



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, FEBRUARY 28, 2024
4:15 PM**

BOARD MEMBERS PRESENT:

John George
Eric Dueweke
Sonya Mays
Amanda Elias
Pamela McClain
Jose Lemus
Raymond Scott
Maggie DeSantis

BOARD MEMBERS ABSENT:

Juan Gonzalez

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Sierra Spencer (DEGC/DBRA)
Kenyetta Bridges (DEGC/DBRA)
Nasri Sobh (DEGC)
Rebecca Navin (DEGC)
Medvis Jackson (DEGC)
Ngozi Nwaesei (Lewis & Munday)
Anne Zobel (Freedom House Detroit)
Donald Kilngler (ERG)
Dan Gough (EGLE)



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, FEBRUARY 28, 2024**

CALL TO ORDER

Chairperson Raymond Scott called the meeting to order at 4:16 PM.

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

GENERAL

Mr. Scott called for a motion approving the agenda of the February 28, 2024 DBRA meeting, as presented.

The Board took the following action:

Mr. Dueweke made a motion approving the agenda of the February 28, 2024 DBRA meeting, as presented. Ms. McClain seconded the motion.

Approval of Minutes:

Mr. George called for a motion approving the minutes of January 10, 2024, 2023, as presented.

The Board took the following action:

Ms. Mays made a motion approving the minutes of the January 10, 2024 Board meeting, as presented. Ms. McClain seconded the motion.
DBRA Resolution Code 24-02-02-333 was unanimously approved.

PUBLIC COMMENT

None.

PROJECTS

Land Assembly Project: Michigan Strategic Fund, Site Readiness Grant – Contract with Kimley-Horn for City Airport

Ms. Bridges presented the Land Assembly Project: Michigan Strategic Fund, Site Readiness Grant – Contract with Kimley-Horn for City Airport to the DBRA Board.

As the Board is aware, the City of Detroit administration has requested the assistance of the City of Detroit Brownfield Redevelopment Authority (“DBRA”) in industrial land assembly activities aimed at establishing market-ready industrial sites within City limits to attract manufacturing and logistics companies (the “Land Assembly Project”). This includes utilizing state funds that support site readiness activities and to support competitive attraction opportunities wherein site readiness is a barrier to economic growth and job creation.

In October 2023, the DBRA board approved grant funds of up to \$17,000,000 from the Michigan Strategic Fund (the “MSF”) from the Strategic Site Readiness Program (the “SSRP”), which may be used to be used to conduct Eligible Activities for the purpose of creating investment-ready sites to attract and promote investment in this State for eligible activities on, or related to, strategic sites and mega-strategic sites. To

date DBRA has been awarded \$12,963,038 million for the redevelopment of DET Crosswind Runway Site at Detroit City Airport (the "Site").

DBRA staff have identified a number of due diligence related items that are required to reposition the Site from airport related use to a development use, including the following activities (the "Scope"):

- Update the ALP and Airport Property Map depicting the future boundary. Update the ALP to reflect any relocated facilities.
- Prepare a Section 163 Request that will be submitted by MDOT to the FAA Airports District office in Detroit to formally acknowledge that the land sale does not constitute a federal action
- Conduct an Airport Property Survey delineating lat./long. of the property to be sold.
- Conduct a formal appraisal of the property to be sold.
- Conduct an analysis of the FAA-owned Remote Transmitter/Receiver to identify any potential impacts of development, if relocation is required, or if we can place height restrictions on development within the immediate area.
- Phase I Environmental Assessment
- Assemble financial package for the Airport inclusive of any relocations and land sale revenues.

DBRA seeks the DBRA Board's approval of a professional services agreement with Kimley-Horn in an amount not to exceed Three Hundred Eighty-Seven Thousand Five Hundred and 00/100 (\$387,500.00) to undertake the Scope. Kimley Horn is an engineering, planning and design firm with extensive aviation experience and is currently contracted by the City to perform related services in connection with the operation of City Airport. Given the specialized nature of the Scope, and Kimley-Horn's extensive history and knowledge of City Airport, DBRA staff finds it reasonable and in the best interest of the project to engage Kimley-Horn to also perform the Scope.

A resolution was attached for the Board's consideration.

Mr. Dueweke asked if the Site was completely within the boundaries of City Airport or if the Site contains other properties as well. Ms. Bridges stated that the Site is completely within the boundaries of City Airport but that adjacent properties could be added to a future development project on the Site.

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

Mr. George made a motion to approve the Land Assembly Project: Michigan Strategic Fund, Site Readiness Grant – Contract with Kimley-Horn for City Airport, as presented. Ms. Elias seconded the motion.

DBRA Resolution Code 24-02-262-57 was approved.

Odd Fellows Hall Brownfield Plan: Recommendation to City Council to Abolish

Mr. Vosburg presented the Odd Fellows Hall Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

Section 14(8)(a) of Act 381 of 1996, as amended, states:

"A brownfield plan or plan amendment may be abolished or terminated according to this subsection subject to all of the following:

- (a) The governing body may abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished.
- (b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:
 - (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.
 - (ii) Provides the developer an opportunity to be heard at a public meeting."

Over the years, the DBRA has approved Brownfield Plans which describe projects that have been completed or have failed to come to fruition (the "Plan(s)"). These Plans, particularly Plans that involve Tax Increment Financing ("TIF") revenue, create an administrative burden for the City and the DBRA with multiple annual accounting and reporting requirements for each Plan. Additionally, a stalled Plan prevents a new proposed development from being able to use and/or take full advantage of Brownfield TIF. Terminating or abolishing a Plan allows new proposed developments to make full use of Brownfield TIF financing through a new Brownfield Plan that is in line with the new proposed development.

Odd Fellows Hall is a Plan approved by Council on November 20, 2002 and consists of a Michigan Single Business Tax Credit. The project, developed by the Southwest Detroit Business Association, proposed the redevelopment of three parcels located at 8701 W. Vernor Highway, 2207 Lawndale and 2215 Lawndale and entailed the rehabilitation of the three-story Odd Fellows Hall and the construction of a parking lot. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

It is the opinion of DBRA staff that the Odd Fellows Hall Plan should be abolished due to the fact that the project described in the Plan has been completed and the purposes for which the Plan was established have been accomplished. DBRA staff, upon DBRA Board approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to abolish the Plan.

A resolution recommending the following actions for the Plan is attached for your review and approval:

1. Recommendation to abolish the Plan to City Council.
2. Issue a certified letter notification to the Developer of the intent to abolish the Plan in no less than 30 days as well as the opportunity to be heard at a public meeting.
3. Authorization to the DBRA to terminate any other agreements or contracts between Developer and the DBRA executed in conjunction with the Plan upon abolishment of the Plan by City Council.

The Plan will be formally abolished upon adoption of a Resolution for the Plan by City Council and following the signing of the Resolution by the Mayor.

Kales Brownfield Plan: Recommendation to City Council to Abolish

Mr. Vosburg presented the Kales Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

Section 14(8)(a) of Act 381 of 1996, as amended, states:

"A brownfield plan or plan amendment may be abolished or terminated according to this subsection subject to all of the following:

- (a) The governing body may abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished.
- (b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:
 - (iii) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.
 - (iv) Provides the developer an opportunity to be heard at a public meeting."

Over the years, the DBRA has approved Brownfield Plans which describe projects that have been completed or have failed to come to fruition (the "Plan(s)"). These Plans, particularly Plans that involve Tax Increment Financing ("TIF") revenue, create an administrative burden for the City and the DBRA with multiple annual accounting and reporting requirements for each Plan. Additionally, a stalled Plan prevents a new proposed development from being able to use and/or take full advantage of Brownfield TIF. Terminating or abolishing a Plan allows new proposed developments to make full use of Brownfield TIF financing through a new Brownfield Plan that is in line with the new proposed development.

Kales is a Plan approved by Council on July 1, 2001 and consists of a Michigan Single Business Tax Credit. The project, developed by Kales Building, L.L.C., proposed the redevelopment of one parcel located at 76 W. Adams Street and entailed the rehabilitation of the Kales and the construction of a parking structure. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

It is the opinion of DBRA staff that the Kales Plan should be abolished due to the fact that the project described in the Plan has been completed and the purposes for which the Plan was established have been accomplished. DBRA staff, upon DBRA Board approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to abolish the Plan.

A resolution recommending the following actions for the Plan is attached for your review and approval:

1. Recommendation to abolish the Plan to City Council.
2. Issue a certified letter notification to the Developer of the intent to abolish the Plan in no less than 30 days as well as the opportunity to be heard at a public meeting.
3. Authorization to the DBRA to terminate any other agreements or contracts between Developer and the DBRA executed in conjunction with the Plan upon abolishment of the Plan by City Council.

The Plan will be formally abolished upon adoption of a Resolution for the Plan by City Council and following the signing of the Resolution by the Mayor.

Fort Shelby Hotel Brownfield Plan: Recommendation to City Council to Abolish

Mr. Vosburg presented the Fort Shelby Hotel Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

Section 14(8)(a) of Act 381 of 1996, as amended, states:

“A brownfield plan or plan amendment may be abolished or terminated according to this subsection subject to all of the following:

- (a) The governing body may abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished.
- (b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:
 - (v) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.
 - (vi) Provides the developer an opportunity to be heard at a public meeting.”

Over the years, the DBRA has approved Brownfield Plans which describe projects that have been completed or have failed to come to fruition (the “Plan(s)”). These Plans, particularly Plans that involve Tax Increment Financing (“TIF”) revenue, create an administrative burden for the City and the DBRA with multiple annual accounting and reporting requirements for each Plan. Additionally, a stalled Plan prevents a new proposed development from being able to use and/or take full advantage of Brownfield TIF. Terminating or abolishing a Plan allows new proposed developments to make full use of Brownfield TIF financing through a new Brownfield Plan that is in line with the new proposed development.

Fort Shelby Hotel is a Plan approved by Council on November 20, 2002 and consists of a Michigan Single Business Tax Credit. The project, developed by First Lafayette, L.L.C., proposed the redevelopment of four parcels located at 525, 527,, and 529 W. Lafayette Boulevard and entailed the rehabilitation of the Fort Shelby Hotel and the construction of a parking structure. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

It is the opinion of DBRA staff that the Fort Shelby Hotel Plan should be abolished due to the fact that the project described in the Plan has been completed and the purposes for which the Plan was established have been accomplished. DBRA staff, upon DBRA Board approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to abolish the Plan.

A resolution recommending the following actions for the Plan is attached for your review and approval:

1. Recommendation to abolish the Plan to City Council.
2. Issue a certified letter notification to the Developer of the intent to abolish the Plan in no less than 30 days as well as the opportunity to be heard at a public meeting.
3. Authorization to the DBRA to terminate any other agreements or contracts between Developer and the DBRA executed in conjunction with the Plan upon abolishment of the Plan by City Council.

The Plan will be formally abolished upon adoption of a Resolution for the Plan by City Council and following the signing of the Resolution by the Mayor.

Arvin-Meritor Brownfield Plan: Recommendation to City Council to Abolish

Mr. Vosburg presented the Arvin-Meritor Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

Section 14(8)(a) of Act 381 of 1996, as amended, states:

“A brownfield plan or plan amendment may be abolished or terminated according to this subsection subject to all of the following:

- (a) The governing body may abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished.
- (b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:
 - (vii) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.
 - (viii) Provides the developer an opportunity to be heard at a public meeting.”

Over the years, the DBRA has approved Brownfield Plans which describe projects that have been completed or have failed to come to fruition (the “Plan(s)”). These Plans, particularly Plans that involve Tax Increment Financing (“TIF”) revenue, create an administrative burden for the City and the DBRA with multiple annual accounting and reporting requirements for each Plan. Additionally, a stalled Plan prevents a new proposed development from being able to use and/or take full advantage of Brownfield TIF. Terminating or abolishing a Plan allows new proposed developments to make full use of Brownfield TIF financing through a new Brownfield Plan that is in line with the new proposed development.

Arvin-Meritor is a Plan approved by Council on November 14, 2001 and consists of a Michigan Single Business Tax Credit. The project, developed by ArvinMeritor, proposed the redevelopment of one parcel located at 6607-6667 W. Fort Street and included the development of a new headquarters for ArvinMeritor. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

It is the opinion of DBRA staff that the Arvin-Meritor Plan should be abolished due to the fact that the project described in the Plan has been completed and the purposes for which the Plan was established have been accomplished. DBRA staff, upon DBRA Board approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to abolish the Plan.

A resolution recommending the following actions for the Plan is attached for your review and approval:

1. Recommendation to abolish the Plan to City Council.
2. Issue a certified letter notification to the Developer of the intent to abolish the Plan in no less than 30 days as well as the opportunity to be heard at a public meeting.
3. Authorization to the DBRA to terminate any other agreements or contracts between Developer and the DBRA executed in conjunction with the Plan upon abolishment of the Plan by City Council.

The Plan will be formally abolished upon adoption of a Resolution for the Plan by City Council and following the signing of the Resolution by the Mayor.

Arvin-Meritor Brownfield Plan: Recommendation to City Council to Abolish

Mr. Vosburg presented the Arvin-Meritor Brownfield Plan: Recommendation to City Council to Abolish to the DBRA Board.

Section 14(8)(a) of Act 381 of 1996, as amended, states:

“A brownfield plan or plan amendment may be abolished or terminated according to this subsection subject to all of the following:

- (a) The governing body may abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished.
- (b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:
 - (ix) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.
 - (x) Provides the developer an opportunity to be heard at a public meeting.”

Over the years, the DBRA has approved Brownfield Plans which describe projects that have been completed or have failed to come to fruition (the “Plan(s)”). These Plans, particularly Plans that involve Tax Increment Financing (“TIF”) revenue, create an administrative burden for the City and the DBRA with multiple annual accounting and reporting requirements for each Plan. Additionally, a stalled Plan prevents a new proposed development from being able to use and/or take full advantage of Brownfield TIF. Terminating or abolishing a Plan allows new proposed developments to make full use of Brownfield TIF financing through a new Brownfield Plan that is in line with the new proposed development.

6331 E. Jefferson is a Plan approved by Council on November 30, 2001 and consists of a Michigan Single Business Tax Credit. The project, developed by GTP L.L.C., proposed the redevelopment of multiple parcels, the largest of which is 6331 E. Jefferson and entailed the new construction shopping center. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

It is the opinion of DBRA staff that the 6331 E. Jefferson Plan should be abolished due to the fact that the project described in the Plan has been completed and the purposes for which the Plan was established have been accomplished. DBRA staff, upon DBRA Board approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to abolish the Plan.

A resolution recommending the following actions for the Plan is attached for your review and approval:

1. Recommendation to abolish the Plan to City Council.
2. Issue a certified letter notification to the Developer of the intent to abolish the Plan in no less than 30 days as well as the opportunity to be heard at a public meeting.
3. Authorization to the DBRA to terminate any other agreements or contracts between Developer and the DBRA executed in conjunction with the Plan upon abolishment of the Plan by City Council.

The Plan will be formally abolished upon adoption of a Resolution for the Plan by City Council and following the signing of the Resolution by the Mayor.

Mr. Scott asked if the five items requesting recommendations to abolish the brownfield plans could be approved with one motion of the Board. Mr. Sobh confirmed that they could be approved with one motion of the Board. The Board took the following action:

Ms. Mays made a motion to tie-bar the resolutions for the Odd Fellows Hall Brownfield Plan, Kales Brownfield Plan, Fort Shelby Hotel Brownfield Plan, Arvin-Meritor Brownfield Plan, and 6331 E. Jefferson Brownfield Plan: Recommendations to City Council to Abolish. Ms. DeSantis seconded the motion.

Mr. Dueweke asked if there could be a new brownfield plan approved for the projects. Mr. Vosburg stated that the abolishment of the current brownfield plan would not disqualify the property from being included in a future brownfield plan for a new project on the property but clarified that the SBT or MBT tax credits under the current brownfield plans have been received.

Mr. Lemus asked for clarification on how brownfield plans with an MBT or SBT tax credit end. Mr. Vosburg stated that previously it was unclear under Michigan Act 381 how a brownfield plan with an SBT or MBT tax credit would end, but that it was amended to add language to abolish a brownfield plan under which a project has been completed and either received the MBT or SBT tax credit or has completed TIF reimbursement. Ms. Kanalos added that the MBT and SBT tax credit program ended under Governor Snyder's time in office and the vast majority of the MBT and SBT tax credits have since expired.

Mr. Scott called for a motion to approve the resolutions for the Odd Fellows Hall Brownfield Plan, Kales Brownfield Plan, Fort Shelby Hotel Brownfield Plan, Arvin-Meritor Brownfield Plan, and 6331 E. Jefferson Brownfield Plan: Recommendations to City Council to Abolish, as presented. The Board took the following action:

Mr. George made a motion to approve the tie-barred resolutions for the Odd Fellows Hall Brownfield Plan, Kales Brownfield Plan, Fort Shelby Hotel Brownfield Plan, Arvin-Meritor Brownfield Plan, and 6331 E. Jefferson Brownfield Plan: Recommendations to City Council to Abolish, as presented. Ms. Mays seconded the motion.

DBRA Resolution Codes

24-02-25-02,

24-02-07-03,

24-02-33-02,

24-02-10-03, and

24-02-11-03 were approved.

Proposed LBRF Grant Request for Freedom House Detroit for East Campus Project

Mr. Vosburg presented the Proposed LBRF Grant Request for Freedom House Detroit for East Campus Project to the DBRA Board.

Freedom House Detroit, (the "Developer") is non-profit organization founded in Detroit in 1983. Their mission is to: "Support and empower refugees, asylum seekers, and others seeking humanitarian protection on their journey to safety, security, and freedom by providing comprehensive services in an inclusive and welcoming space". Freedom House Detroit purchased and moved to their current location at 1777 North Rademacher Street in 2022. This location serves as the home for 60-80 new arrivals seeking humanitarian protection to build a new life in the U.S., as well as 22 employees, numerous volunteers, and community partners providing support and advocacy services.

The Developer has formulated a Master Campus Expansion and Improvement Plan to provide additional housing, indoor and outdoor gathering spaces for residents, and office space for staff and volunteers. Phase 1 of the expansion project will be the East Campus (the "Project") which will include a new-construction 2-story 4,800 sf residential addition, reconfiguration and upgrades to the existing residential portion of the building, and outdoor amenities for residents. Phase 2 of the project will occur in the future on the west side of the campus on land formerly owned by the City and likely feature new office and programming space.

The Project has total development costs of \$3,486,377 which includes professional fees, application costs, construction costs, and furniture fixtures and equipment. To date the Developer has secured funds totaling

\$2,493,891 from the following sources: Michigan State Housing Development Authority (the “MSHDA”) HOME-ARPA Non-Congregate Shelter Grant of \$1,491,746, McGregor Fund Grant of \$450,000, Michigan Department of Health & Human Services (the “MDHHS”) Infrastructure – Shelter Repair Grant of \$311,045, Song Foundation Grant of \$175,000, Impact 100 Grant of \$63,600, and MW Credit Union Grant of \$2,500. The Developer has applied for and/or approached funders for the remaining \$992,486 in funding from the following sources: Detroit ARPA Accessibility Improvement Grant of \$50,000, a MEDC Patronicity Campaign of \$100,000, an IFF (a CDFI) Facilities Loan of \$500,000 (if needed), and additional pending foundations requests and a Capital Campaign of \$342,486 to close the final gaps. The Developer is planning to start construction in the summer of 2024 once all funding sources have been secured.

The Developer is currently requesting a grant in the amount of \$25,000 (the “Grant”) from the DBRA’s Local Brownfield Revolving Fund (the “LBRF”). The Grant will be used to fund the following additional environmental investigations and reports which are needed to finalize the scope of remediation work, as well as meet reporting requirements of several State funders and EGLE regulations: Vapor Intrusion Soil Investigation, NEPA/HUD Part 58 EA, Initial Due Care Plan, Final/Revised Due Care Plan, Documentation of Due Care Compliance. The studies and reports are not eligible expenses under any existing grant funds the Developer has obtained, and the timeline to apply to other limited grant sources for this work does not line up with the Project’s timeline.

Once the Developer is able to determine the extent of the vapor intrusion issues and the scope for the environmental response activities, the Developer plans to approach the DBRA for additional grant funding for the response activities.

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

DBRA staff support and recommend providing a \$25,000 LBRF Grant to the Developer for environmental studies and reports for the Project. Please find below the proposed terms of the DBRA Grant, and a Sources and Uses table.

Grantee Name: Freedom House Detroit

Grantee/Borrower Location: 1777 Rademacher Street, Detroit MI 48209

Request: Grant: \$25,000.00

Fee: Waived

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

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

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

TOTAL DEVELOPMENT USES		
Concept Development/Environmental Studies	\$16,500	0.47%
Building Permits	\$9,360	0.27%
Architecture & Engineering	\$156,000	4.47%

Site Preparation & Outdoor Recreation Space	\$597,490	17.14%
New Construction	\$2,162,500	62.03%
Existing Building Reconfiguration	\$316,500	9.08%
Professional Fees & FFE	\$228,027	6.54
TOTAL DEVELOPMENT USES	\$3,486,377	100.0%

TOTAL SOURCES

Confirmed Sources

MSHDA HOME-ARPA Non-Congregate Shelter Grant	\$1,491,746	42.79%
McGregor Fund Grant	\$450,000	12.91%
MDHHS Infrastructure – Shelter Repair Grant	\$311,045	8.92%
Song Foundation Grant	\$175,000	5.02%
Impact 100 Grant	\$63,600	1.82%
MW Credit Union Grant	\$2,500	0.07%

Pending Sources

Detroit ARPA Accessibility Improvement	\$50,000	1.43%
MEDC Patronicity Campaign	\$100,000	2.87%
IFF Facilities Loan (if needed)	\$500,000	14.34%
Capital Campaign & Foundation Asks	\$317,486	9.11%
DBRA LBRF Grant	\$25,000	0.72%

TOTAL DEVELOPMENT SOURCES	\$3,486,377	100.0%
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ELIGIBLE USES OF \$25,000 LBRF GRANT FUNDS

Eligible Uses

Vapor Intrusion Source Soil Investigation	\$12,050
NEPA HUD Part 58 Assessment	\$6,000
Initial Due Care Plan	\$2,500
Final/Revised Due Care Plan	\$1,000
Documentation of Due Care Compliance	\$2,500
Contingency	\$950

TOTAL AVAILABLE ELIGIBLE LBRF USES	\$25,000
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The DBRA LBRF Committee reviewed the proposed Grant on the afternoon of February 28, 2024 and made a recommendation to approve the request to the DBRA Board of Directors and DBRA staff. A resolution was attached for the Board's consideration.

Mr. Scott called for a motion to approve the Proposed LBRF Grant Request for Freedom House Detroit for East Campus Project, as presented. The Board took the following action:

Ms. McClain made a motion to approve the Proposed LBRF Grant Request for Freedom House Detroit for East Campus Project, as presented. Ms. DeSantis seconded the motion. DBRA Resolution Code 24-02-325-01 was approved.

ADMINISTRATIVE

None.

OTHER

None.

ADJOURNMENT

Citing no further business, Mr. Scott called for a motion to adjourn the meeting.

On a motion by Mr. George, seconded by Ms. Mays, the meeting was unanimously adjourned at 4:34 PM.



CODE DBRA 24-02-02-334

APPROVAL OF MINUTES OF FEBRUARY 14, 2024

RESOLVED, that the minutes of the regular meeting of February 14, 2024 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.

February 28, 2024



CODE DBRA 24-02-262-57

LAND ASSEMBLY PROJECT: MICHIGAN STRATEGIC FUND, SITE READINESS GRANT – CONTRACT WITH KIMELY-HORN FOR CITY AIRPORT

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

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

WHEREAS, DBRA seeks to enter into a contract with Kimley-Horn in an amount not to exceed Three Hundred Eighty-Seven Thousand Five Hundred and 00/100 (\$387,500.00) Dollars. for the performance of the following eligible activities under the Grant that are required to reposition the Site from airport related use to a development use, including the following activities (the “Scope”):

- Update the ALP and Airport Property Map depicting the future boundary. Update the ALP to reflect any relocated facilities.
- Prepare a Section 163 Request that will be submitted by MDOT to the FAA Airports District office in Detroit to formally acknowledge that the land sale does not constitute a federal action
- Conduct an Airport Property Survey delineating lat./long. of the property to be sold.
- Conduct a formal appraisal of the property to be sold.
- Conduct an analysis of the FAA-owned Remote Transmitter/Receiver to identify any potential impacts of development, if relocation is required, or if we can place height restrictions on development within the immediate area.
- Phase I Environmental Assessment
- Assemble financial package for the Airport inclusive of any relocations and land sale revenues.

WHEREAS, the Board has determined that the proposed contract is reasonable and in the best interest of the project contemplated under the Grant.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby authorizes the a contract in an amount not to exceed Three Hundred Eighty-Seven Thousand Five Hundred and 00/100 (\$387,500.00) with Kimley-Horn for the performance of the Scope.

BE IT FURTHER RESOLVED, that any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

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

February 28, 2024



CODE DBRA 24-02-25-02

ODD FELLOWS HALL BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) was created pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”); and

WHEREAS, the City Council of the City of Detroit (“City Council”) is the governing body (as that term is defined by Act 381) of the DBRA; and

WHEREAS, on October 11, 2002, the DBRA Board of Directors approved the Odd Fellows Hall Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on November 20, 2002, City Council approved the Plan; and

WHEREAS, on November 21, 2002, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(a) of Act 381 of 1996, as amended, permits a governing body to abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished; and

WHEREAS, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

WHEREAS, the “developer” for the Plan is Southwest Detroit Business Association (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan has been completed and the purposes for which the Plan was established have been accomplished; and

WHEREAS, the DBRA Board of Directors desires to recommend abolishment of the Plan to City Council.

NOW THEREFORE, BE IT RESOLVED, subject to the notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

BE IT FURTHER RESOLVED, subject to the completion of the notice requirement described in Section 14(8)(b)(i) of Act 381 and the provision to the Developer of an opportunity to be heard at a public meeting pursuant to Section 14(8)(b)(ii) of Act 381, the DBRA Board of Directors hereby recommends termination of the Plan to City Council; and

BE IT FURTHER RESOLVED, subject to the abolishment of the Plan by City Council, that the DBRA Board of Directors hereby authorizes the termination of any other agreements or contracts between the Developer and the DBRA that were executed in conjunction with the Plan; and

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 DBRA's Authorized Agents, shall hereafter have the authority to negotiate and execute all documents 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 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.

February 28, 2024



CODE DBRA 24-02-07-03

KALES BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) was created pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”); and

WHEREAS, the City Council of the City of Detroit (“City Council”) is the governing body (as that term is defined by Act 381) of the DBRA; and

WHEREAS, on June 1, 2001, the DBRA Board of Directors approved the Kales Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on July 5, 2001, City Council approved the Plan; and

WHEREAS, on July 13, 2001, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(a) of Act 381 of 1996, as amended, permits a governing body to abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished; and

WHEREAS, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

WHEREAS, the “developer” for the Plan is Kales Building, L.L.C. (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan has been completed and the purposes for which the Plan was established have been accomplished; and

WHEREAS, the DBRA Board of Directors desires to recommend abolishment of the Plan to City Council.

NOW THEREFORE, BE IT RESOLVED, subject to the notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

BE IT FURTHER RESOLVED, subject to the completion of the notice requirement described in Section 14(8)(b)(i) of Act 381 and the provision to the Developer of an opportunity to be heard at a public meeting pursuant to Section 14(8)(b)(ii) of Act 381, the DBRA Board of Directors hereby recommends termination of the Plan to City Council; and

BE IT FURTHER RESOLVED, subject to the abolishment of the Plan by City Council, that the DBRA Board of Directors hereby authorizes the termination of any other agreements or contracts between the Developer and the DBRA that were executed in conjunction with the Plan; and

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 DBRA’s Authorized Agents, shall hereafter have the authority to

negotiate and execute all documents 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 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.

February 28, 2024



CODE DBRA 24-02-33-02

FORT SHELBY HOTEL BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) was created pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”); and

WHEREAS, the City Council of the City of Detroit (“City Council”) is the governing body (as that term is defined by Act 381) of the DBRA; and

WHEREAS, on October 11, 2002, the DBRA Board of Directors approved the Fort Shelby Hotel Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on November 20, 2002, City Council approved the Plan; and

WHEREAS, on November 21, 2002, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(a) of Act 381 of 1996, as amended, permits a governing body to abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished; and

WHEREAS, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

WHEREAS, the “developer” for the Plan is First Lafayette, L.L.C. (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan has been completed and the purposes for which the Plan was established have been accomplished; and

WHEREAS, the DBRA Board of Directors desires to recommend abolishment of the Plan to City Council.

NOW THEREFORE, BE IT RESOLVED, subject to the notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

BE IT FURTHER RESOLVED, subject to the completion of the notice requirement described in Section 14(8)(b)(i) of Act 381 and the provision to the Developer of an opportunity to be heard at a public meeting pursuant to Section 14(8)(b)(ii) of Act 381, the DBRA Board of Directors hereby recommends termination of the Plan to City Council; and

BE IT FURTHER RESOLVED, subject to the abolishment of the Plan by City Council, that the DBRA Board of Directors hereby authorizes the termination of any other agreements or contracts between the Developer and the DBRA that were executed in conjunction with the Plan; and

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 DBRA's Authorized Agents, shall hereafter have the authority to negotiate and execute all documents 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 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.

February 28, 2024



CODE DBRA 24-02-10-03

ARVIN-MERITOR BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) was created pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”); and

WHEREAS, the City Council of the City of Detroit (“City Council”) is the governing body (as that term is defined by Act 381) of the DBRA; and

WHEREAS, on October 10, 2001, the DBRA Board of Directors approved the Arvin-Meritor Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on November 14, 2001, City Council approved the Plan; and

WHEREAS, on November 27, 2001, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(a) of Act 381 of 1996, as amended, permits a governing body to abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished; and

WHEREAS, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

WHEREAS, the “developer” for the Plan is ArvinMeritor (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan has been completed and the purposes for which the Plan was established have been accomplished; and

WHEREAS, the DBRA Board of Directors desires to recommend abolishment of the Plan to City Council.

NOW THEREFORE, BE IT RESOLVED, subject to the notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

BE IT FURTHER RESOLVED, subject to the completion of the notice requirement described in Section 14(8)(b)(i) of Act 381 and the provision to the Developer of an opportunity to be heard at a public meeting pursuant to Section 14(8)(b)(ii) of Act 381, the DBRA Board of Directors hereby recommends termination of the Plan to City Council; and

BE IT FURTHER RESOLVED, subject to the abolishment of the Plan by City Council, that the DBRA Board of Directors hereby authorizes the termination of any other agreements or contracts between the Developer and the DBRA that were executed in conjunction with the Plan; and

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 DBRA’s Authorized Agents, shall hereafter have the authority to

negotiate and execute all documents 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 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.

February 28, 2024



CODE DBRA 24-02-11-03

6331 E. JEFFERSON BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) was created pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”); and

WHEREAS, the City Council of the City of Detroit (“City Council”) is the governing body (as that term is defined by Act 381) of the DBRA; and

WHEREAS, on October 23, 2001, the DBRA Board of Directors approved the 6331 E. Jefferson Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on November 30, 2001, City Council approved the Plan; and

WHEREAS, on December 6, 2001, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(a) of Act 381 of 1996, as amended, permits a governing body to abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished; and

WHEREAS, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

WHEREAS, the “developer” for the Plan is GTP L.L.C. (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan has been completed and the purposes for which the Plan was established have been accomplished; and

WHEREAS, the DBRA Board of Directors desires to recommend abolishment of the Plan to City Council.

NOW THEREFORE, BE IT RESOLVED, subject to the notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

BE IT FURTHER RESOLVED, subject to the completion of the notice requirement described in Section 14(8)(b)(i) of Act 381 and the provision to the Developer of an opportunity to be heard at a public meeting pursuant to Section 14(8)(b)(ii) of Act 381, the DBRA Board of Directors hereby recommends termination of the Plan to City Council; and

BE IT FURTHER RESOLVED, subject to the abolishment of the Plan by City Council, that the DBRA Board of Directors hereby authorizes the termination of any other agreements or contracts between the Developer and the DBRA that were executed in conjunction with the Plan; and

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 DBRA's Authorized Agents, shall hereafter have the authority to negotiate and execute all documents 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 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.

February 28, 2024



CODE DBRA 24-02-325-01

FREEDOM HOUSE DETROIT – EAST CAPMUS PROJECT: LOCAL BROWNFIELD REVOLVING FUND GRANT

WHEREAS, Freedom House Detroit (the “Developer”), located at 1777 North Rademacher Street, is seeking to build a new-construction addition, reconfigure an existing building, and provide outdoor recreation space where housing and support and empowerment services will be provided to refugees, asylum seekers, and others seeking humanitarian protection (the “Project”); and

WHEREAS, in order to facilitate the development, the Developer is seeking a \$25,000.00 grant (the “Grant”) from the City of Detroit Brownfield Redevelopment Authority (“DBRA”) Local Brownfield Revolving Fund (the “LBRF”); and

WHEREAS, under the LBRF, funds are available to non-profit organizations to use for environmental due diligence, BEA, due care and other environmental response activities in the form of a grant on eligible property defined under Michigan Public Act 381 of 1996, as amended; and

WHEREAS, DBRA staff has reviewed the Developer’s financial documentation and proposes the following terms and conditions for the Loan and Grant:

Request:	Grant: \$25,000.00
Fee:	Waived
Eligible Uses:	Environmental studies & reports
Disbursement:	DBRA will disburse Grant funds no more frequently than on a monthly basis for Developer’s requested Brownfield Plan eligible expenses.
Conditions:	(i) Satisfactory review and acceptance of standard due diligence items; and (ii) Execution of mutually acceptable grant documents.

WHEREAS, DBRA staff presented such information to the DBRA LBRF Committee which recommends the approval of the LBRF Grant in accordance with the terms noted above; and

WHEREAS, the DBRA Board of Directors has reviewed the terms of the Grant and determined that providing the Grant is in the best interest of the DBRA.

NOW, THEREFORE, BE IT, RESOLVED, that the DBRA Board of Directors hereby approves the provision of the Grant to Developer and the execution of the Grant Agreement with the terms provided herein are 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 DBRA's Authorized Agents, shall hereafter have the authority to negotiate and execute all documents evidencing the Grant 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 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.

February 28, 2024