

**MEETING MINUTES: Special Board Meeting of DECEMBER 11, 2013**

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**LOCATION: SDDA Offices, 18000 W. Nine Mile Road, Suite 320, Southfield, MI 48075**

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**1. CALL TO ORDER**

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Chairman James Ralph, Jr. called the meeting to order at 10:07 AM.

**2. ROLL CALL**

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**Present:** James Ralph, Jr., Daniel Babb, Beverly F. Berry (arrived 10:10AM), Daveda Colbert, Nadine Cook, Robert Leger, Fred Najor, Brent Reetz, and Sierra Tyus (arrived 10:58AM).

**Excused:** Orletta Caldwell, Mayor Lawrence, Steven Reif, and Muriel Zweigel.

**Also Present:** Al Aceves, Executive Director; Jackie Schatz, Assistant to the Executive Director, Reggie Turner, Attorney - Clark Hill PLC.

**Roll Call was taken and it was determined a quorum was present.**

**3. APPROVAL OF AGENDA.**

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**Motion by Reetz, Seconded by Cook,** to approve the Meeting Agenda as presented.

Motion carries, unanimously.

**4. NEW BUSINESS:**

**a. Introduction of new SDDA Board Member: Mr. Dan Babb.**

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Mr. Babb was introduced and welcomed to the SDDA Board. Mr. Babb is the CEO of Oakland Regional Hospital, located within the SDDA District.

**b. SDDA Quit Claim Deed to City of Southfield: Clark Hill.**

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Attorney Reggie Turner reviewed the purpose of the resolution to clear a cloud on the title in preparation for the City's sale of property, see attached resolution.

**ROLL CALL VOTE:**

**Ayes:** James Ralph, Jr., Daniel Babb, Beverly F. Berry, Daveda Colbert, Nadine Cook, Robert Leger, Fred Najor and Brent Reetz.

**Nayes:** None.

**Abstain:** None.

**Absent:** Orletta Caldwell, Mayor Lawrence, Steven Reif, Sierra Tyus and Muriel Zweigel.

Roll Call Vote, Motion carries.

**c. Marketing Committee Report: Site Visit to Grand Rapids and Detroit Mid Town.**

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The Board discussed the Grand Rapids Medical Mile and the concentration of its healthcare related developments. Visiting the site in the early spring would be organized by bus trip to tour the area. It was also noted that the development occurring in Detroit's Mid Town would be toured and meetings arranged with local groups involved in the development.

**Motion by Najor, Seconded by Colbert,** to approve the site visits to Grand Rapids and Detroit Mid Town.

Motion carries, unanimously.

**d. Collection of Nominating Forms.**

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No discussion or action was taken.

**5. OLD BUSINESS:**

None.

**6. UNFINISHED BUSINESS:**

None.

**7. HEARING OF THE PUBLIC AND BOARD COMMENTS:**

None.

**8. ADJOURNMENT.**

Chairman Ralph adjourned the meeting at 10:58 A.M.

MEETING WAS ADJOURNED AT 10:58 A.M.

  
Jacqueline E. Schatz, Acting Board Secretary

**CITY OF SOUTHFIELD DOWNTOWN DEVELOPMENT AUTHORITY**  
**RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE**  
**QUITCLAIM DEED TO CITY OF SOUTHFIELD WITH RESPECT**  
**TO FORMER RAMADA INN PARCEL TO FACILITATE CITY'S SALE**  
**OF PARCEL TO OAKLAND COUNTY COMMUNITY COLLEGE**

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WHEREAS, on April 23, 2012, representatives of the City of Southfield Downtown Development Authority ("SDDA"), the City of Southfield ("City"), and the owners of the two parcels of real property on the east and west sides of the south intersection of Nine Mile Road and Rutland Avenue, entered into an agreement for, among other things, the conveyance of the parcel on the east side of such intersection to the SDDA; and

WHEREAS, at the time of the agreement, the parcel on the west side of such intersection, the location of the former Ramada Inn ("the Ramada parcel"), had been forfeited to the Oakland County Treasurer for non-payment of real property taxes, although the former owners of the Ramada parcel were threatening to contest the forfeiture and to thereby impede redevelopment of the Ramada parcel; and

WHEREAS, to conclude the dealings between the SDDA, the City, and the former property owners, and to clear the title to the Ramada parcel, the agreement of April 23, 2012 provided for the execution by the former owners of the Ramada parcel of a quitclaim deed of all their interest, if any, in the Ramada parcel, to the SDDA; and

WHEREAS, the SDDA Board of Directors approved the agreements of April 23, 2012 by resolution dated June 5, 2012, and the entire transaction, including the quitclaim deed of the Ramada parcel to the SDDA, was concluded on June 28, 2012; and

WHEREAS, the City purchased the Ramada parcel from the Oakland County Treasurer in August, 2012, and has since engaged in efforts to develop or resell the Ramada parcel, resulting in a purchase agreement between the City and Oakland County Community College ("OCC") for such parcel; and

WHEREAS, OCC has raised concerns about the effect on legal title to the Ramada parcel of the quitclaim deed to the SDDA dated June 28, 2012, even though at the time of that deed the former owners of the Ramada parcel no longer had an interest in that property, and thus the quitclaim deed conveyed no interest in the property to the SDDA; and

WHEREAS, the City has asked the SDDA to execute a quitclaim deed for the Ramada parcel to the City in order to clear the title to OCC's satisfaction, and the SDDA wishes to remove any impediments to the sale of the Ramada parcel to OCC;

NOW THEREFORE, IT IS RESOLVED:

1. The Board approves the execution by the SDDA Executive Director, Al Aceves, Jr., of a quitclaim to the Ramada parcel to the City in order to clear the title on the property and to permit the completion of the sale of the Ramada parcel by the City to OCC; and

2. The Board authorizes the SDDA Executive Director, Al Aceves, Jr., to execute such additional documents as may be required for the conclusion of the transaction between the City and OCC.

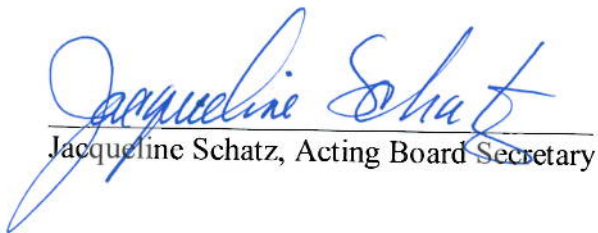
IN FAVOR: Directors, Daniel Babb, Beverly Berry, Daveda Colbert, Nadine Cook, Robert Leger, Frederick Najor, James Ralph Jr., Brent Reetz.

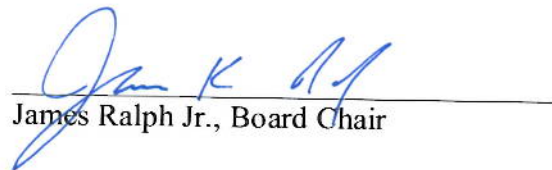
OPPOSED: None

ABSTAIN: None

ABSENT: Directors, Orletta Caldwell, Steven Reif, Sierra Tyus, Muriel Zweigel and Mayor Lawrence.

Dated: December 11, 2013

  
Jacqueline Schatz, Acting Board Secretary

  
James Ralph Jr., Board Chair