



**MINUTES OF THE  
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
PUBLIC HEARING FOR THE  
ROYAL PALM DETROIT  
BROWNFIELD REDEVELOPMENT PLAN**

**Tuesday, July 7, 2020  
Held via Zoom  
4:00 PM**

In attendance were:

Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Malinda Jensen (DEGC/DBRA)  
Adam Hofmann (JGH Consulting)  
John Hambrick (JGH Consulting)  
Ginny Dougherty (PM Environmental)  
Mike Abdulnoor (Downtown Hospitality)  
Julie Schneider (Housing and Revitalization Department, City of Detroit)  
Lisa Johanon (Central Detroit Christian CDC)  
Peter Rhoades (DBRA-CAC)

Ms. Kanalos called the meeting to order at 4:04 PM.

Ms. Kanalos 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 (TIF) 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. Hambrick provided additional details regarding the redevelopment plan for the project location.

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

Ms. Schneider provided additional information about the relocation of the former residents of the building including a timeline of the relocation, the actions of the former owner of the building, the relocation assistance provided to the former residents by the City of Detroit, the United Community Housing Coalition, and the Developer including waiving rents during the transition and covering utility costs.

**Question and Answer:**

Ms. Johanon asked if the former owner initiated the forced relocation of the former residents in direct connection with the Developer acquiring the property. Ms. Schneider stated that there was no direct connection between the former owner's initiation of the forced relocation of the former residents and the developer's acquisition of the property and that the relocation was in an effort to sell the property. Mr. Hambrick added that the Developer was under the impression that the property was a hotel because that



is how the property was marketed and how the property is currently zoned and that the former residents were placed into residences with higher quality living conditions than those at the property.

**Public Comment:**

Mr. Rhoades stated that as part of the DBRA-CAC he voted against recommending approval of this Plan and because the building was previously providing housing for the working poor, the forced relocation of 120 residents, and the loss of 180 units for the working poor. Mr. Rhoades stated that he does not have any issues with the Developer or with many aspects of the project but that he doesn't believe the Developer should receive TIF for a project which contributes to the gentrification of downtown Detroit and the tax revenue from the Plan should be used for other city services in the City of Detroit.

Ms. Johanon stated that she thinks this is a great project.

Citing no further public comments, Ms. Kanalos closed the public hearing at 4:38 PM.