



**ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS REGULAR MEETING
TUESDAY, JULY 12, 2022 – 9:00 A.M.**

BOARD MEMBERS PRESENT:

Clifford Brown
Marsha Bruhn
Linda Forte
Damon Hodge
Chris Jackson
Kwaku Osei
Thomas Stallworth

BOARD MEMBERS ABSENT:

Antoine Bryant (Ex-Officio)
Kimberly Clayson
John Naglick (Ex-Officio)
Jonathan Quarles

**SPECIAL DIRECTORS
PRESENT:**

None

**SPECIAL DIRECTORS
ABSENT:**

Sharon Malinowski (Tiger Stadium Site)
Jon Newton (Waterfront East Development)
Lisa Randon (Tiger Stadium Site)
Frank Taylor (Waterfront East Development)

OTHERS PRESENT:

Cora Capler (DEGC/EDC)
Gay Hilger (DEGC/EDC)
David Howell (DEGC/EDC)
Malinda Jensen (DEGC/EDC)
Kevin Johnson (DEGC/EDC)
Paul Kakos (DEGC/EDC)
Jennifer Kanalos (DEGC/EDC)
Glen Long, Jr. (DEGC/EDC)
Andrew Lucco (DEGC/EDC)
Monika McKay-Polly (DEGC/EDC)
Rebecca Navin (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 12, 2022 – 9:00 A.M.**

GENERAL

Call to Order

Chairperson Forte called the regular meeting of the Economic Development Corporation Board of Directors to order at 9:05 a.m. Roll call was conducted, and a quorum was established.

Approval of Minutes

Ms. Forte asked if there were any additions, deletions, or corrections to the minutes of the June 28, 2022 regular Board meeting. Hearing none, Ms. Forte called for a motion.

Mr. Stallworth made a motion approving the minutes of the June 28, 2022 regular Board meeting, as written. Ms. Bruhn seconded the motion. All were in favor with none opposed.

EDC Resolution Code 22-07-02-362 was unanimously approved.

PROJECTS

East Riverfront: Amendment to the Parking Operating Contract

Mr. Howell advised that this item had been presented at an earlier Board meeting and is being brought back for consideration. The financial information requested was included in the board book.

The Economic Development Corporation (“EDC”) owns approximately 9 acres along Atwater. Currently certain of the properties are unmaintained gravel lots with fencing of various quality. 1901 E. Atwater is primarily utilized by the Department of Natural Resources (“DNR”) as a parking lot for the patrons of the Outdoor Adventure Center pursuant to a lease agreement between EDC and DNR (the “DNR Lease”). 2111 E., 2135 E. Atwater and 2155 DuBois (collectively with 1901 E. Atwater, the “Parking Lots”) mainly service the parking needs of The Aretha Amphitheatre in addition to general public parking along the East Riverfront. Long-term it is the intent of the EDC to facilitate urban infill development on these parcels that include structured parking.



Management Contract Amendment Request

In 2017, the EDC approved the execution of a contract with EZ Parking and Metro Valet (the “Operator”) to manage the Parking Lots (the “Management Contract”). The initial term in the Management Contract was for one (1) year with subsequent automatically renewing periods of ninety (90) days. The initial Contract with the Operator contemplated that the Operator was to be paid thirty (30) percent of the gross revenue generated by parking receipts and that operating expenses would be paid by the Operator. The remaining seventy (70) percent of gross revenue would be transmitted to the EDC on a monthly basis. In addition to the expectation of a full calendar of large riverfront events, the Operator and EDC staff anticipated that the Parking Lots would be used during business hours by downtown office users in conjunction with a shuttle service. The Operator has provided free consulting services for the capital improvements for the Parking Lots, including, cash flow projections, cost benefit analyses to determine the extent of improvements needed to maximize returns, and identification of demand.

Due to the COVID – 19 pandemic, large events in the East Riverfront and at The Aretha were severely impacted during 2020 and 2021 seasons, and the potential for office user parking dropped, resulting in a dramatic decrease in projected revenue from parking receipts. Furthermore, rising labor costs have also negatively impacted the projected revenues of the Operator. As such, the Operator has requested, and EDC staff supports, an amendment to the Management Contract to provide that normal operating expenses, excluding Operator’s labor costs, are deducted from the gross revenue prior to the split between the EDC and the Operator, with the 70/30 revenue split to remain the same (the “Proposed Management Contract Amendment”).

Pursuant to the EDC Board’s request, EDC Staff has attached two spreadsheets. The first contains the 2021 Revenue and Expenses provided by the Operator under the current Agreement which details the split of revenues between the Operator and the EDC. The second spreadsheet details the impact to the revenue split between the Operator and the EDC under the proposed Amendment to the Agreement.

Mr. Howell reviewed the revenue and expenditures per the current management agreement, as well as the revenue and expenditures with the proposed amendment to the management agreement.

A resolution approving the Proposed Management Contract Amendment was included in the Board book for consideration.

Ms. Forte stated that she would lead off with a question and asked why the July through September timeframe was being used. Mr. Howell advised that is when the concert season started last year, and most of the revenue came in.



Mr. Jackson asked how many parking spaces the lot has. Mr. Howell stated that there are actually two lots that drive the revenue. One is 1901 Atwater and also the lot directly east of 1901. He does not know the number of spaces but has the information and will look it up and provide it. Mr. Jackson said that he was asking that because all of the revenue projections are tied to parking spaces and the number of times the spaces are turned over.

Mr. Jackson also asked what the total amount of capital expenditure was in the initial investment. Mr. Howell stated that was before his time and he will do some research to get the information and provide it to the Board.

Ms. Bruhn questioned if all four lots are operational. Mr. Howell advised that one of the lots is farther west of the Nature Center and is part of a development agreement and is not being utilized. Ms. Bruhn asked if the expectation was, with activities increased a little bit, to amend the contract every 90 days, and would the amended contract be re-evaluated for next year and come back to the Board. Mr. Howell said that it would be evaluated at the end of the season. They would evaluate the revenue stream and performance of the parking operator and bring back a recommendation to either keep the current operator or issue an RFP to select another parking operator. We will be working with the Mayor's office to determine when and how these sites could be RFP'd for actual development. We've asked that these contracts be kept in the current form so that they could be terminated in a relatively short time. We could bring this back to this body at the end of the year with an update and any proposed changes.

Ms. Forte asked for clarification from Ms. Bruhn if this was what she was asking. Ms. Forte thought that Director Bruhn was questioning if the contract could be re-amended to go back to what it was before these changes. Ms. Bruhn advised that was correct.

Mr. Howell apologized for his misunderstanding and informed that they have not had discussion about going back to the previous contract terms. There have been several years where the parking operator has not been able to achieve its parking projections. The projections were based mostly on a greater office market and the shuttle service, and it is not anticipated to bounce back quickly. Concert attendance is up, and there is a lot going on with The Aretha, but the office market is still down.

Ms. Navin added that if the contract is not working out for us, we have ample opportunity to cancel the contract. As Mr. Howell mentioned, there is a lot of development going on and we are working with the Mayor's office to try to address the needs going forward after the current concert season is over. Ms. Navin stated that it would be her recommendation to issue an RFP rather than go back to the previous contract terms. We know that the current arrangement is way under market.



Mr. Brown commented that he doesn't know what the market is, but this seems like a really "tight" deal for the operator.

Mr. Howell advised that he has the information Board member Jackson asked for earlier. There are 150 parking spaces at 1901 Atwater and there are 250 spaces at the Atwater boat slot which is east of 1901.

Mr. Bruhn said that Ms. Navin has answered her questions and that she doesn't feel that language needs to be added to the contract. Her concern was just that she didn't want to see a situation where the contract was automatically renewed every 90 days without considering the current demand.

Ms. Forte asked if there any other questions. Hearing none, she called for a motion.

Mr. Stallworth made a motion approving the Amendment to the Parking Operating Agreement, as presented. Mr. Jackson seconded the motion. All were in favor with none opposed.

EDC Resolution Code 22-07-70-93 was unanimously approved.

Motor City Match: Contract with the City of Detroit Using Federal ARPA Funding

Mr. Lucco advised that on May 14, 2022, the Office of Contracting and Procurement (OCP) of the city of Detroit advertised a Notice of Funding Availability (NOFA) on behalf of the Jobs and Economy Team (JET) of the city of Detroit soliciting proposals for the program administrator of the ARPA-Program Administrator to provide a Small Business Launcher Program. NOFA #182416 requested submissions from candidates to operate a to provide services for the establishment of new businesses in commercial corridors throughout the city. The NOFA stipulated the following:

- The term of performance for the contract will be for two years (estimated to begin July 1, 2022, with the first round of awards being made as soon as September 2022), with all funding to be disbursed by December 31, 2025.
- The City of Detroit will support the program with funding from the American Rescue Plan Act (ARPA). The estimated budget for the program is approximately \$15MM, with \$12MM allocated for direct assistance in the form of technical and financial assistance grants, and the balance allocated to the administration of the program.

On June 7, 2022, the EDC submitted a proposal to the Office of Contracting and Procurement to operate the third phase of the Motor City Match program as the means of administering the Small Business Launcher Program.

On June 28, 2022, OCP informed the EDC that its proposal was approved, and the organization selected as the operator of the Small Business Launcher Program. In its



proposal, EDC staff outlined a plan to operate the Motor City Match program using \$15 million in funding from ARPA. EDC staff will operate with the program offering quarterly applications and the same four track structure that has guided operations during previous iterations, with additional eligible uses for existing businesses requiring assistance for expansion or capital improvement projects in their existing locations. Additionally, EDC reserves the right to add additional funding from other sources to ensure effective operations or expand the scope of the program.

Staff will present revised program guidelines to the Board for approval prior to the opening of the initial round of the Program.

A resolution approving a contract with the City of Detroit for \$15 million of ARPA funding was included in the board book for consideration.

Ms. Forte called for questions/comments.

Mr. Brown stated that we were awarded \$15 million and asked why only \$12 million was going toward the program. Mr. Lucco advised that the \$12 million was in technical and financial assistance grants. The rest will go toward administrative costs, with some of the administrative cost dollars being reserved for contractors for things like marketing and legal services. Mr. Brown stated that, moving forward, it would be helpful to receive a breakdown of the administrative expenditures.

Mr. Brown asked what is being done to get the word out to those businesses that are already funded through Motor City Match that are experiencing problems to make sure that they are aware these opportunities are available. Mr. Lucco advised that they will be communicating directly with the previous awardees that are open and operating.

Mr. Stallworth asked what the average grant through the new program might look like. Mr. Lucco said that they will continue to operate mostly the same as the previous program. In the past, there have been 12 or 13 awardees per round with an average of \$40,000 per awardee. The amount varies per awardee and can be up to \$100,000. With the increased funding, the grants most likely will increase but will still average around \$50,000. We expect to do around 20 grants for new businesses and around 5 grants for existing businesses.

Mr. Brown asked if staff regularly gets financial statements and notices of delinquency from the Motor City Match businesses. Mr. Lucco said that they do not. There currently is no funding for a mechanism to monitor the businesses once they open, but with the additional funding, we are hopeful to be able to do that. Mr. Brown proposed that funding be identified to support the DEGC administratively to have someone on staff who is at least checking in on the open businesses. Mr. Lucco advised that they do check in on



the businesses, but they do not require them to send a quarterly financial statement. Mr. Brown said that he was just wondering if sending quarterly financial statements was an obligation for funding. If there was a DEGC staff member with the capacity to go through that information, it might allow us to know where we're running into trouble.

Ms. Forte asked if we would be requiring financial information from the open businesses applying for the cash grants. Mr. Lucco answered yes, the application process for open businesses will be similar to what it currently is for new businesses.

Mr. Stallworth stated that he noticed, in terms of the industries impacted, day care providers were not included, and asked if that is something we should include in our consideration. Mr. Lucco advised that the industries have been taken from the guidance of Federal regulations. We have some leeway to choose other industries, but we want to discuss this with the city and their team. Mr. Stallworth advised that he personally is aware of a number of day care providers that have been organized and have struggled through this period.

Mr. Hodge asked, as a point of clarification, if there were ways to still qualify if you are not in one of these industries. Mr. Lucco responded, yes, a day care center or any other business that can demonstrate that they had a loss or negative impact from the pandemic can qualify.

Mr. Stallworth stated that the outreach and communication is important to make sure that everyone is aware of the opportunities that exist.

With there being no further questions, Ms. Forte called for a motion.

Mr. Hodge made a motion approving the Motor City Match Contract with the City, as presented. Mr. Brown seconded the motion. All were in favor with none opposed.

EDC Resolution Code 22-07-91-125 was unanimously approved.

Tigers Stadium Redevelopment Project Plan: Amendment to Development Agreement with American Community Developers

Ms. Navin reported that as the Board is aware, pursuant to EDC Resolution 20-03-76-29, in May, 2020, the Economic Development Corporation of the City of Detroit ("EDC") entered into a development agreement with Left Field 2020 Limited Dividend Housing Association L.L.C. (an affiliate of American Community Developers, Inc.) ("Developer") for the redevelopment of the last EDC-owned parcel at the former Tiger Stadium Site (the "Development Agreement"). Per the terms of the Development Agreement, Developer



would purchase the parcel located at 2610 Cochrane (the “Property”) and develop multi-family housing consisting of at least 100 units, at least 48 of which will be developed as affordable units (the “Project”). The Project is a key component to the City’s CHOICE Neighborhood Implementation Grant from the U.S. Department of Housing and Urban Development (HUD). The Project is adjacent to and contiguous with Detroit PAL, Inc.’s (“PAL”) headquarters and youth athletic fields.

The EDC and Developer closed on the sale and purchase of the Property in December, 2021 at which time the EDC received \$500,000 in sale proceeds. Pursuant to agreements with the City of Detroit, the City’s Housing and Revitalization Department (“HRD”) may direct the use of \$400,000 of the sale proceeds. HRD has requested that EDC contribute up to \$200,000 of the sale proceeds to the Developer to reimburse costs incurred by Developer to relocate PAL’s scoreboard from the Property to a location on PAL’s property.

Staff is supportive of the request as it should result in the relocation of the scoreboard prior to the conclusion of the summer sports season, including certain upcoming sporting events scheduled to be held at PAL’s facilities. Accordingly, staff recommends the approval of an amendment to the Development Agreement to provide Developer with a reimbursement in an amount not to exceed \$200,000 for costs incurred in the relocation of PAL’s scoreboard.

A resolution was included for the Board’s consideration.

Ms. Forte asked if there were any questions or comments. Hearing none, she called for a motion.

Mr. Stallworth made a motion approving the Amendment to the Development Agreement with American Community Developers, as presented. Mr. Brown seconded the motion. All were in favor with none opposed.
EDC Resolution Code 22-07-76-33 was unanimously approved.

Tiger Stadium Redevelopment Project: Draft Letter Regarding Parking Concerns Related to PAL Project (For Discussion)

Ms. Navin apologized for getting this item to the Board late last night. This is a draft letter that is along the lines of what was discussed at the last meeting emphasizing to the City the importance of finding a permanent solution to parking in the area for PAL and especially for the families.

Ms. Navin stated she is happy to take comments on the letter either now or later on, and once the letter is finalized, get it over to the appropriate individuals at the City who have



been identified as Julie Schneider and Antoine Bryant, Director of HRD and the Planning Department, respectively.

Ms. Kanalos advised that she had received an email from Board member Clayson, and she is in support of the letter as written.

Ms. Forte asked Ms. Navin how the Board would get looped back in to understand the nature of what has happened to the parking situation. Ms. Navin advised that she could receive an update from HRD or Planning as applicable about progress and, certainly, any change to their variance for parking would require a PTA hearing and we would receive notice of that. Ms. Forte said that the Board would like to be kept apprised of the status. Ms. Navin stated she would add that at the end of the letter.

Mr. Jackson thanked Board member Stallworth for raising this issue. He said that the letter is well written, however, he believes Municipal Parking should be added as a recipient. Ms. Navin said she would add the Municipal Parking Director.

Ms. Forte also thanked Director Stallworth for really staying with this parking issue.

Mr. Stallworth said he doesn't know how other Board members feel about it, but he would like his name added as a signatory of the letter.

Ms. Forte advised that she would like all of the Board members' names added. Ms. Navin said that all are present except Ms. Clayson, who sent an email stating she was supportive of the letter, and Mr. Quarles, who she would contact before adding his name.

Ms. Forte asked if there were any other comments or questions. With there being no other comments or questions, Ms. Forte called for a motion. Ms. Navin advised that this was not set up as a voting item, but the Board could go ahead and vote if they like. Ms. Forte said that she would like to call for a vote so that there would be record in the minutes.

Mr. Stallworth made a motion to approve the Letter Regarding Parking Concerns with the suggested changes. Ms. Bruhn seconded the motion. All were in favor with none opposed.

EDC Resolution Code 22-07-76-34 was unanimously approved, with the suggested changes.

ADMINISTRATION

None.



OTHER MATTERS

None.

PUBLIC COMMENT

None.

ADJOURNMENT

On a motion by Ms. Bruhn, seconded by Mr. Stallworth, Ms. Forte adjourned the meeting at 10:09 a.m.



CODE EDC 22-07-02-362

APPROVAL OF MINUTES OF JUNE 28, 2022 REGULAR MEETING

RESOLVED, that the minutes of the Regular meeting of June 28, 2022 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 12, 2022



CODE EDC 22-07-70-93

EAST RIVERFRONT: AMENDMENT TO PARKING OPERATING CONTRACT

WHEREAS, The Economic Development Corporation (“EDC”) owns certain vacant parcels in the East Riverfront used as interim public parking, pending redevelopment, as follows: 1901 E Atwater, 2111 E Atwater, 2135 E Atwater and 2155 DuBois (the “Parking Lots”); and

WHEREAS, the Parking Lots are operated and managed pursuant to a contract between the EDC and EZ Parking and Metro Valet (the “Operator”) (the “Management Contract”); and

WHEREAS, EDC staff recommends an amendment of the Management Contract to provide that normal operating expenses, excluding Operator’s labor costs, are deducted from the gross revenue prior to the 70/30 revenue split between the EDC and the Operator (the “Proposed Management Contract Amendment”); and

WHEREAS, the EDC Board of Directors has reviewed the forgoing requests and has determined they are consistent with the EDC’s goal for the revitalization of the East Riverfront and are otherwise appropriate and consistent with the EDC’s statutory purposes.

NOW, THEREFORE, BE IT, RESOLVED, that the Proposed Management Contract Amendment is hereby approved.

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 papers, and take all actions, necessary or appropriate to implement the provisions and intent of this resolution on behalf of the EDC.

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.

June 28, 2022 (Tabled)

July 12, 2022



CODE EDC 22-07-91-125

MOTOR CITY MATCH: CONTRACT WITH THE CITY OF DETROIT USING FEDERAL ARPA FUNDING

WHEREAS, on May 14, 2022, the Office of Contracting and Procurement (“OCP”) of the City of Detroit advertised a Notice of Funding Availability (NOFA) #182416 from the American Rescue Plan Act (ARPA) on behalf of the Jobs and Economy Team (JET) of the City of Detroit soliciting proposals for the program administrator of a Small Business Launcher Program (the “Program”); and

WHEREAS, on June 7, 2022, the Economic Development Corporation of the City of Detroit (“EDC”) submitted a proposal to OCP in response to its request for proposals to the third phase of the Motor City Match program as the means of administering the Small Business Launcher Program (the “Program”); and

WHEREAS, on June 28, 2022, OCP informed the EDC that its proposal was approved, and that the EDC was selected to be the administrator of the Program; and

WHEREAS, the City has proposed a contract for the administration of the Program in an amount not to exceed \$15,000,000 funding using the City’s allocation of ARPA funds, with a term of July 1, 2022 through March 31, 2026, with grants to be awarded through June 30, 2024 and disbursed through December 31, 2025 (the “Contract”); and

WHEREAS, EDC staff recommends that the EDC Board of Directors authorize the execution of the Contract and the right for the EDC to add additional funding from other sources to ensure effective operations of the Program; 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.

THEREFORE, BE IT RESOLVED, that the EDC Board of Directors authorizes the Contract.

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 the Contract in a form acceptable to the City and EDC’s counsel, and to negotiate and execute all other documents,



contracts, or papers, and take all actions, necessary or appropriate to implement the provisions and intent of this resolution on behalf of the EDC.

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.

July 12, 2022



CODE EDC 22-07-76-33

TIGERS STADIUM REDEVELOPMENT PROJECT PLAN: AMENDMENT TO DEVELOPMENT AGREEMENT WITH AMERICAN COMMUNITY DEVELOPERS

WHEREAS, in May, 2020, the Economic Development Corporation of the City of Detroit (“EDC”) entered into a development agreement (the “Development Agreement”) with Left Field 2020 Limited Dividend Housing Association L.L.C. (an affiliate of American Community Developers, Inc.) (“Developer”) for the redevelopment of the EDC-owned parcel at 2610 Cochrane (the “Property”) into multi-family housing consisting of at least 100 units; and

WHEREAS, the Developer closed on the Property in December, 2021 at which time the EDC received \$500,000 in sale proceeds; and

WHEREAS, pursuant to agreements with the City of Detroit, the City’s Housing and Revitalization Department (“HRD”) may direct the use of \$400,000 of the sale proceeds and has requested that EDC contribute up to \$200,000 of the sale proceeds to the Developer to reimburse costs incurred by Developer to relocate Detroit PAL, Inc.’s (“PAL”) scoreboard from the Property to a location on PAL’s property (the “Proposed Contribution”), which Proposed Contribution would be memorialized as an amendment to the Development Agreement; and

WHEREAS, the Board has reviewed the Proposed Contribution, determined that the Proposed Contribution is consistent with the EDC’s goal of redeveloping the Tiger Stadium Site and is otherwise appropriate and consistent with the EDC’s statutory purposes.

NOW, THEREFORE, BE IT, RESOLVED, that the Proposed Contribution is hereby approved.

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 an amendment to the Development Agreement incorporating the Proposed Contribution, together with such other terms and conditions that are determined by such Authorized Agents and/or Officers to be customary or appropriate and not inconsistent with this resolution, and to negotiate and execute all other documents, contracts, or papers, and take all actions, necessary or appropriate to implement the provisions and intent of this resolution on behalf of the EDC.



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.

July 12, 2022



CODE EDC 22-07-76-34

TIGER STADIUM REDEVELOPMENT PROJECT: DRAFT LETTER REGARDING PARKING CONCERNS RELATED TO PAL PROJECT

WHEREAS, in 2007, with the approval of the Detroit City Council, The Economic Development Corporation of the City of Detroit (“EDC”) adopted a project plan for the former Tigers Stadium Site (the “Site”) in order to lead the redevelopment of the Site into a mixed use residential and commercial project, including a non-profit based recreational component; and

WHEREAS, the EDC Board expressed a concern regarding the long-term viability of the Police Athletic League’s (“PAL”) youth athletic programs at the Site due to the current and future accessibility of parking for PAL’s facility; and

WHEREAS, the EDC Board requested EDC staff and its counsel to draft a letter to submit to the City of Detroit which outlined the EDC’s concerns regarding the availability of parking for PAL’s facility and future development around the Site; and

WHEREAS, the form letter attached hereto as **Exhibit A** (the “Letter”) was presented to the EDC Board for review and approval; and

WHEREAS, the EDC Board determined that the Letter accurately reflects the concerns of the EDC Board and that the Letter should be formally submitted to the City of Detroit.

NOW, THEREFORE BE IT RESOLVED that the EDC Board of Directors hereby approves the Letter in the form attached hereto as **Exhibit A**, subject to the modifications reflecting comments of Board members during the meeting, as reflected in the meeting minutes.

BE IT FURTHER RESOLVED that EDC staff and counsel shall hereafter have the authority to submit the Letter to the City departments specified therein under the name of the EDC Board of Directors.

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.

July 12, 2022



Exhibit A
Letter to City of Detroit

[EDC LETTERHEAD]

July __, 2022

Ms. Julie Schneider, Director of Housing and Revitalization Department
Mr. Antoine Bryant, Director of Planning and Development Department
City of Detroit
2 Woodward
Detroit, MI 48226

Re: Concerns regarding parking access for PAL's facilities

Dear Ms. Schneider and Mr. Bryant:

As you may know, in 2007, with the approval of the Detroit City Council, The Economic Development Corporation of the City of Detroit (EDC) adopted a project plan for the former Tigers Stadium Site (the "Site") in order to lead the redevelopment of the site into a mixed use residential and commercial project, including a non-profit based recreational component.

Since that time, the EDC has championed the redevelopment of the Site, working closely with PAL to develop a one-of-a-kind recreational facility for Detroit youth, and working with Tigers Stadium Partners and American Community Developers to round out the Site with retail, affordable and market rate housing. We are proud of the impact of this development on the community and look forward to the completion of the Site's redevelopment with the Left Field project.

Recently, the EDC Board considered various matters relating to the Site and in discussing these matters, the Board has expressed a concern regarding the long-term viability of PAL's youth athletic programs. Specifically, the Board is concerned with current and future accessibility of parking for PAL's facility. While the redevelopment of the Corktown area is an important part of the City's revitalization, we fear that as development in the area booms, parking will become more and more scarce, creating an undue burden on parents and children trying to access the PAL's facility.

We understand that the City has been working with PAL to identify short- and long-term parking solutions and write today to encourage the City to further prioritize these efforts, including but not limited to exploring traffic calming measures to ensure safe drop off and



pick of participants, identifying publicly owned-property suitable for parking, and facilitating arrangements between PAL and local developers and land owners to provide dedicated parking for PAL's patrons during youth athletic and other special events.

We applaud the City's support of PAL and its operations to date and implore you to recognize the urgency of this issue. If this problem is not addressed now, it will only be exacerbated as development surrounding the area continues to flourish. Without long-term and accessible parking, PAL's most important patrons, the Detroit families it serves, will not be able to continue to enjoy the low-cost, high-quality athletic and character development that PAL's programming provides. This would be a disservice to current and future generations of Detroit's children and their families.

We appreciate your consideration and please do not hesitate to contact me should you have any questions.

Very truly yours,

Linda Forte, Chairperson