



**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
FORMER CADILLAC STAMPING PLANT REDEVELOPMENT PROJECT AT 9501 CONNER STREET
BROWNFIELD REDEVELOPMENT PLAN**

**Monday, September 21, 2020
Held via Zoom
4:30 PM**

In attendance were:

- Jennifer Kanalos (DEGC/DBRA)
- Brian Vosburg (DEGC/DBRA)
- Cora Capler (DEGC/DBRA)
- Malinda Jensen (DEGC/DBRA)
- Jean Belanger (DEGC)
- Kenyetta Bridges (DEGC)
- Catherine Frazier (DEGC)
- Tim Conder (NorthPoint Development)
- Mark LoPatin (LoPatin & Co.)
- Angela Wilson (Eastside Community Network)
- Todd Scott (Detroit Greenways Coalition)
- Patricia Bosch (Nortown Community Development Corporation)
- Jon LoPatin
- Eric Dueweke
- Joan Risgin
- Sam Fodale
- Adam Patton
- Alex Allen
- Phone Participant

Mr. Vosburg called the meeting to order at 4:35 PM.

Mr. Vosburg gave an overview of the structure of the public hearing and provided instructions to participants on how to utilize the Zoom software to ask questions and/or provide public comment.

Mr. Vosburg informed the hearing of the way tax increment financing works, the structure of the Detroit Brownfield Redevelopment Authority, the tax increment financing request per the Brownfield Plan, and provided an overview of the project.

Mr. Conder provided additional details regarding the redevelopment plan for the project location.

A presentation regarding TIF financing, the DBRA, and the Brownfield Plan including renderings for the project was shown to participants.

Ms. Wilson stated that she is representing the Eastside Community Network and asked if the development will negatively affect the Conner Playfield and stated that she has concerns about the development's potential impact on the Conner Creek Greenway due to potential increased truck traffic in and out of the development onto Conner Street, encouraged the hiring of Detroit residents specifically those in the area surrounding the development for the jobs to be created and stated that she had some concerns about the



potential environmental impact of the development. Mr. Conder stated that the developer is exploring options to mitigate the potential impact of increased truck traffic on Conner Street in and out of the development and a potential solution could include a flashing light to indicate a truck exiting the development to alert pedestrians utilizing the Conner Creek Greenway and that the City of Detroit is currently performing a traffic study to analyze what the potential impact could be of increased truck traffic to and from the new development, and that the developer has also been exploring options for providing improvements to the Conner Playfield and that there will not be any negative impact to the Conner Playfield as a result of the new development.

Mr. Dueweke stated that he also has some concerns about the potential impact of increased truck traffic and the potential for 24 hour operations on Conner Street in and out of the development and traveling north on Conner Street and how it could affect pedestrians utilizing the Conner Creek Greenway and stated that he would like the DBRA Board to review the results of the traffic study being conducted by the City before taking action to approve the Plan.

Mr. Scott stated that he represents the Detroit Greenways Coalition and he would like for truck traffic coming into and out of the new development take a route other than Conner Street and that pedestrians utilizing the Conner Creek Greenway would have the right of way but that may not be true in practice once trucks are accessing the new development and added that he would like for the current parking lot located on the property to be removed and that area be used for green stormwater infrastructure and he would like a stronger connection between the Conner Creek Greenway and the Conner Playfield.

Ms. Bosch stated that she represents the Nortown Community Development Corporation and she shares the same concerns with the other public comments received regarding truck traffic to and from the new development and that she has concerns about the neighboring junkyard to the property and asked if the developer will be acquiring that land as well and if not, she would like the developer to work with the owner(s) of that property for a cleanup effort. Mr. Conder stated that the developer is not currently looking to acquire the land housing the junkyard and that it is partly owned by the City of Detroit and partly owned by another private owner.

Ms. Risgin stated that she represents the Optimist Neighborhood Association and she shares the same concerns with the other public comments received regarding truck traffic to and from the new development and its potential impact on the Conner Creek Greenway and stated that she would like the DBRA Board to review the results of the traffic study being conducted by the City before taking action to approve the Plan.

Citing no further public comments, Mr. Vosburg closed the public hearing at 5:26 PM.