



**MINUTES OF THE  
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
PUBLIC HEARING FOR THE  
1727 MERRICK BROWNFIELD REDEVELOPMENT PLAN**

**Thursday, April 8, 2021  
Held via Zoom  
4:00 PM**

In attendance were:

Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Richard Barr (Honigman)  
Tim Loughrin (Robertson Homes)  
Ben Smith (Terranovus Development)  
Chris Holmes (Woodbridge Neighborhood Development)  
Jason Jones

Mr. Vosburg called the meeting to order at 4:10 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. Smith and Mr. Loughrin provided additional details regarding the developer and its goals for the redevelopment plan for the project location, the community engagement conducted for the project, the target price for the new townhomes, features of the new development including electric vehicle charging stations, attached garages for each new townhome, the input from the City of Detroit Planning and Development Department, the future Homeowners Association and associated fees which will cover landscaping and maintenance, snow removal, and water.

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

Ms. Holmes stated that the Woodbridge Neighborhood Development wrote a letter of support for the 1727 Merrick Brownfield Plan and confirmed that the Developer conducted community engagement for the project. Ms. Holmes also asked if the DBRA Staff could provide more information on what is included in the request for brownfield plans and what exactly the community is being asked to support in certain circumstances. Mr. Vosburg stated that he would be happy to provide more information to the community regarding brownfield plan requests.

Citing no further public comments, Mr. Vosburg closed the public hearing at 4:32 PM.