



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
MINUTES OF THE  
REGULAR COMMUNITY ADVISORY COMMITTEE MEETING  
WEDNESDAY, NOVEMBER 10, 2021 - 5:00 PM  
HELD VIA ZOOM**

**COMMITTEE MEMBERS**

**PRESENT:**

Rick Blocker  
Rico Razo  
Kamal Cheeks  
Peter Rhoades  
Dr. Regina Randall  
Brad Lutz  
Allen Rawls

**COMMITTEE MEMBERS**

**ABSENT:**

Michelle Lee  
Simone Sagovac

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Malinda Jensen (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Elizabeth Masserang (PM Environmental)  
Michael Van Overbeke (Brush Park Properties, LLC)  
Stephen Goodman (InDevelopment Partners)



### **Call to Order**

Mr. Cheeks, Chairperson, called the meeting to order at 5:00 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 October 13, 2021 (resolution) DBRA-CAC meeting, as presented. The Committee took the following action:

Mr. Blocker made a motion approving the minutes of the October 13, 2021 Board meeting, as presented. Mr. Rhoades seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. Blocker, Mr. Lutz, Dr. Randall, Mr. Razo, Mr. Rhoades, and Mr. Cheeks

Nays: None.

DBRA-CAC Resolution Code 21-11-02-164 was unanimously approved.

### **Projects**

#### **Brownfield Plan for CODA Brush Park**

Mr. Vosburg presented the Brownfield Plan for CODA Brush Park.

#### **Project Introduction**

Brush Park Properties, LLC, is the project developer (“Developer”). The project includes the construction of an expansive addition to incorporate the existing carriage house building facade, built in 1890, into a 5-story modern, mixed-use development. The building will include approximately 84,000 square feet of commercial and residential spaces. Approximately ten (10) luxury condominium units will be provided for purchase, totaling an estimated 22,000 square feet of living space. Eight of the residential units will be located on floors 3-5 of the main carriage house building and the two remaining townhome units will be built along the Alfred Street façade of the development. It is anticipated that the remaining portion of the building will be occupied by a restaurant and bar and office space, totaling approximately 15,000 square feet. Additionally, the building will feature an integrated parking deck with approximately 105 total parking spaces. The parking structure will also serve as residential, commercial, and public parking, complete with multiple electric vehicle charging ports. The development will also feature alleyway improvements to serve as a community gathering space. It is currently anticipated that construction will begin in the Fall of 2021 and eligible activities will be completed in 2023.

The total investment is estimated to be \$25.8 million. The Developer is requesting \$4,807,400.00 in TIF reimbursement.

There will be approximately 218 temporary construction jobs and 37 permanent jobs are expected to be created by the project.

#### **Property Subject to the Plan**

The eligible property (the “Property”) consists of one (1) combined parcel bounded to the north by an alleyway, to the east by John R Street, to the south by Alfred Street, and to the west by the property line in the Brush Park 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 parcel has been determined to be “functionally obsolete” 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 pre-approved activities, department specific activities, site demolition activities, infrastructure improvements, site preparation, and development, 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-Approved Activities	\$2,500.00
2. Demolition	\$138,400.00
3. Site Preparation	\$268,000.00
4. Infrastructure Improvements	\$3,674,600.00
5. Urban Storm Water Management System	\$45,000.00
6. Brownfield Plan & Work Plan	\$60,000.00
7. Contingency (15%)	\$618,900.00
<b>Total Reimbursement to Developer</b>	<b>\$4,807,400.00*</b>
8. Authority Administrative Costs	\$1,215,776.00
9. State Brownfield Redevelopment Fund	\$380,492.00
10. Local Brownfield Revolving Fund	\$1,280,803.00
<b>TOTAL Estimated Costs</b>	<b>\$7,684,471.00</b>

\*Request is pro-rated to account for the portion of the parking structure related to residential and commercial operations, excluding valet

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 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. VanOverbeke provided more information about the project and his development experience in Detroit including his four previously completed projects in the Brush Park neighborhood, the work that has been performed to plan for the CODA project, the plans to preserve the carriage house as part of the new development, the design for the project and the goal to combine the historic character of the existing

structure and the Brush Park neighborhood with the more contemporary addition to the structure, the location of the townhomes on Alfred Street to mask the parking structure from view, the future tenants for the new development, the sustainable features of the new development, and the need for the proposed parking structure and the high cost of building a parking structure.

Mr. Lutz stated that he liked the design of the development and the preservation of the historic character of the existing carriage house and he appreciates the incorporation of sustainable design features, and asked what the anticipated sale prices are for the residential units. Mr. VanOverbeke stated that the anticipated sale prices for the residential units range from approximately \$580,000 up to \$2 million.

Mr. Lutz asked if tenants have been identified for the commercial spaces. Mr. VanOverbeke stated that the general contractor for the project, AMHigley, will occupy the second-floor commercial space, and that there is a Detroit-based hospitality company has been identified for the first-floor commercial space but has not yet been made public. Mr. VanOverbeke stated that 6 of the 10 condominium units have been committed.

Mr. Lutz asked if there are any phased components of the project. Mr. VanOverbeke stated that there are no phased components to the project.

Mr. Rhoades stated that he does not support the portion of the TIF request under the Plan pertaining to the parking structure and asked why the costs for the parking structure should be included in the Eligible Activities for TIF reimbursement. Mr. VanOverbeke stated that the cost of constructing a parking structure are very high and that the parking structure is vital for the development in order to service the future residents of the development as well as service the patrons of the commercial spaces and not having a parking structure option for the development would create a parking and traffic burden on the surrounding area.

Dr. Randall stated that after reviewing the letters of support included in the Plan, she recommends having letters from community organizations and churches in the area to demonstrate support for the project.

Mr. Rawls stated that he would like to applaud the Developer for the investing in the Brush Park neighborhood dating back to a time when investment in the neighborhood was scarce and for preserving historic structures in the area and saving them from potential demolition, and for including sustainable design features in the development.

Mr. Rawls asked who the architect is for the project. Mr. VanOverbeke stated that the architect for the project is Oombra Architects based in Philadelphia.

Mr. Rawls asked if the general contractor for the project is based in Detroit. Mr. VanOverbeke stated that the general contractor for the project, AMHigley, was founded in Cleveland, Ohio but has had a Detroit office for some time and that they are also working on the Lafayette West project in Detroit.

Mr. Rawls asked if the general contractor has reached out to Detroit-based subcontractors to work on the project. Mr. VanOverbeke stated that the general contractor has reached out to as many Detroit-based subcontractors and that the project will comply with all applicable Executive Orders.

Mr. Rawls asked which community groups and organizations the Developer has reached out to regarding the project. Mr. VanOverbeke stated that he has long been an active member of the Brush Park Citizens Council and that the project has been in the works for about four years and has been presented to the Brush Park CDC and has held meetings at his neighboring Law Office and that the biggest criticisms of the project have been the existing curb cuts, the proposed height of the parking structure which has been revised, the access to the parking structure to be solely from the alley, and the location of the commercial spaces and that there have been design changes based on the feedback from the community.

Mr. Rawls recommended that the Developer reach out to the Urban League and the fraternities located in the area for additional feedback on the project.

Mr. Rawls asked for more information on the urban stormwater management system included in the project. Mr. VanOverbeke stated that he does not have more information on the urban stormwater system included in the project and that his civil engineer would have more information that he could provide.

Mr. Cheeks asked if the civil engineer for the project has expressed any concerns regarding the existing structure on the Property and the construction of multiple floors on top of the existing structure. Mr. VanOverbeke stated that the existing structure will not be relied upon for structure of the development and will serve more as a façade for the new development.

Mr. Cheeks stated that the renderings and design for the project are impressive and he likes the proposed design that incorporates the historic elements with the newer modern elements of the Brush Park neighborhood and that he supports the parking structure included in the project given the future projects that will be coming to the area.

Mr. Cheeks called for a motion regarding the Brownfield Plan for CODA Brush Park, as presented.

Mr. Rhoades stated that he will not be voting in favor of recommending approval of the Plan and that it is not because of the Developer or the proposed development, but because he does not support the use of TIF reimbursement for the costs of that parking structure and that he believes that tax incentives should not be used for such costs.

Mr. Rawls made a motion to recommend approval of the Brownfield Plan for CODA Brush Park 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. Blocker, Mr. Lutz, Mr. Rawls, and Mr. Cheeks

Nays: Mr. Rhoades

Abstentions: Dr. Randall

DBRA-CAC Resolution Code 21-11-306-01 was approved.

#### **Administrative**

None.

#### **Other**

None.

#### **Public Comment**

None.

#### **Adjournment**

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

On a motion by Mr. Blocker, the meeting was adjourned at 5:42 pm.



**CODE DBRA CAC 21-11-02-164**

**APPROVAL OF MINUTES OF OCTOBER 13, 2021**

RESOLVED, that the minutes of the regular meeting of October 13, 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.

November 10, 2021



**CODE DBRA-CAC 21-11-306-01**

**CODA BRUSH PARK 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 CODA Brush Park Project** (the “Plan”) to the Community Advisory Committee for consideration and comment; and

WHEREAS, the Community Advisory Committee, at its October 13, 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 **CODA Brush Park 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.

November 10, 2021