



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
MINUTES OF THE
REGULAR COMMUNITY ADVISORY COMMITTEE MEETING
WEDNESDAY, SEPTEMBER 11, 2019 -- 5:00 PM
AT DEGC OFFICES
500 GRISWOLD, SUITE 2200
DETROIT, MI**

**COMMITTEE MEMBERS
PRESENT:**

Rick Blocker
Kamal Cheeks
Dr. Regina Randall
Allen Rawls
Rico Razo
Simone Sagovac

**COMMITTEE MEMBERS
ABSENT:**

Michelle Lee
Brad Lutz
Sandra Stahl

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Benecia Cousin (URGE)
George N'Namdi (N'Namdi Holdings)
Aamir Farooqi (Banyan)
Elizabeth Masserang (PM Environmental)
Peter Procida (Procida)
Mario Procida (Procida)
Kate Humphrey (City of Detroit, HRD)
Jared Fleisher (Bedrock)
Richard Barr (Honigman)
Gage Minkley (Bedrock)



Call to Order

Mr. Rawls, Chairperson, called the meeting to order at 5:12 p.m.

General

Approval of Minutes

Mr. Rawls called for approval of the minutes of the August 28, 2019 (resolution) DBRA-CAC meeting. The Committee took the following action:

On a motion by Mr. Blocker, seconded by Mr. Razo, DBRA-CAC Resolution Code 19-09-02-144, approving the August 28, 2019 CAC minutes, as presented, was unanimously approved.

Projects

Brownfield Plan for Stone Soap

Mr. Vosburg introduced the Brownfield Plan for Stone Soap to the CAC members present.

Banyan Investments, LLC is the project developer (the "Developer") for the Plan which entails the demolition of the buildings located at 1460 and 1490 Franklin Street and partial demolition, renovation and expansion of the building located at 1450 Franklin. The proposed redevelopment includes the partial renovation of 1450 Franklin Street and new construction that will feature a theater, wine bar, market, and office space on the first and second floor. The theater is anticipated to house the highly anticipated Shakespeare in Detroit. Approximately 48 residential units are proposed to occupy floors 3 through 8, including 42 condominium units and 6 for-lease apartments. The apartments are anticipated to be available as affordable units at 80% of the Area Median Income (AMI). An onsite parking garage will also be available for residents.

The total investment is estimated to be \$38.4 million. The Developer is requesting \$6,386,913.00 in TIF reimbursement.

There will be 200 temporary construction jobs and 2 FTE jobs. The 4 FTE jobs will be related to property management.

Property Subject to the Plan

The eligible property (the "Property") consists of three (3) parcels located in the Rivertown neighborhood east of downtown Detroit and is bounded by Franklin Street to the north, Riopelle Street to the east, a vacant lot to the south, and an alleyway to the west.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose and/or public purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) it is a facility under Part 201 and a "site" under Part 213.

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include Pre-Approved Activities, Department Specific Activities, Demolition, Asbestos Activities, Infrastructure Improvements, Site Preparation, and preparation and implementation of a Brownfield Plan and/or Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible

activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

1. Pre-Approved Activities	\$42,500.00
2. Department Specific Activities	\$640,000.00
3. Demolition	\$827,752.00
4. Asbestos, Mold, and Lead Activities	\$176,740.00
5. Infrastructure Improvements (including Parking)	\$3,243,596.00
6. Site Preparation	\$417,823.00
7. Brownfield Plan & Work Plan Preparation and Implementation	\$60,000.00
8. Contingency (15%)	\$795,887.00
9. Interest	\$182,615.00
Total Reimbursement to Developer	\$6,386,913.00
10. Authority Administrative Costs	\$11,612,556.00
11. State Brownfield Redevelopment Fund	\$548,834.00
12. Local Brownfield Revolving Fund	\$3,389,100.00
TOTAL Estimated Costs	\$21,937,403.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of a Commercial Facilities Exemption PA 255 Tax Abatement and Neighborhood Enterprise Zone PA 147 Tax Abatement.

Attached for the CAC's review and approval were three (3) resolutions: 1.) a resolution supporting the Plan in the event the Committee does not deem it necessary to conduct a CAC public hearing and 2.) a resolution authorizing a public hearing in the project area and 3.) a resolution authorizing a public hearing in the project area and to appoint up to two special CAC members. The public hearing may be held jointly with any public hearing conducted by the Detroit Brownfield Redevelopment Authority.

Mr. Farooqi provided information on his background as a developer and his prior project in the City of Detroit, and more information on this project including that it was an RFP through the City of Detroit, the Developer worked with the Planning and Development Department on the design of the development since the Property is in a prominent location, the Property has existing structures and space is limited to include green features but there will be greenery on the rooftop of the development, the project will have stormwater infrastructure, there will be high-efficiency appliances and mechanical systems, the limited residential properties around the Property, the cooperation between the Developer and the Riverfront Business Association and the Detroit Riverfront Conservancy, and the Shakespeare in Detroit theater to be included in the development.

Mr. Razo asked how much of the existing structures will be demolished for the development. Mr. Farooqi stated that two of the three structures will be demolished and the third will be partially deconstructed, that none of the existing structures are designated as historic or in a historic district, and that some work will need to be done to stabilize the structures in preparation for the winter months.

Mr. Cheeks asked how the Developer will try to mitigate the challenges of going over budget or the construction period taking longer than expected. Mr. Farooqi stated that there were unique challenges with his last project, St. Charles, and that O'Brien Construction has provided an estimate for a construction period of 20 months and he is confident that the project will be completed in that timeframe and that he has a good idea on the costs for the project.

Mr. Razo asked what the main reason was for the cost overruns and extension in construction period for the St. Charles project. Mr. Farooqi stated that St. Charles was a historic renovation and it was important to preserve the historic look and feel of the building and that during the course of construction there was a change in the contractor.

Mr. Rawls asked for the estimated costs of the condominium units for the project. Mr. Farooqi stated that the estimated cost for the condominium units is \$480 per square foot.

Mr. Rawls asked how many seats will be in the proposed theater. Mr. Farooqi stated that there will be approximately 120 seats in the theater.

Mr. Rawls called for a motion recommending approval of the Brownfield Plan for Stone Soap.

Mr. Cheeks motioned to recommend approval of the Brownfield Plan for Stone Soap without a CAC public hearing and without appointing special members. Mr. Blocker seconded the motion. DBRA-CAC Resolution Code 19-09-218-01, recommending approval of the Brownfield Plan for Stone Soap was unanimously approved.

Brownfield Plan for Midtown West

Mr. Vosburg introduced the Brownfield Plan for Midtown West to the CAC members present.

Project Introduction

PDH Development Group LLC is the project developer (the "Developer") for the Plan which entails the construction of a five-story mixed-use development on the Property. The redevelopment is planned to consist of approximately 7,000 square feet of first floor commercial-use with an estimated 175 residential units on the floors above including approximately 8 studios, 125 one-bedroom units, 38 two-bedroom units, and 4 three-bedroom units, and an estimated 149 enclosed parking spaces on the ground level. As a result of the Community Benefits Ordinance (CBO) process, approximately 10% of the residential units will be available below 80% of the Area Median Income (AMI) with a variety of income levels down to 40% of AMI. The building will also include amenities for the residents, including an over 35,000 square foot landscaped roof deck on the second floor, gym, and lounges. The Property is presently vacant with no structures.

The total investment is estimated to be \$55 million. The Developer is requesting \$4,251,029.00 in TIF reimbursement.

There will be 208-265 temporary construction jobs and 4 FTE jobs. The 4 FTE jobs will be related to property management.

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel in the western portion of the Midtown neighborhood of Detroit and is bounded by Selden Street to the north, the proposed Fourth Avenue to the east, the proposed Tuscola Avenue to the south, and the John C. Lodge Service Drive to the west.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose and/or public purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) it is a facility under Part 201 due to the presence of arsenic, benzo(a)pyrene, benzo(b)fluoranthene and dibenzo(a,h)anthracene in soil and fill.

Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include baseline environmental assessment activities, department specific activities, additional response activities, site preparation, infrastructure improvements, development and preparation of a brownfield plan and work plan, brownfield plan implementation. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 4 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

1. Environmental Assessment Activities	\$65,000.00
2. Environmental Reporting and Compliance	\$50,000.00
3. Department Specific Activities	\$246,296.00
4. Vapor Mitigation System	\$750,000.00
5. Environmental Response Activities and Oversight	\$50,000.00
6. No Further Action Report	\$25,000.00
7. Infrastructure Improvements (including Parking)	\$1,809,635.00
8. Site Preparation	\$121,326.00
9. Storm Water Management	\$50,000.00
10. Brownfield Plan & Work Plan Preparation and Implementation	\$60,000.00
11. Contingency (15%)	\$475,088.00
12. Interest	\$548,683.00
Total Reimbursement to Developer	\$4,251,029.00
13. Authority Administrative Costs	\$1,205,852.00
14. State Brownfield Redevelopment Fund	\$389,197.00
15. Local Brownfield Revolving Fund	\$2,431,635.00
TOTAL Estimated Costs	\$8,277,713.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of a Commercial Rehabilitation Act PA 210 Tax Abatement and Neighborhood Enterprise Zone PA 147 Tax Abatement.

Attached for the CAC’s review and approval were three (3) resolutions: 1.) a resolution supporting the Plan in the event the Committee does not deem it necessary to conduct a CAC public hearing and 2.) a resolution authorizing a public hearing in the project area and 3.) a resolution authorizing a public hearing in the project area and to appoint up to two special CAC members. The public hearing may be held jointly with any public hearing conducted by the Detroit Brownfield Redevelopment Authority.

Mr. Procida provided more information on the project including the size and location of the Property, the plans to extend 4th Street and Tuscola Street and to construction of a one-acre park, the phases for the project including the planned condominium units which are not part of the Plan, the architect for the project, Daniel Libeskind, and his experience including his past teaching at the Cranbrook Academy of Art, there will be three residential entrances for the development and the parking will be located on the first floor of

the development with an outdoor courtyard above on the second floor of the project, and that there will be 20% (or 37) of the residential units available at 40% and 50% of the Area Median Income (AMI).

Mr. Razo asked for clarification on the location of the parking. Mr. Procida stated that the parking is located in the interior of the development on the first floor.

Mr. Cheeks asked how much the condominium units will be available for. Mr. Procida stated that the one-bedroom condominium units will be available for approximately \$400,000.

Mr. Procida stated that the City of Detroit will begin construction on the roads in September 2019 and will finish the road construction in the spring and the Developer will start construction on the condominium units in the fall of 2019 and will begin construction on the rental residential units in the spring of 2020.

Mr. Blocker asked if there is a requirement for selling a certain number of the condominium units. Mr. Procida stated that there will not be any condominium units available for presale and that the sale of the condominium units will be available after construction has been started.

Ms. Sagovac asked if there have been any tenants identified for the retail space in the development. Mr. Procida stated that there have not been any tenants identified for the retail space in the development, but the retail spaces will likely be neighborhood-based such as a convenience store or food service and the developer may work with the Motor City Match program to identify potential tenants.

Mr. Razo asked why the rooftop space in the development will not have any amenities. Mr. Procida stated that the interior courtyard is a significant size and will provide enough outdoor space for the residents.

Mr. Rawls asked if there will be any stormwater management features in the development. Mr. Procida stated that there will be underground retention for stormwater as part of the development.

Mr. Rawls asked what material the façade will be made of. Mr. Procida stated that the façade will most likely be made of EIFS which provides exterior walls with an insulated, water-resistant, finished surface.

Mr. Rawls called for a motion recommending approval of the Brownfield Plan for Midtown West.

Mr. Razo motioned to recommend approval of the Brownfield Plan for Midtown West without a CAC public hearing and without appointing special members. Ms. Sagovac seconded the motion. DBRA-CAC Resolution Code 19-09-276-01, recommending approval of the Brownfield Plan for Midtown West was unanimously approved.

Brownfield Plan for Corktown Lofts

Ms. Kanalos introduced the Brownfield Plan for Corktown Lofts to the CAC members present.

Project Introduction

Corktown Lofts, LLC, an affiliate of Bedrock Management Services LLC, is the project developer (the "Developer") for the Plan which entails the rehabilitation of the historic Corktown Lofts building into a mixed-use development and the construction of a multilevel parking garage on the adjacent and contiguous parcel. The rehabilitation of the Corktown Lofts building, formally known as the Edson, Moore and Company Building which was individually listed on the National Register of Historic Places in 2017, will create retail and restaurant/café space on the first two floors and one subgrade floor; office space on the middle two floors, and approximately 33 residential units on the upper two floors, consisting of 22 rehabilitated units on the fifth floor and a new addition above it to consist of approximately 11 units. The office space will house a major, Chicago-based logistics company and is anticipated to bring approximately 500 jobs to the City of Detroit, 350 of which are anticipated to be new jobs.

The total investment is estimated to be \$63 million. The Developer is requesting \$18,239,031.00 in TIF reimbursement.

There will be 500 temporary construction jobs and 650-700 FTE jobs. At least 500 of the 650-700 FTE jobs will be employees of Coyote Logistics.

Property Subject to the Plan

The eligible property (the "Property") will consist of two (2) parcels located between Rosa Parks Boulevard to the west, 10th Street to the east, W Fort Street to the south, and W Lafayette Boulevard to the north in Detroit's Corktown neighborhood.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Corktown Lofts structure has been determined to be an historic resource, and the development of the adjacent and contiguous parcel.

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include demolition and infrastructure improvements associated with the multi-level parking structure. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible began in the 1st quarter of 2019 and are expected to be completed by the end of 2019.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

1. Site Demolition	\$149,833.00
2. Infrastructure Improvements – Multilevel Parking	\$18,089,198.00
Total Reimbursement to Developer	\$18,239,031.00
3. Authority Administrative Costs	\$2,933,894.00
4. State Brownfield Redevelopment Fund	\$828,012.00
5. Local Brownfield Revolving Fund	\$224,072.00
TOTAL Estimated Costs	\$22,225,009.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Plan will include
Neighborhood Enterprise Zone PA 147 Tax Abatement.

Attached for the CAC's review and approval were three (3) resolutions: 1.) a resolution supporting the Plan in the event the Committee does not deem it necessary to conduct a CAC public hearing and 2.) a resolution authorizing a public hearing in the project area and 3.) a resolution authorizing a public hearing in the project area and to appoint up to two special CAC members. The public hearing may be held jointly with any public hearing conducted by the Detroit Brownfield Redevelopment Authority.

Mr. Fleisher provided more information for the project including the planned tenant for the office space, Coyote Logistics, which will bring approximately 500 jobs to the City of Detroit, there will be an estimated 32 residential units and a parking deck which will serve as parking for the employees of Coyote Logistics

through a cost-sharing arrangement with approximately 200 spaces available to the public, and an update on the status of the amount of affordable housing units across all of the Developer's developments per the agreement made with Detroit City Council.

Mr. Cheeks asked if there will be any affordable units included in this project. Mr. Fleisher stated that there will not be any affordable units included in this project.

Ms. Sagovac asked what the previous use of the building was. Mr. Fleisher stated that there were some artists who had residences in the building, and they were relocated to locations on Woodward Avenue.

Ms. Sagovac asked if Coyote Logistics handles logistics for transportation across the border in Canada. Mr. Fleisher stated that Coyote Logistics is a third-party global logistics service provider to UPS.

Mr. Razo asked how many parking spaces will be included in the project. Mr. Fleisher stated that there will be approximately 465 parking spaces and 250 will be reserved for employees of Coyote Logistics.

Ms. Sagovac asked if there are any green features planned for the project. Mr. Fleisher stated that there are energy efficient systems in the building.

Mr. Razo asked why the development is called Corktown Lofts. Mr. Fleisher stated that was an early name for the project. The name of the development being used for marketing purposes and that is on the building is "The Assembly".

Mr. Rawls asked why the Developer chose this building to have residential units and office space. Mr. Fleisher stated that the building has large floor plates which made it conducive for office space for a large tenant.

Mr. Rawls asked who the architect and contractor are for the project. Mr. Fleisher stated that the contractor for the building is Broder Sachse, the contractor for the parking structure is Colasanti, and the architect is McIntosh Paris.

Mr. Razo asked what the average salaries will be for the new jobs at Coyote Logistics. Mr. Fleisher stated that he doesn't have the exact salaries for the new jobs but that he expects they will be in the \$40,000 to \$50,000 per year range.

Mr. Cheeks asked if there has been an increase in demand for housing in the Corktown neighborhood. Mr. Fleisher stated that there is a waitlist for the residential units in the project.

Mr. Rawls called for a motion recommending approval of the Brownfield Plan for Corktown Lofts.

Mr. Cheeks motioned to recommend approval of the Brownfield Plan for Corktown Lofts without a CAC public hearing and without appointing special members. Mr. Razo seconded the motion. DBRA-CAC Resolution Code 19-09-275-01, recommending approval of the Brownfield Plan for Corktown Lofts was unanimously approved.

Brownfield Plan for the Osi Art Apartments @ West End

Ms. Capler introduced the Brownfield Plan for the Osi Art Apartments @ West End to the CAC members present.

Project Introduction

3820 West End, LLC is the project developer (the "Developer") for the Plan which entails the construction of a mixed-use development on the Property. The redevelopment, currently referred to as "The Osi Art Apartments @ West End," is planned to consist of first floor commercial-use square footage with an estimated 30 residential units on the upper floors. The proposed structure will be fronted along Grand River Avenue with tenant parking to the rear of the building. The Property is presently vacant with no structures.

The total investment is estimated to be \$6.6 million. The Developer is requesting \$360,172.00 in TIF reimbursement.

There will be 53 temporary construction jobs and 2 FTE jobs. The 2 FTE jobs will be related to property management.

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel bounded to the north by a public alley; to the south by Grand River Avenue; by Avery Street to the west beyond a vacant adjacent parcel; and by the Patterson Dog and Cat Hospital at 3800 Grand River Avenue to the east.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized as commercial as well as industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a facility.

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include environmental assessment activities, due care activities and additional response activities (department-specific activities), exterior foundation demolition and development and preparation of a brownfield plan and Act 381 work plan(s). The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

1. Environmental Assessment Activities	\$16,850.00
2. Department Specific Activities	\$95,048.00
3. Demolition	\$60,000.00
4. Infrastructure Improvements	\$50,000.00
5. Site Preparation	\$30,884.00
6. Storm Water Management	\$50,000.00
7. Brownfield Plan & Work Plan Preparation	\$14,500.00
8. Contingency (15%)	\$42,890.00
Total Reimbursement to Developer	\$360,172.00
9. Authority Administrative Costs	\$122,693.00
10. State Brownfield Redevelopment Fund	\$60,436.00
11. Local Brownfield Revolving Fund	\$274,650.00
TOTAL Estimated Costs	\$817,951.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of a Commercial Rehabilitation Act PA 210 Tax Abatement.

Attached for the CAC's review and approval were three (3) resolutions: 1.) a resolution supporting the Plan in the event the Committee does not deem it necessary to conduct a CAC public hearing and 2.) a resolution authorizing a public hearing in the project area and 3.) a resolution authorizing a public hearing in the project area and to appoint up to two special CAC members. The public hearing may be held jointly with any public hearing conducted by the Detroit Brownfield Redevelopment Authority.

Mr. N'Namdi provided additional information on the project including the artist to design the exterior façade of the building, Osi, and stated that the building next to the development is owned by Advance Plumbing which has opened a new location on Cass Avenue, and that there will be approximately 7,000-9,000 square feet of residential space. Ms. Cousin stated that the Developer anticipates breaking ground for the project in December 2019, the project is the first mixed use project in the arts and gallery district on Grand River Avenue, the architect for the project is VolumeOne Design Studio and the engineer for the project is Mannik Smith Group, and there will be green features included in the project and the Developer may pursue LEED certification, but the goal is to satisfy HUD's FHA requirements.

Dr. Randall advised that the map of the project location included in the Plan is outdated because it shows the Pelham Junior High School which was renamed to Burton International ten years ago.

Mr. Cheeks asked if there will be any art integrated into the development. Ms. Cousin stated that there is a planned art gallery for a portion of the retail space.

Dr. Randall asked how the façade will be maintained with the artwork. Ms. Cousin stated that the Developer is currently working on a plan for the maintenance of the façade of the building and one of the options of to use EIFS because it maintains color for a longer period of time.

Mr. Razo asked if the neighborhood organizations have been supportive of the project. Ms. Cousin stated that the Developer has been involved with neighborhood stakeholder meetings regarding the project and has received support.

Mr. Razo asked if the Developer has received pushback from the community regarding the modern design of the building. Mr. N'Namdi stated that they have not received any negative feedback regarding the design of the building.

Ms. Cousins stated that there will be a public hearing for the Plan on September 17, 2019.

Mr. Rawls called for a motion recommending approval of the Brownfield Plan for the Osi Art Apartments @ West End.

Mr. Blocker motioned to recommend approval of the Brownfield Plan for the Osi Art Apartments @ West End without a CAC public hearing and without appointing special members. Mr. Razo seconded the motion. DBRA-CAC Resolution Code 19-09-277-01, recommending approval of the Brownfield Plan for the Osi Art Apartments @ West End was approved. Dr. Randall opposed.

Administrative

None.

Other

None.

Public Comment

None.

Adjournment

Citing no further business, Mr. Rawls adjourned meeting at 6:26 PM.



CODE DBRA CAC 19-09-02-144

APPROVAL OF MINUTES OF AUGUST 28, 2019

RESOLVED, that the minutes of the regular meeting of August 28, 2019 are hereby approved and all actions taken by the members present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Community Advisory Committee of the Detroit Brownfield Redevelopment Authority.

September 11, 2019



CODE DBRA-CAC 19-09-218-01

STONE SOAP BROWNFIELD REDEVELOPMENT PLAN

WHEREAS, pursuant to 381 PA 1996, as amended ("Act 381"), the City of Detroit Brownfield Redevelopment Authority (the "DBRA") has been established by resolution of the City Council of the City of Detroit (the "City") for the purpose of promoting the revitalization of environmentally distressed areas in the City; and

WHEREAS, under Act 381, the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, pursuant to the resolution establishing the DBRA and the bylaws of the DBRA, the DBRA has submitted the proposed **Brownfield Plan for the Stone Soap Project** (the "Plan") to the Community Advisory Committee for consideration and comment; and

WHEREAS, the Community Advisory Committee, at its September 11, 2019 meeting, received, evaluated and considered the proposed Plan; and

WHEREAS, in accordance with the provisions of the resolution establishing the DBRA and the bylaws of the DBRA, the Community Advisory Committee desires to make recommendations to the DBRA and the Detroit City Council on the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. After consideration of the proposed Plan, the Community Advisory Committee makes the following comment and recommendations on the proposed Plan:
 - a. The Community Advisory Committee has determined that it is appropriate for the achievement of the purposes of Act 381 of the DBRA to adopt a Brownfield Plan for the **Stone Soap Brownfield Redevelopment Project**.
 - b. The Community Advisory Committee recommends support of the proposed Plan presented to it.
2. The Chairperson of the Community Advisory Committee is authorized and directed to transmit a copy of this Resolution and the minutes of the public hearing on the proposed Plan and of the meeting at which this Resolution was adopted to the DBRA and the Detroit City Council as the report of the findings and recommendations of the Community Advisory Committee on the proposed Plan.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

September 11, 2019



CODE DBRA-CAC 19-09-276-01

MIDTOWN WEST BROWNFIELD REDEVELOPMENT PLAN

WHEREAS, pursuant to 381 PA 1996, as amended ("Act 381"), the City of Detroit Brownfield Redevelopment Authority (the "DBRA") has been established by resolution of the City Council of the City of Detroit (the "City") for the purpose of promoting the revitalization of environmentally distressed areas in the City; and

WHEREAS, under Act 381, the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, pursuant to the resolution establishing the DBRA and the bylaws of the DBRA, the DBRA has submitted the proposed **Brownfield Plan for the Midtown West Project** (the "Plan") to the Community Advisory Committee for consideration and comment; and

WHEREAS, the Community Advisory Committee, at its September 11, 2019 meeting, received, evaluated and considered the proposed Plan; and

WHEREAS, in accordance with the provisions of the resolution establishing the DBRA and the bylaws of the DBRA, the Community Advisory Committee desires to make recommendations to the DBRA and the Detroit City Council on the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. After consideration of the proposed Plan, the Community Advisory Committee makes the following comment and recommendations on the proposed Plan:
 - a. The Community Advisory Committee has determined that it is appropriate for the achievement of the purposes of Act 381 of the DBRA to adopt a Brownfield Plan for the **Midtown West Brownfield Redevelopment Project**.
 - b. The Community Advisory Committee recommends support of the proposed Plan presented to it.
2. The Chairperson of the Community Advisory Committee is authorized and directed to transmit a copy of this Resolution and the minutes of the public hearing on the proposed Plan and of the meeting at which this Resolution was adopted to the DBRA and the Detroit City Council as the report of the findings and recommendations of the Community Advisory Committee on the proposed Plan.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

September 11, 2019



CODE DBRA-CAC 19-09-277-01

THE OSI ART APARTMENTS @ WEST END BROWNFIELD REDEVELOPMENT PLAN

WHEREAS, pursuant to 381 PA 1996, as amended ("Act 381"), the City of Detroit Brownfield Redevelopment Authority (the "DBRA") has been established by resolution of the City Council of the City of Detroit (the "City") for the purpose of promoting the revitalization of environmentally distressed areas in the City; and

WHEREAS, under Act 381, the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, pursuant to the resolution establishing the DBRA and the bylaws of the DBRA, the DBRA has submitted the proposed **Brownfield Plan for the Osi Art Apartments @ West End Project** (the "Plan") to the Community Advisory Committee for consideration and comment; and

WHEREAS, the Community Advisory Committee, at its September 11, 2019 meeting, received, evaluated and considered the proposed Plan; and

WHEREAS, in accordance with the provisions of the resolution establishing the DBRA and the bylaws of the DBRA, the Community Advisory Committee desires to make recommendations to the DBRA and the Detroit City Council on the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. After consideration of the proposed Plan, the Community Advisory Committee makes the following comment and recommendations on the proposed Plan:
 - a. The Community Advisory Committee has determined that it is appropriate for the achievement of the purposes of Act 381 of the DBRA to adopt a Brownfield Plan for the **Osi Art Apartments @ West End Brownfield Redevelopment Project**.
 - b. The Community Advisory Committee recommends support of the proposed Plan presented to it.
2. The Chairperson of the Community Advisory Committee is authorized and directed to transmit a copy of this Resolution and the minutes of the public hearing on the proposed Plan and of the meeting at which this Resolution was adopted to the DBRA and the Detroit City Council as the report of the findings and recommendations of the Community Advisory Committee on the proposed Plan.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

September 11, 2019