

NOTICE OF PUBLIC HEARING

MONROE PHASE I, LLC. FOR COMMERCIAL REHABILITATION EXEMPTION CERTIFICATE AT 1 CADILLAC SQUARE, DETROIT MI 48226

The Planning and Economic Development Standing Committee will hold a **PUBLIC HEARING** at the request of Monroe I Phase, LLC (**Petition #1743-B**), for a Commercial Rehabilitation Exemption Certificate, at 1 Cadillac Square, Detroit, Michigan, in accordance with Public Act 210 of 2005.

Pursuant to the Michigan Open Meetings Act as amended, which authorizes the continued use of hybrid electronic meetings to provide virtual public participation in accordance with the requirements of MCL 15.263a(2), and in consideration of the ongoing and continuing pandemic, the Detroit City Council will be meeting **in person** at the **City Council Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center on THURSDAY, MAY 15, 2025 at 10:35 a.m.**

This Public Hearing may be viewed in the following manner.

1. Watch via television
 - Comcast: Channel 10
 - ATT: From Channel 99, click Detroit, then Channel 10
2. Watch online by using <https://detroitmi.gov/government/city-council> and clicking on Channel 10.
3. To attend by phone only, call one of these numbers:
+1-929-436-2866, +1-312-626-6799, +1-669-900-6833, +1-253-215-8782,
+1-301-715-8592, or +1-346-248-7799 **Enter Meeting ID: 85846903626#**
4. To attend online: <https://Detroitmi.gov/Online-CC-Meeting>

Public Comment:

To participate at the time of Public Comment, please raise your hand within the zoom application.

1. Telephone participants: Raise your hand by pressing *9
2. Web participants: Raise your hand by clicking **raise hand** in the application or pressing
 - a. Windows computer = [ALT] + [Y]
 - b. Apple computers = [OPTION] + [Y]

To be consistent with how Public Comment has been handled for in-person meetings:

- You will be called on in the order in which your hand is raised
- All time limits set by the meeting Chair will still be enforced
- Any hands raised after the Chair ends submission of public comments, will not be able to speak at the meeting

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies to the City Clerk's Office CityClerkHelpDesk@detroitmi.gov via e-mail, for the record.

JANICE M. WINFREY
City Clerk

NOTICE TO THE HEARING IMPAIRED:

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including American Sign Language, language translation and reasonable ADA accommodations. Please contact the **Civil Rights, Inclusion and Opportunity Department** at (313) 224-4950, through the TTY number 711, or email crio@detroitmi.gov to schedule these services.

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PLEASE PRINT IN DETROIT LEGAL NEWS ON MONDAY, MAY 5, 2025

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JANICE M. WINFREY
City Clerk

JMW/cg

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Andre P. Gilbert II
Deputy City Clerk

DEPARTMENT PETITION REFERENCE COMMUNICATION

To: The Department or Commission Listed Below

From: Janice M Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

Petition No.	1743 - B (Certificate)
Name of Petitioner	Monroe Phase I LLC
Description of Petition	Petition request for a Commercial Rehabilitation Exemption Certificate at 1 Cadillac Square, Detroit MI 48226. (In reference to District petition 1743)
Type of Petition	Tax Abatement for a Commercial Rehabilitation Exemption Certificate
Submission Date	03/10/2025
Concerned Departments	Finance Department, Planning and Development Department, Housing and Revitalization Department, Legislative Policy Division, City Planning Commission
Petitioner Contact	Kofi S. Bonner 630 Woodward Ave Detroit, MI 48226 P: (313) 545-4513 jaredfleisher@rock.com

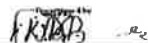
Michigan Department of Treasury
4507 (Rev. 12-20)

Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

LOCAL GOVERNMENT UNIT USE ONLY	
▶ Application No.	▶ Date Received
STATE USE ONLY	
▶ Application No.	▶ Date Received

Read the instructions page before completing the form. **This application should be filed after the commercial rehabilitation district is established.** The applicant must complete Parts 1, 2 and 3 and file the application form (with required attachments) with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name (applicant must be the owner of the facility) Monroe Phase I LLC			NAICS or SIC Code
Facility's Street Address 1 Cadillac Square	City Detroit	State MI	ZIP Code 48226
Name of City, Township or Village (taxing authority) City of Detroit	County Wayne County	School District Where Facility Is Located DPS-CD	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village			
Date of Rehabilitation Commencement (mm/dd/yyyy) 12/31/2025	Planned Date of Rehabilitation Completion (mm/dd/yyyy) 07/01/2028		
Estimated Cost of Rehabilitation \$50,500,000	Number of Years Exemption Requested (1-10) 10		
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity <input type="checkbox"/> Retain Employment <input checked="" type="checkbox"/> Revitalize Urban Areas <input checked="" type="checkbox"/> Create Employment <input type="checkbox"/> Prevent Loss of Employment <input type="checkbox"/> Increase Number of Residents in Facility's Community			
No. of jobs to be created due to facility's rehabilitation 60	No. of jobs to be retained due to facility's rehabilitation 0	No. of construction jobs to be created during rehabilitation 250	
PART 2: APPLICATION DOCUMENTS			
Prepare and attach the following items:			
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)		<input checked="" type="checkbox"/> Statement of the economic advantages expected from the exemption	
<input checked="" type="checkbox"/> Description of the qualified facility's proposed use		<input checked="" type="checkbox"/> Legal description	
<input checked="" type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken		<input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only)	
<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility		<input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)	
<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation			
PART 3: APPLICANT CERTIFICATION			
Name of Authorized Company Officer (no authorized agents) Kofi S. Bonner		Telephone Number (313) 545-4513	
Fax Number (877) 380-5961		E-mail Address jaredfleisher@rock.com	
Street Address 630 Woodward Avenue		City Detroit	State MI ZIP Code 48226
<p><i>I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.</i></p> <p><i>I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.</i></p>			
Signature of Authorized Company Officer (no authorized agents) 		Title Authorized Representative	Date 3/6/2025

PART 4: ASSESSOR RECOMMENDATIONS (assessor of LGU must complete Part 4)			
Provide the Taxable Value and State Equalized Value of Commercial Property, as provided in Public Act 210 of 2005, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC).			
	Taxable Value	State Equalized Value (SEV)	
Land			
Building(s)			
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption that would also put the same property on the Commercial Rehabilitation specific tax roll.			
<input type="checkbox"/> By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll.			
Name of Local Government Body			
Name of Assessor (first and last name)		Telephone Number	
Fax Number		E-mail Address	
I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.			
Assessor's Signature			Date
PART 5: LOCAL GOVERNMENT ACTION (clerk of LGU must complete Part 5)			
Action Taken By LGU (attach a certified copy of the resolution):			
<input type="checkbox"/> Exemption approved for _____ years, ending December 30, _____ (not to exceed 10 years)			
<input type="checkbox"/> Exemption Denied			
Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code	School Code	
PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION (clerk of LGU must complete Part 6)			
Clerk's Name (first and last)		Telephone Number	
Fax Number		E-mail Address	
Mailing Address	City	State	ZIP Code
LGU Contact Person for Additional Information	LGU Contact Person telephone Number	Fax Number	
I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2005, as amended.			
Clerk's Signature			Date

For faster service, the LGU should email the completed application and required documents to PTE@michigan.gov.

An additional submission option is to mail the completed application and required documents to:

Michigan Department of Treasury, State Tax Commission
P.O. Box 30471
Lansing, MI 48909

Monroe Phase I LLC
an affiliate of
Bedrock Management Services LLC

March 7, 2025

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 1340
Detroit, MI 48226

RE: Request for Issuance of Commercial Rehabilitation Exemption Certificates (CREC) under PA210 of 2005 for 25 Cadillac Square and 1 Cadillac Square, Detroit, Michigan

Honorable City Council:

Please accept this letter as a request for the issuance of two Commercial Rehabilitation Exemption Certificates for two adjoining parcels under common ownership that will be developed concurrently: 25 Cadillac Square, which will be home to a new, state-of-the-art entertainment venue; and 1 Cadillac Square, which will be home to a new large-format food and retail marketplace. The underlying parcels are more particularly described in Attachment A.

Prior Establishment of Commercial Rehabilitation District

The Detroit City Council approved the establishment of a Commercial Rehabilitation District under Public Act 210 of 2005 ("PA210") for the underlying parcels on November 14, 2017. The resolution approving the Commercial Rehabilitation District is attached hereto as Attachment B.

General Description of the Facility and Proposed Use

Petitioner is seeking two Certificates for adjoining parcels that will be developed concurrently. The parcels are currently vacant. Prior to acquisition by Monroe Phase I LLC, and until 2019, the parcels were used for commercial parking. Historically, these parcels were developed with multiple buildings and dwellings that were demolished, and replaced with surface parking lots, at various times between 1957 and 1997.

25 Cadillac Square

The property at 25 Cadillac Square will be approximately 70,000 sq. feet and purpose-built for, and leased by, COSM Downtown Detroit LLC ("COSM"). COSM is a revolutionary entertainment venue that delivers fully immersive experiences for sports, entertainment, and education. Images of the exterior, and "shared reality" interior experience, at COSM are provided below. In 2024, COSM opened its first two locations in Los Angeles, California and Dallas, Texas. A third COSM location is currently under construction in Atlanta, Georgia. The Detroit location will be COSM's fourth nationally, bringing one of the nation's most exciting entertainment offerings to Detroit and demonstrating how Detroit's resurgence has caught the attention of cutting-edge national brands. In addition to exclusive licenses to provide immersive experiences for major sports leagues, COSM provides state-of-the-art educational and cultural content on its revolutionary immersive dome.

Figure 1. Exterior Rendering of COSM Detroit (view from Cadillac Square looking North)



Figure 2. Actual Image of COSM's "Shared Reality" Experience



Figure 3. Actual Image of COSM's "Shared Reality" Experience



One Cadillac Square

The property at One Cadillac Square will be approximately 34,000 sq. feet and be purpose-built for, and leased to, TVG Entertainment Group for a new food, retail, and entertainment marketplace. The market hall will feature a diverse array of local restaurant concepts, local retail brands, and space for live music. With its distinctive local flavor and live music component, the market hall will provide a new amenity for residents, office workers, and visitors alike and continue to make Detroit one of the most exciting places in the nation to live, work, and play. A rendering of the exterior of the market hall is below.

[INTENTIONALLY BLANK]

Figure 4. Exterior Rendering of the Market Hall (view from Campus Martius looking North-East)



Nature and Extent of the Rehabilitation

Under the Commercial Rehabilitation Act (the “Act”), 25 Cadillac Square and 1 Cadillac Square are each a “qualified facility.” Under the Act, a “qualified facility” includes “vacant property which, within the immediately preceding 15 years, was commercial property.” Both properties are vacant. Both are also commercial property, having been used for commercial surface parking within the immediately preceding 15 years.

The development on 25 Cadillac Square and 1 Cadillac Square will be new construction. The Act defines “rehabilitation” to include “new construction on vacant property from which a previous structure has been demolished and if the new construction is an economic benefit to the local community as determined by the qualified local governmental unit.” As noted above, these parcels were developed with multiple buildings and dwellings that were previously demolished. The economic benefit to the local community is outlined below.

Economic Benefits and Anticipated Job Creation

The combined projects are anticipated to result in approximately \$130 million in new investment into the City of Detroit. The two projects together are anticipated to create 750 construction jobs. The development at 25 Cadillac Square (COSM) is anticipated to create 125 new permanent FTE jobs and the development at One Cadillac Square (the market hall) is anticipated to create 60 new permanent FTE jobs. In addition to creating new employment opportunities, these new positions will support the City's income tax base. Both projects are also expected to draw, over the course of each year, hundreds of thousands of visitors to Detroit to support the local economy. Finally, the presence of such attractive amenities should help support the downtown office and residential markets.

Descriptive List of Fixed Building Equipment


The new construction developments will include new building foundations and superstructures; a full buildout of core and shell; interior and exterior finishes; mechanical, electrical, and plumbing systems; and exterior hardscape and landscaping improvements. The Market Hall will include furniture, fixtures, and equipment typical of a commercial kitchen and restaurant in addition to the seating and audio-visual equipment to accommodate live music. COSM will include, in addition to all the above-mentioned building elements, proprietary technology to power the immersive dome experience.

Timeline for Rehabilitation

Construction on 25 Cadillac Square is anticipated to commence by May 2025 and conclude within 24 months. Construction on 1 Cadillac Square is anticipated to commence prior to the end of 2025 and conclude within 30 months thereafter.

Based on the foregoing, Monroe Phase I LLC respectfully requests that the Honorable City Council approve Commercial Rehabilitation Exemption Certificates for the developments at 25 Cadillac Square and at 1 Cadillac Square. Thank you for your attention to this matter.

Respectfully submitted,

Digitally signed by

Signature of the signer
Kofi S. Bonner
Authorized Representative
Monroe Phase I LLC

ATTACHMENT A: PARCEL ID AND LEGAL DESCRIPTION*

Parcel Tax ID Number	Address	Current Owner	Legal Description
01000180-6	25 Cadillac Square	Monroe Phase I LLC	Part of Lots 1 and 3 in the Plat of Lots 45 and 46 in Section 6 of the Plat of Governor and Judges plan as recorded in Liber 1 of Plats, Page 68, Wayne County Records, and all of Lots 43 and 44, part of Lots 42, 47, 48, 78 and 80 in Section 6 of the Plat of the City of Detroit as laid out by the Governor and Judges, as recorded in Liber 34 of Deeds, Page 545, Wayne County Records, and part of vacated Cadillac Square and adjacent vacated Alley Right-of-Ways, in the City of Detroit, Wayne County, Michigan.
01000170-9	1 Cadillac Square	Monroe Phase I LLC	Being all of Lot 2 and part of Lots 1 and 3 in the Plat of Lots 45 and 46 in Section 6 of the Plat of Governor and Judges plan as recorded in Liber 1 of Plats, Page 68, Wayne County Records, part of Lots 47 and 48 in Section 6 of the Plat of the City of Detroit as laid out by the Governor and Judges, as recorded in Liber 34 of Deeds, Page 545, Wayne County Records, part of vacated Cadillac Square, Woodward Avenue and Monroe Street, in the City of Detroit, Wayne County, Michigan.

*Please note that the pre-existing parcels making up this site are being slightly modified (in terms of their lot lines) to correspond precisely to each new development. Monroe Phase I LLC is currently petitioning the City of Detroit – Office of the Assessor to make this update to the lot lines and legal descriptions. The update will be complete before any formal action is taken on this CREC petition. The legal descriptions and Parcel IDs provided above are what Monroe Phase I LLC has requested be approved. If there is any discrepancy with the City’s actual approval of the parcel reconfiguration, Monroe Phase I LLC will ensure this Attachment A is updated accordingly.

**ATTACHMENT B: CITY COUNCIL CERTIFIED RESOLUTION APPROVING PA210
DISTRICT**

TRUE COPY CERTIFICATE

Form C of D-16-CZ

STATE OF MICHIGAN, }
City of Detroit } ss.

CITY CLERK'S OFFICE, DETROIT

I, **Janice M. Winfrey**, City Clerk of the City of Detroit, in said
RESOLUTION
State, do hereby certify that the annexed paper is a TRUE COPY OF _____

adopted (passed) by the City Council at session of

November 14, 2017

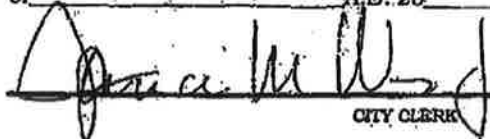
and approved by Mayor

November 21, 2017

as appears from the Journal of said City Council in the office of the City Clerk of Detroit, aforesaid;
that I have compared the same with the original, and the same is a correct transcript therefrom, and of the
whole of such original.

In Witness Whereof, I have hereunto set my hand
and affixed the corporate seal of said City, at
15th

Detroit, this _____
day of December A.D. 2017


CITY CLERK



CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT



COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 908
DETROIT, MICHIGAN 48226
(313) 224-6380 • TTY: 711
(313) 224-1829
WWW.DETROITMI.GOV

H

September 18, 2017

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Resolution Approving a Commercial Rehabilitation District, on behalf of 1000 Farmer Street, LLC in the area bounded by Monroe Avenue, Randolph Street, Bates Street, Cadillac Square, and Woodward Avenue, Detroit, Michigan, in Accordance with Public Act 210 of 2005 (Petition #1743)


Honorable City Council:

On November 9, 2017, a public hearing in connection with establishing a Commercial Rehabilitation District was held before your Honorable Body's Planning and Economic Development Committee. No impediments to the establishment of the District were presented at the public hearing.

Please find attached, a resolution and legal description, which will establish a Commercial Rehabilitation District in the Area bounded by 32 Monroe, Detroit, Michigan in accordance with Public Act 210 of 2005 ("the Act"). Such establishment will materially assist in the development of the site in accordance with the plans of the proprietor of the property.

We request your Honorable Body's approval of the resolution.

Respectfully submitted,


Arthur Jemison
Director

AJ/vf

cc: S. Washington, Mayor's Office
M. Cox, PDD
A. Jemison, HRD
V. Farley, HRD

11.9.17 Resolution and Legal Description attached to Council D



BY COUNCIL MEMBER

Leland

WHEREAS, pursuant to Public Act No. 210 of Public Acts of 2005 ("Act 210"), this City Council has the authority to establish "Commercial Rehabilitation Districts" within the boundaries of the City of Detroit; and

WHEREAS, 1000 Farmer Street, LLC has requested that this City Council establish a Commercial Rehabilitation District in the Area bounded by Monroe Avenue, Randolph Street, Bates Street, Cadillac Square, and Woodward Avenue, Detroit, Michigan, the area being more particularly described in the map and legal description attached hereto; and

WHEREAS, the aforesaid property is in a duly designated business area, and is contiguous commercial property or commercial housing property; and

WHEREAS, Act 210 requires that, prior to establishing a Commercial Rehabilitation District, the City Council shall provide an opportunity for a hearing on the establishment of the District, at which a representative of any jurisdiction levying *ad valorem taxes*, or any owner of real property within the proposed District, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter; and

WHEREAS, a public hearing was conducted before City Council on November 9, 2017 for the purpose of considering the establishment of the proposed Commercial Rehabilitation District described in the map and legal description attached hereto; and

WHEREAS, no impediments to the establishment of the proposed District were presented at the public hearing.

NOW THEREFORE BE IT

RESOLVED, that the Commercial Rehabilitation District, more particularly described in the map and legal description attached hereto, is hereby approved and established by this City Council in accordance with Public Act 210 of 2005.

NR
#20

ADOPTED AS FOLLOWS COUNCIL MEMBERS

	YEAS	NAYS
Jane AYERS	✓	
Scott BENSON	Absent	
Raquel CASTANEDA-LOPEZ	✓	
*George CUSHINGBERRY, JR.	✓	
Gabe LELAND	✓	
Mary SHEFFIELD	✓	
Andre SPIVEY	✓	
James TATE	✓	
Brenda PRESIDENT JONES	Absent	
*PRESIDENT PRO TEM		
	7	0