

Board of Directors Meeting
Huntington Place Detroit
Room 252 A/B
Thursday, 2/26/2026
4:00 - 7:00 PM ET
Regular Meeting of the DRCFA

- Attending:**
- Alexis Wiley
 - Claude Molinari
 - David Viviano
 - Jeffrey Abood
 - Ric Preuss

1. Call to Order Regular Public Meeting and Pledge Allegiance to the Flag Presented By: C. Molinari (4:00 p.m.)

Present

J. L. Abood
C. Molinari
R. Preuss
D. Viviano
A. Wiley

2. Consider Approve the Proposed Agenda February, 2026 Presented By: C. Molinari Approve

3. Consider Approve Minutes of the Regular Meeting on January 15, 2026 Presented By: C. Molinari Approve



01-15-2026 DRAFT Minutes of the DRCFA

4. DRCFA CEO Report Presented By: B. Crowe Standing

a. FY 2025 DRCFA Financial Audit Report Presented By: B. Crowe and Accept and File

See Exhibit Document

b. Resolution 2026-02-26-01 Consider Bond Authorizing Refunding of 2025A and 2025B - DRCFA 2026B_ Refunding Bonds45686284.2onds Current JP Morgan Debt Presented By: J. Aronoff, DRCFA Bond Counsel; Steve Kantor, Municipal Advisor for the Authority Approve



Bond Authorizing Resolution (Refunding of 2025A and 2025B Bonds) - DRCFA 2026B_C Refunding Bonds(456...

c. Resolution 2026-02-26-02 Authorize Installation of Electric Vehicle Charging Facility Approve

RESOLVED: the CEO, with the assistance of the General Counsel, is authorized to negotiate and execute an agreement for the installation of the Charger within the JLA Parking Structure at a mutually agreeable location appropriate for service, access, and safety for the exclusive use of 40 Associates



Resolution Authorizing Electric Vehicle Charging Facility

d. DRCFA December 2025 Financial Statements Presented By: P. Webb



HuntingtonPlaceDetroit-December2025-Monthly Financials

e. Hotel Partnership Report January 2026



January 2026 Hotel Construction Report

f. Request For Closed Session Pursuant to Section 8(1)(H) Of Public Act 267 Of 1967 At MCL 15.268(1)(H) to Consider Attorney-Client Privileged Material Dated February 20, 2026. Approve By Roll-Call Vote

**5. Contracts, Contract Amendments, Change Orders Endorsed by the Capital Committee for Approval
Presented By: R. Preuss Approve**

a. Resolution 2026-02-26-03 Approve Change Order for Procurement of Steel Beams for Second Ave. Jump Span Resolution 2026-01-15-02 Presented By: Gordon B. Wilson, PE, CFM, EXW Approve

Request the DRCFA Board of Directors approve and authorize providing a Change Order for Dan's Excavating, Inc. to procure the items listed above for a Lump Sum price of \$546,000.00 and to authorize the CEO to execute all associated paperwork and approvals. This money will be taken from the previously approved Work Change Directive of \$700,000.00. Therefore, there is no change in the project budget.



Change Order - Egress Structure # 04 (Loading Dock - 2nd) Beam Procurement Board



DEI 1764- S04 Jump Span- COR Beam Material

b. Resolution 2026-02-26-04 Approve a Budget Transfer \$540,000 from CIP Unallocated Reserve to CIP Roof Expansion Joint Project Presented By: JP Birmingham Approve

Requesting two resolution approvals for the execution of this engagement with DeMaria and authorization for the DRCFA CEO to execute all contracts and paperwork associated:

- Approval of a \$540,000 budget transfer from CIP unallocated reserve to cover the additional project scope
- Authorization to execute a Design-Build engagement with DeMaria as incorporated in Resolution 5c immediately next.



Leadership Brief - Design-Build Engagement & Budget Transfer CIP Roof Joints

c. Resolution 2026-02-26-05 Authorize CEO to Execute Design-Build Engagement with DeMaria for Construction Roof Expansion Joints with a Budget of \$825,000 Presented By: JP Birmingham Approve

See Leadership Brief under Item 5b above

d. Resolution 2026-02-26-06 Approve a Scope and Cost Amendment to Dan's Excavating Inc for Second Ave. Winter Conditions in Amount \$189,587.00 and Authorization for DRCFA CEO to Execute All Contracts and Documents Associated with This Approval. Presented By: JP Birmingham Approve



Leadership Brief - 2nd Ave Winter Conditions Costs

e. Resolution 2026-02-26-07 Approve a Scope and Cost Amendment Skybridge Connector Project Roncelli-Brinker \$40,781,291.84 for Total Guaranteed Maximum Price \$74,100,000.00 Presented By: Mat Fahrenkrug Approve

Request that the DRCFA Board of Directors authorize a guaranteed maximum price amendment to Roncelli/Brinker in the amount of \$74,100,000.

This is within the DRCFA's approved SLCW budget for the Skybridge Connector



26-0226 - Connector GMP Leadership Brief Rev

f. Resolution 2026-02-26-08 Approve Purchase Firewall Equipment and Associated Services Presented By: B. Bixby Approve



LB Fortigate Firewall Purchase



2 - FortiNet FortiGate ITB 12.2526 Bid Tally Sheet

g. Resolution 2026-02-26-09 Approve Three-Month Extension (5-1-2026 to 7-31-2026) Lovio-George Inc. Public Relations Contract Presented By: D. Trueblood Approve



3 - Lovio George contract extension LB

h. Resolution 2026-02-26-10 Approve Create CIP Project C-1 Heat Exchangers with Budget of \$200,000 Presented By: Steve Domonkos Approve

- Authorize the extension of the rental of the temporary heat exchangers from CleanShield for the revised and total amount of \$45,449.80 through March 6, 2026.
- Recognize the installation of the temporary heat exchangers by JCI SA-206 in the amount of \$68,301.
- Authorize the labor to remove the temporary units, the purchase and installation of a new heat exchanger bundle along with the reconditioning of the existing shell, the rebuilding of the existing steam trap, and the purchase of a redundant heat exchanger for future installation when necessary, in the NTE amount of \$86,249 to JCI, per the terms and conditions of SA-206.

6. Items for Discussion and Vote

a. Resolution 2026-02-26-11 Approve Recommendation for As-Needed Labor Services Presented By: B. Bixby Approve

 1 - Board LB As Needed Temp Labor

 1 - As Needed Labor Services RFP 8.2526 Bid Evaluation Sheet with Wage Rates (1)

7. DRCFA Capital Committee Report Presented By: R. Preuss Standing

a. Convention Center Expansion (CCE) Q4 2025 Program Update

 CCE Quarterly Program Update Q4 2025

b. Second Ave. Project Update

 Second Avenue Project Update

c. JLA Garage Project Update Presented By: JP Birmingham, PMR

 JLA Project Update

d. Capital Improvement Projects (CIP) Update

 CIP Project Update Dashboard

e. Skybridge Connector Project Update

 Skybridge Connector Project Update

f. Master Plan Update

 Master Plan Project Update

8. DRCFA Unfinished Business Presented By: C. Molinari Standing

9. DRCFA New Business Presented By: C. Molinari Standing

10. Invite Public Comment Presented By: C. Molinari Standing

11. Consider Motion to Adjourn Presented By: C. Molinari Approve