburg stated that this is the first request for an Assignment for this project but that there have been other Collateral Assignment Agreements presented to the DBRA Board in the past.

Mr. George asked for a brief description of the project. Mr. Vosburg stated that this was a project in the Greektown district of Detroit that entails the construction of a new mixed-use tower with residential units and ground floor commercial space.

Ms. DeSantis asked if The Exchange project involves a new construction technology. Mr. Vosburg confirmed that The Exchange project involved a new construction technology.

Ms. DeSantis called for a motion to approve the Exchange Brownfield Plan: Collateral Assignment of TIF Reimbursements, as presented. The Board took the following action:

Mr. George made a motion to approve the Exchange Brownfield Plan: Collateral Assignment of TIF Reimbursements, as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Elias, Ms. Wilkins, Mr. Gonzalez, Ms. Washington, and Ms. McClain Nays: None

DBRA Resolution Code 20-11-288-04 was approved.

### **City Club Apartments Brownfield Plan: Consent to Collateral Assignment of Reimbursement Agreement**

Mr. Vosburg presented the City Club Apartments Brownfield Plan: Consent to Collateral Assignment of Reimbursement Agreement to the DBRA Board.

On December 18, 2019, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors recommended approval to City Council of the Brownfield Plan for the City Club Apartments Redevelopment Project (the "Plan"). The City Council public hearing for the Plan was held January 23, 2020 and City Council approved the Plan on January 28, 2020. A Reimbursement Agreement (the "Agreement") was entered into between the DBRA and CCA CBD Detroit, LLC ("Developer") on May 13, 2020.

Since then, the Developer has requested that the DBRA sign-off on the attached City of Detroit Brownfield Redevelopment Authority's Agreement and Consent to Collateral Assignment of Reimbursement Agreement ("Assignment"). As a result, the Developer would like to assign the TIF capture from the Plan to Detroit Lender, LLC.

A copy of the Assignment and a resolution approving the Assignment and its subsequent execution were attached for the DBRA Board's review and approval.

Ms. DeSantis called for a motion to approve the City Club Apartments Brownfield Plan: Consent to Collateral Assignment of Reimbursement Agreement, as presented. The Board took the following action:

Ms. McClain made a motion to approve the City Club Apartments Brownfield Plan: Consent to Collateral Assignment of Reimbursement Agreement, as presented. Ms. Washington seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Elias, Ms. Wilkins, Mr. Gonzalez, Ms. Washington, and Ms. McClain Nays: None.

DBRA Resolution Code 20-11-282-04 was approved.

### **Land Assembly Project: Amendment to Development Agreement with Northpoint Development LLC for Cadillac Stamping Plant**

Mr. Vosburg updated the Board on the progress of the Cadillac Stamping Plant project approvals and explained that City Council had requested that commitments made by the Developer during community discussions as well as City Council discussions be added to the Development Agreement as a condition of approving the Brownfield Plan. The Developer willingly agreed to add these commitments to the Amended Development Agreement and are reflected in the document presented to the Board. Ms. Belanger presented the Land Assembly Project: Amendment to Development Agreement with Northpoint Development LLC for Cadillac Stamping Plant to the DBRA Board.

On November 6, 2019, the DBRA Board of Directors adopted a resolution (Code DBRA 19-11-262-32) approving the terms of a development agreement (the "**Development Agreement**") with Northpoint Development, LLC ("**Developer**") with respect to the site located at 9501 Conner Street, Detroit, MI and formerly known as the Cadillac Stamping Plant (the "**Property**"). Under the terms of the Development

Agreement, Developer has agreed to construct a facility of at least 200,000 square feet intended for industrial uses related to advanced manufacturing, assembly, or transportation, distribution and logistics (the “**Project**”).

Following the completion of Developer’s due diligence and the results of Developer’s community outreach efforts, Developer has agreed to certain amendments to the Development Agreement, generally summarized as follows (the “**Proposed Amended Terms**”):

- Developer will commission a traffic impact study relating to the increased truck traffic expected from the Project and an air quality study relating to the impact of truck emissions from the Project. The studies will be provided to DPW and BSEED, respectively, and a summary of the results will be presented at a community meeting prior to City Council’s consideration for approval of Developer’s Industrial Facilities Certificate pursuant to Public Act 198.
- Prior to completion, Developer shall request a downzoning of the Property from M4 to M2, so long as (i) no variance for building height or building setback is required for the building under M2 Restricted Industrial District regulations or (ii) the City’s Board of Zoning Appeals grants any building height or building setback required under M2 Restricted Industrial District regulations.
- Developer will remove the concrete pad from and re-seed a portion of the Conner Creek Greenway adjacent to the Property.
- Developer will agree to contribute to the City a portion of 10001 Conner after construction is complete, subject to required City approvals.
- Developer will forgo use of Corbett Avenue over the Conner Creek Greenway, unless required by emergency vehicles, and develop an access at the southwest corner of the Property to Devine, over City-owned land.
- Developer will negotiate an easement with Detroit Water and Sewerage Department and/or Great Lakes Water Authority, as applicable, relating to the sewerline and related facilities that run across the Project site.
- The closing date will be extended to February 26, 2021.

The proposed form of amendment reflecting the Proposed Amended Terms was attached as **Exhibit A**. A resolution was attached for the Board’s consideration.

Ms. DeSantis stated that she would like to thank the community and the Developer for working together toward a solution for the project.

Ms. DeSantis called for a motion to approve the Land Assembly Project: Amendment to Development Agreement with Northpoint Development LLC for Cadillac Stamping Plant, as presented. The Board took the following action:

Ms. McClain made a motion to approve the Land Assembly Project: Amendment to Development Agreement with Northpoint Development LLC for Cadillac Stamping Plant, as presented. Mr. George seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Elias, Ms. Wilkins, Mr. Gonzalez, Ms. Washington, and Ms. McClain

Nays: None.

DBRA Resolution Code 20-11-262-34 was approved.

**Former Cadillac Stamping Plant Redevelopment Project at 9501 Conner Street Brownfield Redevelopment Plan: Reimbursement Agreement**

Mr. Vosburg presented the Former Cadillac Stamping Plant Redevelopment Project at 9501 Conner Street Brownfield Redevelopment Plan: Reimbursement Agreement to the DBRA Board.

On September 23, 2020, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the Former Cadillac Stamping Plant Redevelopment Project at 9501 Conner Street Redevelopment Project (the “Plan”) to

Detroit City Council (“City Council”) with a recommendation for approval. The City Council public hearing for the Plan was held on October 29, 2020 and City Council approval of the Plan is anticipated on November 4, 2020.

Project Introduction

Northpoint Development, LLC is the project developer (the “Developer”) for the Plan. The 9501 Conner Street parcel is the site of the former Cadillac Stamping Plant that was closed in 1986 and later used by a machine shop. The factory became abandoned in 2015 and a former owner began salvaging metals from the building. The project entails the preparation of the Property for the construction of an approximately 682,000 square foot industrial multi-tenant facility.

The total investment is estimated to be \$47.9 million. The Developer is requesting \$18,425,523.00 in TIF reimbursement however, only current projections estimate approximately \$17,573,740 will be captured and reimbursed to the Developer over the life of the Plan.

There will be approximately 100 temporary construction jobs and 450 FTE jobs.

Property Subject to the Plan

The eligible property (the “Property”) consists of 9501 Conner Street and 10600, 10640, 10644 (partial), and 10648 (partial) Gratiot Avenue, and consist of three full parcels and part of two other parcels containing approximately 44.768 acres of land located between Conner Street, Gratiot Avenue, Devine Street and Corbett Avenue.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) was previously utilized for an industrial, commercial or residential purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) was determined to be a “facility” as defined by Act 381. The remaining parcels are adjacent or contiguous to the eligible parcels.

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 department specific activities, demolition, lead and asbestos abatement, site preparation, infrastructure improvements, and the development and preparation of a brownfield plan and work plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. 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. BEA Activities	\$225,000.00
2. Department Specific Activities	\$8,500,000.00
3. Demolition & Abatement	\$5,271,107.00
4. Site Preparation	\$1,000,000.00
5. Infrastructure Improvements	\$1,000,000.00
6. Brownfield Plan & Work Plan Preparation	\$15,000.00
7. Brownfield Plan & Work Plan Implementation	\$15,000.00
8. Contingency (15%)	\$2,399,416.00
<b>Total Reimbursement to Developer</b>	<b>\$18,425,523.00</b>
9. Authority Administrative Costs	\$3,280,938.00

10. State Brownfield Redevelopment Fund	\$1,018,245.00
11. Local Brownfield Revolving Fund	\$0.00
<b>TOTAL Estimated Costs</b>	<b>\$22,724,706.00</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 seeking additional incentives, which will include local and/or state approval of an Industrial Facilities Exemption Abatement (PA 198).

Attached for the DBRA Board's review and approval was a resolution approving the Reimbursement Agreement for the Former Cadillac Stamping Brownfield Redevelopment Plan.

Ms. DeSantis called for a motion to approve the Former Cadillac Stamping Plant Redevelopment Project at 9501 Conner Street Brownfield Redevelopment Plan: Reimbursement Agreement, as presented. The Board took the following action:

Ms. Wilkins made a motion to approve the Former Cadillac Stamping Plant Redevelopment Project at 9501 Conner Street Brownfield Redevelopment Plan: Reimbursement Agreement, as presented.

Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. George, Ms. Elias, Ms. Wilkins, Mr. Gonzalez, Ms. Washington, and Ms. McClain

Nays: None.

Abstentions: Ms. DeSantis

DBRA Resolution Code 20-11-292-03 was approved.

**ADMINISTRATIVE**

None.

**OTHER**

None.

**PUBLIC COMMENT**

Noting that there were some members of the public who joined the meeting after the public comment section earlier in the meeting, Ms. Kanalos asked if the DBRA Board would like to make another call for public comment. Ms. DeSantis stated that holding public comment again would be appropriate.

Ms. Bosch stated that she would like to thank the Developer for the Former Cadillac Stamping Plant Brownfield Plan for working with the community to resolve issues with the project and that she wished the community engagement process had been different and had started earlier and that the information had been presented more clearly and simplified, and that there should have been more time to review results of air quality and traffic studies.

**ADJOURNMENT**

Citing no further business, Ms. DeSantis called for a motion to adjourn the meeting.

On a motion by Ms. McClain, seconded by Mr. George the meeting was unanimously adjourned at 4:36 PM.



CODE DBRA 20-11-02-285

**APPROVAL OF MINUTES OCTOBER 21, 2020**

RESOLVED, that the minutes of the special meeting of October 21, 2020 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Detroit Brownfield Redevelopment Authority.

November 4, 2020



DBRA 20-11-03-204

ACCEPTANCE OF TREASURER'S REPORT FOR SEPTEMBER 2020

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period September 1 through September 30, 2020, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

November 4, 2020



**CODE DBRA 20-11-116-11**

**SECOND AMENDED AND RESTATED GARFIELD AREA BROWNFIELD REDEVELOPMENT PLAN:  
LETTER OF SUPPORT FOR PLAN CHANGE IN USE**

WHEREAS, the Second Amended and Restated Garfield Area Brownfield Redevelopment Brownfield Plan (the "Plan"), was approved by the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors on July 25, 2018 and by Detroit City Council on September 11, 2018; and

WHEREAS, POAH DD Sugar Hill, LLC is the developer and the Plan entails the construction of a mixed-use development 5-story, mixed-use building anticipated to contain 68 studio, one- and two-bedroom apartments (62,270 square feet) as well as 11,761 square feet of commercial/retail space on the ground floor and an incorporated 71,980-square foot, 160-space parking structure; and

WHEREAS, the MBT scope is being requested to be amended as follows: Developer will construct the structural shell to support a 5-story, mixed-use apartment & retail building. Foundations will be poured, structural steel and framing, elevator shafts and stairwells will be erected for the entire 5-story building. By June 2021, a total of 23 apartment units (21,790 square feet) will be built on the fourth and fifth floors of the new building. The 23 apartment units will be finished including all mechanical, electrical, and plumbing systems and finishes. Build-out of the second and third floors, build-out of the remaining units on the fourth floor and build-out of the first floor commercial/retail space is not included in this revised scope of the project. The estimated total capital investment of this revised project scope is \$13,710,510; and

WHEREAS, the Michigan Economic Development Corporation (the "MEDC") and the Developer have requested the DBRA's support of the proposed change in use to qualify for a Michigan Business Tax (MBT) credit initially approved in December 2010.

NOW, THEREFORE, BE IT RESOLVED: The DBRA Board of Directors has determined that it will support the proposed change in use due to delays and restrictions caused by the COVID-19 virus; and

BE IT FURTHER RESOLVED: The DBRA Board of Directors approves the execution and delivery of the Letter of Support, substantially in the form attached hereto as Exhibit A, to the MEDC supporting the change in use by the Developer in connection with the Plan.

BE IT FINALLY RESOLVED that the DBRA staff shall hereafter have the authority to negotiate and execute the Letter of Support to implement the provisions and intent of this resolution on behalf of the DBRA.

November 4, 2020

-----

## EXHIBIT A

November 4, 2020

Mr. Rob Garza, EDFP  
Manager, Statutory Analysis  
Community Development  
Michigan Economic Development Corporation  
300 N. Washington Square  
Lansing, MI 48913

**RE: Second Amended & Restated Brownfield Redevelopment Plan**

Dear Mr. Garza,

In July 2018, the Detroit Brownfield Redevelopment Authority (the "DBRA") approved the Second Amended & Restated Garfield Area Brownfield Plan (the "Plan") for the Sugar Hill District in Detroit's Midtown neighborhood. POAH DD Sugar Hill, LLC is the developer for the portion of the Plan that entails the construction of a mixed-use development 5-story, mixed-use building anticipated to contain 68 studio, one- and two-bedroom apartments (62,270 square feet) as well as 11,761 square feet of commercial/retail space on the ground floor and an incorporated 71,980-square foot, 160-space parking structure

Since then the developer has encountered delays and restrictions caused by the COVID-19 virus and has requested to amend the scope for purposes of using the MBT credit to include constructing the structural shell to support a 5-story, mixed-use apartment & retail building. Foundations will be poured, structural steel and framing, elevator shafts and stairwells will be erected for the entire 5-story building. By June 2021, a total of 23 apartment units (21,790 square feet) will be built on the fourth and fifth floors of the new building. The 23 apartment units will be finished including all mechanical, electrical, and plumbing systems and finishes. Build-out of the second and third floors, build-out of the remaining units on the fourth floor and build-out of the first floor commercial/retail space is not included in this revised scope of the project. The estimated total capital investment of this revised project scope is \$13,710,510.

The Developer has requested the DBRA's support of the proposed change in use to qualify for a Michigan Business Tax credit approved in December 2010. The DBRA is supportive of the Developers request for the proposed change in use due to delays and restrictions caused by the COVID-19 virus.

Please contact me at [jkanalos@degc.org](mailto:jkanalos@degc.org) if you have any questions regarding this matter.

Sincerely,

Jennifer Kanalos  
Authorized Agent

cc: Brian Vosburg  
Jared Belka



**CODE DBRA 20-11-288-04**

**THE EXCHANGE BROWNFIELD REDEVELOPMENT PLAN: COLLATERAL ASSIGNMENT OF TIF REIMBURSEMENTS**

WHEREAS, on June 24, 2020, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Brownfield Plan (the "Plan") for a project captioned Exchange Redevelopment (the "Project"); and

WHEREAS, on July 21, 2020, the Detroit City Council voted to approve the Plan; and

WHEREAS, on August 3, 2020 the Reimbursement Agreement (the "Agreement") was made and entered into by and between Gratiot Acquisition Partners, LLC and the DBRA; and

WHEREAS, a Collateral Assignment of TIF Reimbursements (the "Assignment") between Gratiot Acquisition Partners, LLC and Flagstar Bank, FSB has been drafted and approved as to form by DBRA legal counsel; and

WHEREAS, the Assignment needs to be executed by Gratiot Acquisition Partners, LLC and Flagstar Bank, FSB with acknowledgement and approval by DBRA; and

WHEREAS, the DBRA Board of Directors desire to approve the substantial form of the Assignment and authorize its execution and delivery on behalf of the DBRA.

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

1. The Assignment, substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications, additions, deletions or revisions as are approved by DBRA legal counsel and the Officers or Designated Agents of the DBRA executing the Assignment.
2. Any two (2) Officers or Designated Authorized Agents or any one (1) Officer and one (1) Designated Authorized Agent of the DBRA is hereby authorized and directed to execute and deliver the Assignment.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be repealed insofar as such conflict arises.
4. This Resolution shall take effect immediately upon its adoption.

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

November 4, 2020



CODE DBRA 20-11-282-04

**CITY CLUB APARTMENTS BROWNFIELD REDEVELOPMENT PLAN: CONSENT TO COLLATERAL ASSIGNMENT OF REIMBURSEMENT AGREEMENT**

WHEREAS, on December 18, 2019, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Brownfield Plan (the "Plan") for a project captioned City Club Apartments Redevelopment (the "Project"); and

WHEREAS, on January 28, 2020, the Detroit City Council approved the Plan; and

WHEREAS, on May 13, 2020 the Reimbursement Agreement (the "Agreement") was made and entered into by and between CCA CBD Detroit, LLC and the DBRA; and

WHEREAS, a City of Detroit Brownfield Redevelopment Authority's Agreement and Consent to Collateral Assignment of Reimbursement Agreement (the "Assignment") between CCA CBD Detroit, LLC and Detroit Lender, LLC has been drafted and approved as to form by DBRA legal counsel; and

WHEREAS, the Assignment needs to be executed by CCA CBD Detroit, LLC and Detroit Lender, LLC with acknowledgement and approval by DBRA; and

WHEREAS, the DBRA Board of Directors desire to approve the substantial form of the Assignment and authorize its execution and delivery on behalf of the DBRA.

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

1. The Assignment, substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications, additions, deletions or revisions as are approved by DBRA legal counsel and the Officers or Designated Agents of the DBRA executing the Assignment.
2. Any two (2) Officers or Designated Authorized Agents or any one (1) Officer and one (1) Designated Authorized Agent of the DBRA is hereby authorized and directed to execute and deliver the Assignment.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be repealed insofar as such conflict arises.
4. This Resolution shall take effect immediately upon its adoption.

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

November 4, 2020



**CODE DBRA 20-11-262-43**

**LAND ASSEMBLY PROJECT: AMENDMENT TO DEVELOPMENT AGREEMENT WITH NORTHPOINT DEVELOPMENT LLC FOR CADILLAC STAMPING PLANT**

WHEREAS, the City of Detroit (the “City”) administration has requested the assistance of the City of Detroit Brownfield Redevelopment Authority (“DBRA”) in industrial land assembly activities aimed at establishing market-ready industrial sites within City limits in order to attract manufacturing and logistics companies (the “Land Assembly Project”); and

WHEREAS, on November 6, 2019, the DBRA Board of Directors adopted a resolution (Code DBRA 19-11-262-32) approving the terms of a development agreement (the “Development Agreement”) with Northpoint Development, LLC (“Developer”) with respect to the site located at 9501 Conner Street, Detroit, MI and formerly known as the Cadillac Stamping Plant (the “Property”), pursuant to which the terms of the Development Agreement, Developer has agreed to construct a facility of at least 200,000 square feet intended for industrial uses related to advanced manufacturing, assembly, or transportation, distribution and logistics (the “Project”)

WHEREAS, following the completion of Developer’s due diligence and the results of Developer’s community outreach efforts, Developer has agreed to certain amendments to the Development Agreement, as described in the form of amendment attached hereto as Exhibit A (the “Proposed Amendment”); and

WHEREAS, the DBRA Board of Directors have determined that the Proposed Amendment is in the best interest of the Project and is otherwise consistent with the Land Assembly Project and the DBRA’s purposes of promoting the revitalization and reuse of certain properties and is otherwise consistent with its powers and purposes.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby approves the Proposed Amendment substantially in the form attached hereto as Exhibit A, together with such changes as deemed necessary by DBRA’s counsel and / or Authorized Agents so long as such changes do not materially alter the nature or substance thereof.

BE IT FURTHER RESOLVED that any two Officers, any two of the Authorized Agents of the DBRA, or any one of the Officers and any one of the Authorized Agents of the DBRA, shall hereafter have the authority to negotiate and execute the Amendment and any and all other documents, contracts, or other papers, or take any and all 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.

November 4, 2020



**CODE DBRA 20-11-292-03**

**FORMER CADILLAC STAMPING PLANT REDEVELOPMENT PROJECT AT 9501 CONNER STREET  
BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT**

WHEREAS, on September 23, 2020, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Brownfield Plan (the "Plan") for a project captioned Former Cadillac Stamping Plant Redevelopment Project at 9501 Conner Street Redevelopment (the "Project"); and

WHEREAS, on October 20, 2020, the Detroit City Council is expected to approve the Plan; and

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

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

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

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

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

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

November 4, 2020