



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
MINUTES OF THE
REGULAR COMMUNITY ADVISORY COMMITTEE MEETING
WEDNESDAY, JUNE 9, 2021 - 5:00 PM
HELD VIA ZOOM**

COMMITTEE MEMBERS

PRESENT:

Kamal Cheeks
Rico Razo
Brad Lutz
Peter Rhoades
Allen Rawls

COMMITTEE MEMBERS

ABSENT:

Rick Blocker
Simone Sagovac
Michelle Lee
Dr. Regina Randall

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Malinda Jensen (DEGC/DBRA)
Kaci Jackson (DEGC)
Matthew Kalt (Oxford Perennial)
Seth Herkowitz (Hunter Pasteur Homes)
Oren Brandvain (Develop Detroit)
Sam Seimer (AKT Peerless)
Sheila Cockrel (Crossroads Detroit)
Clifford Brown (Woodborn Partners)
Aaron Goodman (Planning and Development, City of Detroit)
Theo Pride
Frank Callis
James Courtney
Debra Walker
Diane's iPad
OCG Zoom
David



Call to Order

Mr. Cheeks, Chairperson, called the meeting to order at 5:02 p.m.

Ms. Kanalos took a roll call of the CAC Members present.

General

Approval of Minutes

Mr. Cheeks called for approval of the minutes of the May 26, 2021 (resolution) DBRA-CAC meeting, as presented. The Committee took the following action:

Mr. Rhoades made a motion approving the minutes of the May 26, 2021 Board meeting, as presented. Mr. Rawls seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. Cheeks, Mr. Lutz, Mr. Rawls, Mr. Razo, and Mr. Rhoades

Nays: None.

DBRA-CAC Resolution Code 21-06-02-161 was unanimously approved.

Projects

Brownfield Plan for Detroit Food Commons

Mr. Vosburg presented the Brownfield Plan for Detroit Food Commons.

Project Introduction

The Detroit Black Community Food Security Network is the project developer (the “Developer”) for the Plan. The project consists of the redevelopment of the property into a mixed-use commercial and retail development with on-site parking and site improvements. The new development will house the Detroit Food Commons, a 25,000 sq. ft, two-story, multi-use, community-owned store, selling healthy, locally sourced foods. The project contains 15,000 sq. ft of cooperatively owned grocery store and cafe space, 3,000 sq. ft of office space, 3,900 sf of banquet hall and community event space as well as 3,800 sq. ft. of incubator kitchen space. Detroit Food Commons is a model of community empowerment, serving as a proof-of-concept for wealth-building, local food security, and reinvestment in underserved Detroit communities.

The total hard costs are estimated to be \$19.5 million. The Developer is requesting \$1,193,587.00 in TIF reimbursement.

There will be approximately 83 temporary construction jobs and 45 permanent jobs are expected to be created by the project. Additional permanent jobs are expected to be created by the future commercial tenants.

Property Subject to the Plan

The eligible property (the “Property”) consists of ten (10) parcels bounded by East Euclid Street to the north, John R Street to the east, Melbourne Street to the south, and Woodward Avenue to the west in the North End neighborhood.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for a commercial and or residential purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; (c) the Property is determined to be a “facility”, blighted as defined by Act 381, and/or adjacent and contiguous to property that is a “facility” and or blighted.

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 department specific activities, due care activities, demolition, site preparation, infrastructure improvements, and preparation and implementation of a brownfield plan and 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-Development Activities	\$38,610.00
2. Due Care Activities	\$287,500.00
3. Demolition	\$142,500.00
4. Site Preparation	\$234,675.00
5. Infrastructure Improvements	\$220,500.00
6. Brownfield Plan & Work Plan	\$58,000.00
7. Contingency (15%)	\$129,026.00
8. Interest	\$82,776.00
Total Reimbursement to Developer	\$1,193,587.00
9. Authority Administrative Costs	\$321,072.00
10. State Brownfield Redevelopment Fund	\$151,887.00
11. Local Brownfield Revolving Fund	\$379,678.00
TOTAL Estimated Costs	\$2,046,224.00

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. Brandvain and Ms. Seimer provided additional information about the project and the Detroit Black Community Food Security Network, the history of the development of the project, the plans for the co-op grocery store, café, incubator kitchen, office space, and community space included in the plans for the project.

Mr. Razo asked for more information on what is included in the demolition line item included in the Eligible Activities. Ms. Seimer stated that the amount listed for the demolition line item included in the Eligible Activities in the Plan includes estimates for the demolition of the existing single family home present on the Property, site demolition, backfill of the entire site, and soft costs associated with the demolition.

Mr. Rhoades asked if there are old foundations present on the Property. Ms. Seimer stated that old foundations and subsurface debris is present on the Property and has been taken into consideration and included in the Plan.

Mr. Rawls stated that it is a good project and asked who the members of the development team are. Mr. Brandvain stated that the LS Brinker is the general contractor for the project and SD Design Group is the architect for the project.

Mr. Rawls stated that he was happy to see support letters from Sen. Debbie Stabenow and Rep. Rashida Tlaib included in the Plan and asked about support from other local organizations. Mr. Brandvain stated that community meetings have been held regarding the project monthly and quarterly in the last few years and that there are some churches in the area who are supportive of the project and may be willing to support the project financially.

Mr. Cheeks stated that he thinks this is a very good project and will be something that adds a lot of value to the neighborhood.

Mr. Cheeks called for public comments related to the Detroit Food Commons Plan. No public comments were received.

Mr. Cheeks called for a motion regarding the Brownfield Plan for Detroit Food Commons, as presented.

Mr. Rhoades made a motion to recommend approval of the Brownfield Plan for Detroit Food Commons without a CAC public hearing and without appointing special members. Mr. Rawls seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. Cheeks, Mr. Lutz, Mr. Rawls, Mr. Razo, and Mr. Rhoades

Nays: None.

DBRA-CAC Resolution Code 21-06-301-01 was approved.

Brownfield Plan for Bagley & 16th

Mr. Vosburg presented the Brownfield Plan for Bagley & 16th.

Project Introduction

Woodborn Partners is the project developer (the "Developer") for the Plan. The project features development of the vacant property into a mixed-use development. The proposed development is anticipated to include a multi-story building with approximately 78 residential units and grade level commercial/retail space wrapping the corner of Bagley and 16th Streets.

The total hard costs are estimated to be \$19.1 million. The Developer is requesting \$2,742,672.00 in TIF reimbursement.

There will be approximately 85 temporary construction jobs and 4 permanent jobs are expected to be created by the project. Additional permanent jobs are expected to be created by the future commercial tenants.

Property Subject to the Plan

The eligible property (the "Property") consists of three (3) parcels bounded by Newark Street to the north, 16th Street to the east, Bagley Street to the south and the property line to the west on the southwest side of Detroit.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized for 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 as defined by Act 381.

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 Department Specific Activities, including Baseline Environmental Assessment activities, due care activities, additional due care response activities, demolition site preparation, infrastructure improvements, and development, preparation, and implementation of brownfield plan and 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. BEA Activities	\$19,000.00
2. Due Care Activities	\$28,000.00
3. Additional Response Activities	\$543,214.00
4. Demolition & Abatement	\$40,531.00
5. Site Preparation	\$743,325.00
6. Infrastructure Improvements	\$295,943.00
7. Brownfield Plan & Work Plan	\$60,000.00
8. Contingency (15%)	\$247,652.00
9. Interest	\$765,007.00
Total Reimbursement to Developer	\$2,742,672.00
10. Authority Administrative Costs	\$550,211.00
11. State Brownfield Redevelopment Fund	\$194,864.00
12. Local Brownfield Revolving Fund	\$332,542.00
TOTAL Estimated Costs	\$3,820,289.00

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. Brown provided more information about the project including the experience of the Developer in the City, the community engagement conducted for the project by the Developer, the hiring plans for the construction jobs and the future permanent jobs created by the project, the plans for bilingual staff and services for presentations for the project to be sensitive to the culture in the surrounding neighborhood, and the plans for starting construction in September 2021.

Mr. Lutz asked what the anticipated rental rates are for the market rate residential units. Mr. Brown stated that the currently anticipated rental rates for the market rate residential units will range from \$1,125 for the

studio units to \$1,800 for the largest units and added that there will be a large number of affordable housing units added to the Corktown/Southwest area in the coming years.

Mr. Lutz asked why there were not additional letters of support from local organizations included in the Plan. Mr. Brown stated that while the Developer has met with local organizations regarding the project but did not request support letters from those organizations because the affordability of the project has not yet been solidified.

Mr. Lutz stated that he has spoken with someone who is the Executive Director of an organization in the area of the Property who stated that they were supportive of the project and was surprised that they had not been asked to provide a letter of support for the project.

Mr. Lutz asked for more information on the future retail spaces included in the project. Mr. Brown stated that there will be two retail spaces available in the project but that the spaces will be flexible as far as size and that the Developer will be seeking input from the community as to what type of retail tenants are desired.

Mr. Rhoades stated that he admired the Developer's work in coming up with a development for a challenging location and asked if the potential underground storage tanks on the adjacent property have posed any problems with contamination on the Property. Mr. Brown stated that it is a challenging site for building and that the unique shape of the site has given the Developer an opportunity to include unique spaces in the project that will be available to the public for use. Mr. Stuntz stated that the underground storage tanks were identified as a concern but that there has not been any evidence of the tanks leaking into the Property but that there is other contamination present on the Property that is likely due to the former industrial use on the Property and that there are soils that will need to be removed from the Property due to contamination and that it is not suitable for building.

Mr. Rawls asked for more information on the development team for the project. Mr. Brown stated that Gensler is the architect and Sachse is the general contractor for the project and that Woodborn Partners is a group of entities for development projects within the City of Detroit.

Mr. Rawls asked if the Developer has participated in any outreach to Detroit-based contractors or subcontractors for the construction of the project. Mr. Brown stated that Woodborn Partners and Broder and Sachse partnered on another project in the City and are now going to bring Congress of Communities and the Southwest Detroit Business Association onboard to assist with engagement with the community regarding construction jobs for the project and will be hiring translators and other technical assistance operators to work with local contractors to assist them with securing contracts for other projects in the area.

Mr. Cheeks asked if there are any smart technology elements included in the project. Mr. Brown stated that the Developer would like to work with Ford Motor Company on smart vehicle options and that there will be other smart technology elements included in the development.

Mr. Cheeks asked if there are any plans for stormwater management systems included in the project. Mr. Stuntz stated that due to the tight area of the site there aren't a lot of options to include greenspace and that the stormwater will be managed through an underground retention tank.

Mr. Rawls asked what percentage of the stormwater will be managed by the underground retention tank. Mr. Stuntz stated that approximately 90% of the stormwater on the site will be managed by the underground retention tank.

Mr. Cheeks called for public comments related to the Bagley & 16th Plan. No public comments were received.

Mr. Cheeks called for a motion regarding the Brownfield Plan for Bagley & 16th, as presented.

Mr. Razo made a motion to recommend approval of the Brownfield Plan for Bagley & 16th without a CAC public hearing and without appointing special members. Mr. Rhoades seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. Cheeks, Mr. Lutz, Mr. Rawls, Mr. Razo, and Mr. Rhoades

Nays: None.

DBRA-CAC Resolution Code 21-06-302-01 was approved.

Brownfield Plan for Corktown Mixed-Use

Ms. Capler presented the Brownfield Plan for Corktown Mixed-Use.

Project Introduction

Oxford Perennial is the project developer (the “Developer”) for the Plan. The project consists of a mixed-use 7-story apartment building with ground floor retail; seven 4-story townhouses; and a 3-story mixed-use parking structure with ground floor retail. The 7-story mixed use building will total 204,260 square feet, not including a 10,656 square foot amenity terrace. The 204,260 square feet includes 134,376 square feet of apartments (188 units over floors 2-7, with at least 10% of the apartments designated as affordable); 24,491 square feet of core/circulation space; 3,547 square feet of lobby space; 4,168 square feet of residential storage; 6,245 square feet of service/back-of-house space; 8,055 square feet of amenity space (not including the terrace); 9,149 square feet of amenity space; and 14,220 square feet of garage space (26 spaces). The seven townhouses will each be approximately 2,100 square feet and include a ground level integrated parking garage and a fourth-story rooftop terrace. The 3-story parking structure will contain 216 parking spaces and 3,200 square feet of ground-floor retail. Site development also entails infrastructure improvements, including sidewalks, brick paver walks, curbs, asphalt paving, and landscaping in the public right-of-way.

The total hard costs are estimated to be \$93 million. The Developer is requesting \$16,517,520.00 in TIF reimbursement.

There will be approximately 300 temporary construction jobs and 12 permanent jobs are expected to be created by the project. Additional permanent jobs are expected to be created by the future commercial tenants.

Property Subject to the Plan

The eligible property (the “Property”) consists of twelve (12) parcels bounded by Michigan Avenue to the north, 10th Street to the east, the property lines followed by residential development to the south, and the property line followed by commercial and residential development to the west in the 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 for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property parcels are determined to be facilities, blighted, or adjacent and contiguous as defined by Act 381.

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 department specific activities (Baseline Environmental Assessment activities, due care activities, and other response activities), demolition and lead and asbestos abatement, site preparation, infrastructure improvements, interest, and development, preparation, and implementation of brownfield plan and 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. BEA Activities	\$25,000.00
2. Due Care Activities	\$50,000.00
3. Additional Response Activities	\$219,516.00
4. Demolition & Abatement	\$52,100.00
5. Site Preparation	\$2,235,543.00
6. Infrastructure Improvements	\$7,884,482.00
7. Brownfield Plan & Work Plan	\$60,000.00
8. Contingency (15%)	\$1,566,246.00
9. Interest	\$4,424,633.00
Total Reimbursement to Developer	\$16,517,520.00
10. Authority Administrative Costs	\$3,749,045.00
11. State Brownfield Redevelopment Fund	\$1,310,380.00
12. Local Brownfield Revolving Fund	\$1,435,411.00
TOTAL Estimated Costs	\$23,012,356.00

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. Herkowitz provided more information about the project and the Developer including the plans for the mixed-use apartment building on Michigan Avenue, the townhome development on Church St., and the mixed-use parking structure on Church St., the design elements chosen based on surrounding buildings in the Corktown area and resident feedback, the changes from the original plans to include the existing storage building based on community feedback, the economic impacts of the project due to the investment, new residents, and additional income tax revenue, the creation of temporary construction jobs and permanent jobs by the project, the hiring plans for the construction jobs and permanent jobs, the community outreach conducted by the Developer and the voluntary completion of the Community Benefits Ordinance for the project.

Mr. Rhoades stated that when the Godfrey Hotel project was presented to the CAC in 2020, he asked if the St. Peter’s Episcopal Church was in support of the project, and was told that they were, and when he drove by the Property recently he saw a sign on the Church that said “Not for sale” and asked if there has been any pushback for this project from the Church. Mr. Herkowitz stated that the Developer has a good relationship with the Church and has received positive feedback from the Church about the project and the Developer has a Letter of Intent to lease a parcel from the Church for parking purposes and that the Developer has made commitments in writing to Detroit City Council to support the missions of the Church and has appreciated their support throughout the project.

Mr. Rhoades stated that there is a lot of development in the area surrounding the Property and asked how the Property qualifies as blighted as defined by Act 381. Mr. Herkowitz stated that some of the parcels included in the Property qualify as Facilities meaning that there is contamination present on the Property. Mr. Stuntz added that the definition of “blighted” as defined by Act 381 doesn’t necessarily align with the colloquial understanding of the term and that there are several ways that a property can be determined to be “blighted” under the Act including being tax reverted, the presence of subsurface debris, having the utilities permanently disconnected to the site, being an attractive nuisance for children, etc. and that the Property qualifies as “blighted” due to the presence of subsurface debris and even the parcels that are qualifying as “Facilities” could have also been qualified as “blighted” as well, and that what that means for the Plan is that the soil conditions present on the Property aren’t conducive for building new developments, particularly ones to the scale included in the project.

Mr. Rhoades stated that he didn’t think the soil conditions present on the Property should pose a problem for the construction of a seven-story building and that the amount of the TIF was significant when compared to the total cost of the project, and that he doesn’t think the Property is blighted.

Mr. Rhoades asked if the CAC chose to approve a resolution authorizing a public hearing in the project area and wait for the results of the public hearing to decide whether or not to recommend approval of the Plan if that would pose any issues for the project. Ms. Capler stated that the project is working toward approval of the Plan by the Detroit City Council before August 2021 and approval by the Michigan Strategic Fund before September 2021 and if the CAC recommendation is delayed that could jeopardize the timelines for the project and asked what specific information Mr. Rhoades would like to see before the CAC provides its recommendation for the Plan.

Mr. Rhoades stated that he would like a copy of the Community Benefits Agreement for the project, he would like the Environmental Reports for the project to review, and he would like a breakdown of the Infrastructure Improvements line item of the Eligible Activities.

Mr. Herkowitz stated that the height of the Godfrey Hotel development is the same as the proposed height for the mixed-use development on Michigan Avenue included in this Plan and that the rising construction costs have posed a challenge for this development and many other developments in the City and the financial need for the TIF included in the Plan is significant, and added that the Community Benefits Agreement was approved unanimously by the Neighborhood Advisory Council, and during the Community Benefits Ordinance process the DEGC Staff gave a detailed presentation to the Neighborhood Advisory Council regarding the economic benefits of the project and the anticipated request for tax incentives including the TIF. Mr. Kalt added that there are three separate structures included in the Plan and the Eligible Costs included in the Plan include the costs for all three structures.

Mr. Rhoades asked what was included in the Infrastructure Improvements line item in the Eligible Activities. Mr. Stuntz stated that a large portion of the Infrastructure Improvements line item in the Eligible Activities is the proposed parking structure and also includes a stormwater management system and provided a breakdown of the costs included in the Infrastructure Improvements line item of the Eligible Activities.

Mr. Lutz stated that he appreciates Mr. Rhoades’ concern for the use of property taxes and that he has never been a fan of parking structures being included as an Eligible Activity under Act 381 and it is a matter that would need to be brought to the State of Michigan for review.

Mr. Lutz asked what the proposed rental rates are for the residential units. Mr. Herkowitz stated that the rental rates for the residential units are anticipated to range from \$1,000 to \$3,000 per month.

Mr. Lutz asked if the existing storage building was removed from the project due to pushback from the community. Mr. Herkowitz confirmed that there was pushback from the community regarding the demolition of the existing storage building and that the Developer listened to the feedback from the community regarding the storage building, made changes to the proposed parking structure on the adjacent property, and has made a written commitment to the community to keep the storage building and to redevelop the building at a later date.

Mr. Lutz stated that he appreciated that the Developer voluntarily went through the Community Benefits Ordinance process to receive feedback from the community and that he heard some concerns from the community about the project when it was first proposed and that he is happy that the community's input was considered by the Developer and that changes were made to the project accordingly.

Mr. Rawls asked the DBRA Staff if based on the total cost of the project if the amount of TIF being requested under the Plan is typical for the projects that have been approved by the DBRA. Ms. Kanalos stated that based on the total cost of this project, the amount of TIF being requested under the Plan is typical for the projects that have been approved by the DBRA and that larger scale projects that include a parking structure generally have more significant TIF requests and added that the tax revenue that will be used for TIF reimbursement under the Plan is property tax revenue that does not currently exist and will not be generated if not for the project's completion.

Mr. Cheeks asked what the rental rates will be for the townhomes. Mr. Herkowitz stated that the rental rates for the townhomes will be higher than the residential units in the mixed-use building due to the larger size.

Mr. Cheeks asked if there will be any smart technology included in the project. Mr. Herkowitz stated that there will be a variety of smart technology components included in the project and that there have been commitments made to the community to include sustainable design elements in the project.

Mr. Razo stated that through the Community Benefits Ordinance process there are often issues that arise and he appreciates that the Developer listened to the community's concerns and that while he understands the concern for the amount of the TIF being requested, the amount of investment for this project is very significant and will benefit the community.

Mr. Cheeks called for public comments related to the Corktown Mixed-Use Plan.

Mr. Brown stated that he has worked with the Developer in the past, and they have served as mentors to him and to others in the Capital Impact Equitable Development Initiative and stated that he would like to speak on behalf of their character and that they have been phenomenal supporters of not only the residents of the City but also those looking to improve the City.

Ms. Walker stated that she is a resident of Corktown, a member of the Corktown Business Association, and the East Corktown Block Club and served as the Chair of the Neighborhood Advisory Council for the Michigan and Church project and that she would like to speak in support of the Plan and the request for TIF and that she has lived in the community for many years and has seen many developers want to do projects in the area and that this Developer is world-class and truly listened to the concerns of the community and participated in healthy negotiations with the community as part of the Community Benefits Ordinance process and that maintaining the integrity of the neighborhood is one of the largest concerns of the community and that the Developer has exemplified that in the plans for the project. Ms. Walker also added that the St. Peter's Episcopal Church has had the "Not for sale" sign on the side of the Church since before this project was proposed and that it is not in response to the Developer but in response to the Corktown neighborhood being in high demand for development and that she knows that the Church has been in positive communication with the Developer throughout the development process for this project.

Mr. Herkowitz stated that he appreciates the comments from Ms. Walker and he looks forward to working with her in the community in the coming years.

Mr. Cheeks called for a motion regarding the Brownfield Plan for Corktown Mixed-Use, as presented.

Mr. Razo made a motion to recommend approval of the Brownfield Plan for Corktown Mixed-Use without a CAC public hearing and without appointing special members. Mr. Lutz seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. Cheeks, Mr. Lutz, Mr. Rawls, and Mr. Razo

Nays: Mr. Rhoades

DBRA-CAC Resolution Code 21-06-303-01 was approved.

Administrative

Other

Public Comment

None.

Adjournment

Citing no further business, Mr. Cheeks called for a motion to adjourn the meeting.

On a motion by Mr. Lutz, the meeting was adjourned at 6:45 pm.



CODE DBRA CAC 21-06-02-161

APPROVAL OF MINUTES OF MAY 26, 2021

RESOLVED, that the minutes of the regular meeting of May 26, 2021 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.

June 9, 2021



CODE DBRA-CAC 21-06-301-01

DETROIT FOOD COMMONS 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 Detroit Food Commons Project** (the “Plan”) to the Community Advisory Committee for consideration and comment; and

WHEREAS, the Community Advisory Committee, at its June 9, 2021 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 **Detroit Food Commons 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.

June 9, 2021



CODE DBRA-CAC 21-06-302-01

BAGLEY & 16TH 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 Bagley & 16th Project** (the “Plan”) to the Community Advisory Committee for consideration and comment; and

WHEREAS, the Community Advisory Committee, at its June 9, 2021 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 **Bagley & 16th 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.

June 9, 2021



CODE DBRA-CAC 21-06-303-01

CORKTOWN MIXED-USE 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 Corktown Mixed-Use Project** (the “Plan”) to the Community Advisory Committee for consideration and comment; and

WHEREAS, the Community Advisory Committee, at its June 9, 2021 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 **Corktown Mixed-Use 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.

June 9, 2021