



**MINUTES OF THE  
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
PUBLIC HEARING FOR THE  
FUTURE OF HEALTH TRANSFORMATIONAL BROWNFIELD REDEVELOPMENT PLAN**

**Thursday, January 4, 2024  
Pistons Performance Center  
6201 Second Avenue  
Detroit, MI 48202  
5:30 PM**

In attendance were\*:

Cora Capler (DEGC/DBRA)	Darrian Dorrrough
Brian Vosburg (DEGC/DBRA)	Uche White-Thorpe
Sierra Spencer (DEGC/DBRA)	Nick Kendon
Eric Dueweke (DBRA Board)	Sterling Littlejohn
Richard Barr (Honigman)	Patrick Duggan
Denise Brooks-Williams (Henry Ford Health)	Justine Drake
Jerry Darby (Henry Ford Health)	Dana Jaix (Henry Ford Health)
Marc Corriveau (Henry Ford Health)	Jamaine Dickens
Barry Blackwell (Michigan State University)	Linda Campbell (Detroit People's Platform)
Arlynn Dailey (Michigan State University)	Ingrid Macon (West Grand Blvd Collaborative)
Norman Hubbard (Michigan State University)	Toyia Watts (Charlevoix Villages Association)
Stefen Welch (Detroit Pistons)	Miguel Pope (MEBCA, Detroit People's Platform)
Richard Haddad (Detroit Pistons)	Olga Philips (SCC)
Brittney Hoszkiw (Mayor's Office, City of Detroit)	JC Reindl (Detroit Free Press)
Joshua Roberson (City of Detroit)	Tina Walker
Edwina King (City of Detroit)	Theo Pride (Detroit People's Platform)
Dr. Sharon Blockshire-Tubie, FNP	Rev. Roslyn Murray Bouier (Trinity-St. Marks)
Delores Flagg (Urban League)	Diane Bostick Robinson
Earl Cureton	Venita Thompkins
Mr. and Mrs. Fred Robinson	Tonya Myers-Phillips (Sugar Law Center)
Misha McGlown	Pierre Haden (Historic Boston-Edison Association)
LaTanya Pitts (Columbus Block Club)	Miguel
Nicole Medvitz	Karen
Corresa Morgan	Ingrid

Ms. Capler called the meeting to order at 5:41 PM.

Ms. Capler gave an overview of the structure of the public hearing. Ms. Capler informed the hearing of the way tax increment financing works, the structure of the Detroit Brownfield Redevelopment Authority, the differences between traditional brownfield plans and Transformational Brownfield Plans, and the tax increment financing request per the Brownfield Plan.

\*There were members of the public in attendance that did not complete the sign-in sheet. Attendees listed above either completed the sign-in sheet or identified themselves during the Q&A and/or Public Comment portions of the Hearing.



Mr. Barr introduced the members of the development team and gave an overview on why the Transformational Brownfield Plan is being requested.

Ms. Brooks-Williams, Mr. Blackwell, Ms. Dailey, Mr. Welch, Mr. Darby, and Mr. Haddad provided additional details regarding the redevelopment plans for the project locations as well as the separate projects included in the new Henry Ford Hospital campus, the community engagement efforts conducted by the development team to date, the outcomes of the Community Benefits Ordinance process for the projects, the partnerships and collaborations between Henry Ford Health, Michigan State University, and the Detroit Pistons, and additional details on the new residential units to be included in the projects.

Ms. Capler opened the Question-and-Answer segment of the public hearing and stated that questions will be limited to one minute per person.

Mr. Theo Pride asked why the residential developments are necessary for the development plans, including the new hospital campus and medical research center, and asked if the amount of the Low-Income Housing Tax Credits (LIHTC) for the residential developments has been determined. Mr. Haddad stated that the amount of the LIHTC awards for the residential developments has not yet been determined. Mr. Darby stated that the residential developments are necessary for the overall development plans to provide more residential options for new and existing Detroit residents, including those who will take advantage of the new employment opportunities to be created by the new hospital campus and the medical research center, to increase the supply of residential options in the area to meet the expected new demand, and to create a new hub for economic activity. Ms. Brooks-Williams added that the current headquarters for Henry Ford Health at One Ford Place will undergo an adaptive reuse into residential units and commercial space which will prevent the property from being vacant and underutilized and that the overall development plans for both the new hospital campus and the developments on the new East Campus are in line with similar medical campus developments across the country.

Rev. Roslyn Murray Bouier asked for a working definition of “mixed-income housing,” how the development team plans to assist the large number of black mothers who are housing-insecure in the area when there is a small number of residential units included in the project that have two-bedrooms, and asked how Henry Ford Health will work to share information with community about social determinants and their impacts. Mr. Barr stated that “mixed-income housing” means that the residential units are available at varying levels of affordability. Ms. Brooks-Williams stated that Henry Ford Health has learned a lot about the concerns of the community throughout the community engagement process for these projects and is open to continuing that dialogue into the future and to learn how they can use their leverage and resources to address those social determinants in the community.

Ms. LaTanya Pitts asked if the members of the development teams would themselves live in the affordable residential units and why the development team is not planning to build affordable single-family homes as opposed to multi-family rental housing. Mr. Haddad stated that the plans for the residential developments came from feedback from the community and what the current demand is for multi-family residential in the area. Mr. Blackwell stated that he if he were personally faced with the decision to live in a one-bedroom residential unit with children as opposed to living in his vehicle he would absolutely choose to live in the one-bedroom unit particularly if that residential unit were in such close proximity to a multitude of employment opportunities.

Ms. Diane Bostick Robinson stated that she believes the projects will serve as a stimulus for the area to encourage further investment and development and stated that she would like to see infill housing with single-family homes developed in the area to serve families and is hopeful that the infill housing developments will occur in the area as a result of this investment.



A participant stated that he is pleased to see these projects proposed in the City along with other developments that have been completed and applauded the development team's efforts to make this investment happen in the community, and added that she has lived in a one-bedroom apartment with her children and would absolutely choose that option over living in her vehicle.

A participant stated that he has concerns with projects that request this level of public subsidies that include market rate residential units and has concerns about the demand for the new residential units included in the projects. Mr. Haddad stated based on the research that the development team has done, there is significantly more demand for multi-family housing than there is supply in this area and that projects of this nature and scope require a certain level of support to make the projects economically viable.

Mr. Pierre Haden stated that he is the President of Historic Boston-Edison Association and that the community is facing a lot of challenges as far as having a large aging population and young population, that Henry Ford Health has been a great partner to the community, and he is supportive of the projects which will bring world-class medical research and services to his own backyard and will give his child and other children in the area something to stay in Detroit for when they get older and have to decide where they would like to live, and that he commends the development team for their interest in placing a development such as this one in the City of Detroit.

Miguel stated that he believes that the public process is an opportunity for the community to negotiate the things they would like to see included in the projects to meet the needs of the community and asked if the new employees who receive the job opportunities that have a pay rate of \$16 per hour would be able to afford to live in the affordable units when you take into account the other large expenses they may have. Mr. Haddad stated that AMI levels are determined by the Michigan State Housing Development Authority (MSHDA) along with the corresponding rental rates at certain AMI levels, and that the development team initially proposed providing affordable units at a lower rate than what is commonly seen or required for similar projects in the City and in response to requests from the community, are providing an even deeper level of affordability than originally proposed.

Ms. Toyia Watts stated that there is a significant need for urgent care option in the City so that residents do not need to travel outside of the City for urgent care services and that her granddaughter will be graduating from Martin Luther King Jr. High School this year and has the intention to pursue a career in nursing and asked which educational institution the development team would recommend her attend, and stated that she would like for her granddaughter to remain in Michigan after she obtains her degree but that she is looking to move out of state. Ms. Brooks-Williams stated that Henry Ford Health has heard the need for urgent care services from the community and that there will be urgent care services available at the new hospital campus adjacent to the new, larger emergency room, and that Henry Ford Health would like to hear more from the community about what areas in the City are in need for urgent care services and continue to invest in the City of Detroit. Ms. Dailey stated that she is of course going to encourage Ms. Watts' daughter to consider attending Michigan State University because it is a community-based educational institution that has a mission of keeping their students in the State of Michigan post-graduation to encourage their students to give back to the community, and has a mission to diversify their student population, and that MSU is active at Martin Luther King Jr. High School for admissions and she would like to make a connection between MSU's admission department and Ms. Watts. Mr. Blackwell stated that he believes Wayne State University is another great educational institution and that trying to attract and retain young talent in the City is one of the main goals of the proposed projects through the pathway programs that will be established for the employment opportunities to be created. Mr. Welch added that he is a Detroit resident first and an employee of the Detroit Pistons organization second, and what attracted him to the Detroit Pistons as an organization was its commitment to the community and the work that they have done



in the City such as event surrounding youth mental health, and that every Detroit Pistons employee has an obligation to perform work in the community.

Karen asked what types of jobs will be created by the projects including the anticipated salaries and asked why there is a 30-year term for the brownfield plan, and if that term could be reduced to a shorter period. Ms. Brooks-Williams stated that the types of jobs to be created by the projects will include everything from entry-level positions to nursing and physician positions and that the starting rate for entry-level positions is currently above \$15 per hour but that once the new hospital campus is completed in a few years, that rate will have increased and that those employees would be able to afford to live in the affordable residential units included in the proposed projects. Ms. Capler stated that the 30-year term for brownfield plans is a maximum term and was established under Michigan Act 381, that the proposed brownfield plan has a term of a maximum of 35 years because under Michigan Act 381 a developer is able to delay the start of tax captures for a period of up to 5 years from the date of the brownfield plan approval, and that the tax abatements that are being pursued for the proposed projects have shorter terms between 10-15 years, and that those terms are also established according to their respective statutes. Ms. Capler added that the amount of tax capture that is being requested under the brownfield plan is a "not to exceed" amount and the amount of tax capture that is received by the development team under the brownfield plan is contingent upon both the actual costs incurred for the projects and the amount of property taxes (or income taxes) generated by the projects which means that the benefits under the brownfield plan are performance-based.

Ms. Tonya Myers-Philips asked if the development team is relying on a housing study that has been conducted by the City or if they conducted their own housing study to determine that number of residential units needed and the types of units that are in demand in the area. Mr. Haddad stated that the development team has gathered data from a variety of sources on the demand for the new residential units and has been able to confirm that there is a demand for multifamily housing at all levels in the area and that there isn't one study that the development team used in the planning process for the residential developments.

Ms. Delores Flagg stated that the Detroit Pistons have done a lot of work in the community and have been very generous and open to the community and asked if there is a more definitive, visible way that the Detroit Pistons can perform outreach to the community to communicate their efforts and capacity. Mr. Welch stated that the Detroit Pistons has a Community and Social Responsibility team to address and coordinate the Detroit Pistons' efforts in the community to address the needs of the community and that they are trying to consistently improve the communication of those efforts and opportunities to the community.

Ms. Toyia Watts asked for clarification on what qualifies a property to be included in a Brownfield Plan. Ms. Capler stated that the properties included in this Brownfield Plan qualify due to the environmental contamination present on the properties making them "facilities" under Act 381, and that the other ways a property can qualify to be included in a Brownfield Plan is if the property has been found to be functionally obsolete by the Assessor's Office, blighted, or is part of a local, state, or national historic district.

Ingrid asked for more information on the scholarships for Michigan State University that are included in the Community Benefits Agreement, including if those scholarships are in addition to the Detroit Promise scholarships, how those scholarships will be publicized, and how the community will be able to verify if the scholarships have been administered. Ms. Dailey stated that the scholarships for MSU that are included in the Community Benefits Agreement are in addition to the Detroit Promise Scholarships and that MSU will be performing outreach to the high schools in the City to raise awareness of the scholarships opportunities as well as to communicate what some career pathways are that can be obtained through the educational opportunities at MSU. Mr. Barr stated that the development team's compliance with the Community Benefits Agreement will be monitored by the Civil Rights Inclusion and Opportunity (CRIO) Department of the City



and that CRIO releases periodic compliance reports on the various Community Benefits Agreements that are made available on the City's website.

Ms. Venita Thompkins asked why the public hearing was being held at the Pistons Performance Center without the option for online participation by the public, and how the DBRA performs outreach to the community for awareness of the public hearings. Ms. Capler stated that according to the DBRA's Bylaws, the DBRA is required to hold local public hearings near where the proposed projects will be located in order to increase access to the hearings to the residents who will be the most impacted by the projects, that under the emergency orders related to the Covid-19 pandemic the DBRA held the local public hearings online via Zoom but that once those emergency orders were lifted had to revert back to in-person public hearings. Ms. Capler added that because the DBRA's local public hearings are held in a variety of locations which all have varying levels of technology and connectivity, the DBRA cannot be consistent in offering an online participation option to the public. Mr. Barr added that there will be an opportunity to provide public comment online throughout the Detroit City Council approval process. Ms. King added that the Planning and Development Department sends out notice of the local public hearings through the City's ListServe distribution and that PDD will make a better effort to communicate if the meetings will be held in-person, virtually, or a hybrid of both.

Mr. Eric Dueweke asked if the Detroit Pistons have reached out to potential partners for the development of the mixed-use projects, particularly a non-profit that has experience with affordable housing projects. Mr. Haddad stated that the development team has been in contact with other developers about potential partnerships for the residential developments however, there haven't been any decisions made about any potential partnerships, and that they believe they have the capacity and ability to complete the residential developments including the affordable housing units just as they were able to successfully develop the Pistons Performance Center. Ms. Brooks-Williams added that the partnerships for the proposed developments have enlisted the assistance of consultants who are well-versed in commercial and residential developments and will continue to rely on their expertise throughout the development process for the projects. Mr. Welch added that the development team will also be consulting with organizations that have a wealth of knowledge and resources about accessibility in residential developments. Mr. Dueweke stated that it would be helpful to encourage confidence in the community to share the names of those potential partners that the development team may be working with on the developments.

A participant asked if the Detroit Pistons would be willing to accept Section 8 housing vouchers for the market rate residential units. Mr. Haddad stated that the development team has agreed to accept Section 8 Housing Vouchers for the affordable residential units and would be interested in potentially accepting Section 8 Housing Vouchers for the market rate residential units as well and are doing more research on that idea.

Citing no additional questions, Ms. Capler closed out the Question-and-Answer segment and opened the floor for public comment stating that public comments would be limited to one minute per person. Ms. Capler restated that written public comments can be submitted to Cora Capler via email at [ccapler@degc.org](mailto:ccapler@degc.org) until 5:00pm on Tuesday, January 9, 2024 to be included in the minutes of the public hearing.

A participant recited a statement from Joanne Adams which was submitted in writing to the DBRA and is attached to these minutes.

Rev. Roslyn Murray Bouier stated that while the Detroit Pistons has agreed to accept Section 8 housing vouchers for the affordable residential units and has stated that they would be open to accepting them for the market rate residential units, there is not any funding for the Section 8 housing vouchers program so it wouldn't make a difference if they are willing to accept them or not.



A participant stated that he did not understand the justification for the projects to be requested the level of tax incentives for the project that would be providing the majority of the residential units at market rate rental rates.

Ms. Linda Campbell stated that she was disappointed that the development team was unwilling to use a racial equity tool to evaluate the projects during the Community Benefits Ordinance process, that she has concerns about the transformational projects that have been proposed in the City and the tax incentives that are being requested by wealthy developers.

Ms. Tonya Myers-Philips stated that she is concerned that only the Detroit Pistons are requesting the tax incentives for the residential developments included in the projects and that the affordability rates proposed in the project are not the deepest affordability rates for projects that have completed the CBO process, and that residential units that were proposed to be at rental rates of 50% of the Area Median Income (AMI) were changed to some at 30% AMI with others at 70% AMI which doesn't change the overall average rental rate for the affordable residential units.

A participant asked if Michigan State University has evaluated the proposed projects by students and faculty in their Social Justice Program. Ms. Dailey stated that she was unsure if Michigan State University has evaluated the proposed projects by students and faculty in their Social Justice Program.

Ms. Toyia Watts asked if the current employees of Henry Ford Health have been made aware of the proposed projects and how they may be affected and if they are aware of what potential opportunities for them may be.

Mr. Theo Pride stated that he believes the proposed projects will contribute to gentrification as other large-scale developments, particularly large hospital expansions, have contributed to gentrification in cities around the country, that he believes the projects will lead to the displacement of black people in the area and that the projects will not benefit legacy Detroit residents, and that he doesn't see any equity included in the projects especially since the development team will not be contributing any funding to the Affordable Housing Trust Fund through the Community Benefits Agreement. Mr. Haddad stated that the proposed projects include a significant number of new residential units to increase the supply of residential options in the area to meet the expected new demand and to decrease the risk of displacement in the area due to rising rents as a result of the increased demand generated by the employment opportunities to be created by the projects.

Mr. Vosburg closed the public hearing at 7:55 PM.

In addition to the minutes above, fifteen (15) attendees indicated their support of the project on the hearing's sign-in sheet; five (5) attendees indicated that they do not support the project on the hearing's sign-in sheet.



## Cora Capler

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**From:** Rumi Weaver <mxrumikweaver@gmx.co.uk>  
**Sent:** Monday, January 8, 2024 9:17 AM  
**To:** Cora Capler  
**Subject:** Future of Health Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Brownfield Redevelopment Authority Board,

i am writing to express concerns regarding the proposed Future of Health (FOH) development project. This is a 3.5 billion dollar project and includes the development team of Henry Ford Hospital, Tom Gores and the Detroit Pistons and Michigan State University. Most of the tax capture subsidies requested will subsidize the construction of three (3) luxury apartment buildings including mostly studio and one bedroom apartments. Tax captures for this project may last for the next 35 years.

I am strongly opposed to awarding nearly \$200 million dollars in tax captures to Tom Gores and the Pistons for the following reasons:

Precious tax resources are used to subsidize housing for a Billionaire company that is able to finance their own private development project.

The Project Developers have failed to acknowledge the harm caused by high rent development projects that ultimately reshape both the rents and the economics on the impacted community. The FOH impact area largely includes elders and vulnerable low income renters who will likely face future displacement.

Under the real estate tag of "Live, Work and Play", the FOH project intentionally seeks to create a community segregated by race, class and occupation. Who exactly is supposed to be able to 'Live, Work and Play' because it doesn't look like most of the people within the city or even within the impact area.

There is not enough economic benefit for the every day Detroiter. After the temporary construction jobs, the luxury apartments will provide permanent jobs to less than 100 individuals. These are mostly low wage maintenance and service jobs.

Those kinds of jobs can not even support people trying to live in such apartments. And the apartments themselves don't do anything but contribute to remaking the image of the city in ways that displaces and removes all those who have been here for years beforehand. The utter lack of room for families within this development is also incredibly wrong and I can not support the sheer about of subsidies this project is trying to get.

R. Weaver  
pronouns: they/them

## **Cora Capler**

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**From:** M <mcanispeak@aol.com>  
**Sent:** Sunday, January 7, 2024 10:16 PM  
**To:** Cora Capler  
**Subject:** Future of Health Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Dear Brownfield Redevelopment Authority Board, I am writing to express objection to the proposed Future of Health (FOH) development project. The future of Health project is expected to exceed a colossal 3 billion dollars; and is one of the largest projects to date in the city of Detroit, and also has the distinction of being a project that is providing the lowest dollar amount for community benefits compared. other projects and their requested support.**

**The development project team is comprised of multiple financially strong partners: Henry Ford Hospital, Tom Gores and the Detroit Pistons and Michigan State University.**

**When looking at and discussing the project, it is very clear that the preponderance tax capture subsidies being requested are intended to subsidize/fund the development of a rental community comprised of mostly high-end units. The project plans indicate mostly studio and one-bedroom apartments that are not suitable for low-income families and or any families that need space to thrive and raise children. Tax captures for this project may last for the next 35 years.**

**I am opposed to awarding nearly \$200 million dollars in tax captures to Tom Gores and the Pistons for the following reasons:**

- Precious tax resources are used to subsidize housing for a Billionaire company that has the wherewithal to finance and take a risk with their own dollars. they can easily support their project vision for an ostensibly private project.
- It is disheartening and disappointing that the Project Developers have publicly acknowledged an understanding of the harm that will result from developing their proposed high end rental community in a community characterized by low household incomes. Their projects will ultimately reshape both the rents and the economics on the impacted community. The FOH impact area largely includes elders and vulnerable low-income renters who will likely face future displacement unless the project makes units much more affordable than their current proposal.



- Under the real estate tag of "**Live, Work and Play**", the FOH project intentionally seeks to create a community segregated by race, class and occupation.
- There is not enough economic benefit for the every day Detroiter. After the temporary construction jobs, the luxury apartments will provide permanent jobs to less than 100 individuals. These are mostly low wage maintenance and service jobs.

Miguel Pope

Mt. Elliott Business and Community Association

A District 5 organization

&

Detroit Peoples Platform

&

Equitable Detroit Coalition

## Cora Capler

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**From:** Joyce Moore <1208moorej@gmail.com>  
**Sent:** Friday, January 5, 2024 3:36 PM  
**To:** Cora Capler  
**Subject:** Joyce Moore - Resident of the Virginia Park Community  
**Attachments:** 24 Comments on DBRA Meeting Held 1- 4.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi!

I was unable to attend the hearing/meeting on January 4, 2024 of the DBRA regarding the Brownfield Plan.

Attached is documentation of my concerns which I am requesting be added to the official minutes of January 4, 2024. I am also requesting that ZOOM be considered for any future public meetings/hearings of the DBRA.

Sincerely,

Joyce Moore

## COMMENTS:

DBRA Meeting Held 5:00 P.M. to 7:00 P.M. on Thursday, January 4, 2024

Subject: Future of Health Transformational Brownfield Plan Local Public Hearing

**ZOOM** meetings become mandatory when the temperature is 26 degrees and should be included in preparation for any future meetings/hearings. Any upcoming meetings/hearings such as on January 10<sup>th</sup> 4:00 P.M. to 5:00 P.M., DBRA should also include ZOOM as a means of communication and making this a more informative Public Meeting in regard to the issue of the Brownfield Plan.

Further, I am writing to express my concern about various development projects using our taxes from the general funds. Billionaires are using our tax money for their development projects. The Brownfield uses Tax Increment Financing (TIF). The diversion of these TIF taxes takes money from our library funds, schools, various departments, etc.

1.) This is TAXATION WITHOUT REPRESENTATION:

We did not go to the election polls and VOTE for any of our property taxes to be used for the monetary benefit/gain for developers.

2.) STARVES THE LOCAL BUDGET:

TIF takes any increase of the property value and uses it for development, instead of going into the general fund for city services such as education through the school systems; policing, through the police departments; firefighting, through the fire department light in addition to our libraries, etc.

3.) RAISES PROPERTY TAXES:

TIF projects can last 20 to 30 years as a debt. As TIF developments INCREASE: 1.) property values increase and 2.) property owners pay more property taxes. The cost of living remains basically the same which leads to more foreclosures. There is no generational wealth as this tax puts a burden on our children, grand children and other family members if the home is passed on. Simply that debt of the TIF is passed on with the house and property taxes to whoever inherits the house.

4.) RISK WITH NO BENEFITS:

If the project is no longer profitable to the developer and the developer drops the project – Property tax-payers are still obligated to pay the incremental tax amount for the period created by the contract. Again this contract could be 10, 20 or 30 years. This provides no financial compensation to the local homeowner, yet provides a 0% loan to the developer. Developers should pay back the money as they will make a substantial amount (usually millions) upon completion of the project.

## Cora Capler

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**From:** kea mathis <2live.write@gmail.com>  
**Sent:** Monday, January 8, 2024 2:06 PM  
**To:** Cora Capler  
**Subject:** Future Of Health Comments. 1.8.23

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### Brownfield Redevelopment Authority Board:

I am writing to express concerns regarding the proposed Future of Health (FOH) development project. I am a new home owner raising a 7yr old child being educated in Detroit public schools. I am grieved because they are seeking to extract massive amounts of community resources for a private multi development project. Actually, in this \$3.5 billion most of the tax capture subsidies requested will subsidize the construction of three (3) luxury apartment buildings including mostly studio and one bedroom apartments.

I am especially opposed because most of the present renter community in the area can not live in the buildings and was not thought of when developing the building. Developers said the housing is "workforce". What will happen to the seniors, renters, and low income homeowners who have populated the area over the next several years? This development is how displacement is perpetuated and should be of the utmost importance because the tax captures for this project may last for the next 35 years. Below are some additional points:

- Our tax resources are used to subsidize housing for a Billionaire company that is able to finance their own private development project.
- There is not enough economic benefit for the everyday Detroiter. After the temporary construction jobs, the luxury apartments will provide permanent jobs to less than 100 individuals. These are mostly low wage maintenance and service jobs.

See You On The Front Lines,

Kea Mathis

## Cora Capler

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**From:** martharenee h <martharenee789@gmail.com>  
**Sent:** Monday, January 8, 2024 1:09 PM  
**To:** Cora Capler  
**Subject:** Future of Health Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**I am opposed to awarding nearly \$200 million dollars in tax captures to Tom Gores and the Pistons for the following reasons:**

- Precious tax resources are used to subsidize housing for a Billionaire company that is able to finance their own private development project.
- The Project Developers have failed to acknowledge the harm caused by high rent development projects that ultimately reshape both the rents and the economics on the impacted community. The FOH impact area largely includes elders and vulnerable low income renters who will likely face future displacement.
- Under the real estate tag of "***Live, Work and Play***", the FOH project intentionally seeks to create a community segregated by race, class and occupation.
- There is not enough economic benefit for the every day Detroit. After the temporary construction jobs, the luxury apartments will provide permanent jobs to less than 100 individuals. These are mostly low wage maintenance and service jobs.

Respectfully,  
mRenee Hayward  
LifeTime Resident  
Member  
FerryParkKings and Queens

## Cora Capler

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**From:** lindagordon3@netzero.net  
**Sent:** Sunday, January 7, 2024 7:02 PM  
**To:** Cora Capler  
**Cc:** JoeTate@house.mi.gov; senschang@senate.michigan.gov  
**Subject:** Future of Health Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Brownfield Redevelopment Authority Board,

I am writing to express concerns regarding the proposed Future of Health (FOH) development project. This is a 3.5 billion dollar project and includes the development team of Henry Ford Hospital, Tom Gores and the Detroit Pistons, and Michigan State University. Most of the tax capture subsidies requested will subsidize the construction of three (3) luxury apartment buildings including mostly studio and one bedroom apartments. Tax captures for this project may last for the next 35 years.

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- The Project Developers have failed to acknowledge the harm caused by high rent development projects that ultimately reshape both the rents and the economics on the impacted community. The FOH impact area largely includes elders and vulnerable low income renters who will likely face future displacement.
- Under the real estate tag of "*Live, Work and Play*", the FOH project intentionally seeks to create a community segregated by race, class and occupation.
- There is not enough economic benefit for the every day Detroiter. After the temporary construction jobs, the luxury apartments will provide permanent jobs to less than 100 individuals. These are mostly low wage maintenance and service jobs.

Please consider the health and welfare, both economic and physical, of the Detroit residents who have been loyal to this City in the worst of times, by protecting us from displacement. Thank you!

Linda Bowie  
A life long Detroit Resident with a 100/% voting record  
(313) 824-9126 land line



## *West Grand Boulevard Collaborative*

*P.O. Box 02247 Detroit, Michigan 48202 (313) 870-9244*

January 4, 2024

[Ccapler@degc.org](mailto:Ccapler@degc.org)

The West Grand Boulevard Collaborative has held four community engagements with residents & seniors in the impact area. In our engagements they were able to voice their concerns about what is needed most in the community. Their major concerns centered on affordable housing. With much deliberation we were able to reach a consensus of benefits that would sustain the community. The West Grand Boulevard Collaborative Community Benefits Demands was submitted to the NAC on November 12, 2023. The Community Affordable Housing Demands are as follows:

- An annual contribution of 1.5 million for the duration of the tax abatement period be made into the Community Land Trust to provide permanent affordable rental and homeownership opportunities
- Contribute an annual contribution of 1.5 million to the Detroit Affordable Housing Trust Fund for the duration of the tax abatement
- Provide affordable housing within the development by increasing affordable units set aside by 25% reserved additionally for senior residents only. Reserve for seniors with income between 30%-50% AMI by providing a restricted annual contribution of \$1,000,000.00 for the duration of the tax abatement to one more 501(c)(3) nonprofit community development corporations based in the City of Detroit to increase the amount of available, affordable housing units.
- Make a restricted annual contribution of \$10,000,000.00 for the duration of the tax abatement to one more 501(c)(3) nonprofit community development corporations in the impact area to administer home repair grants to the City of Detroit residents who reside in their property as their primary residence. At least 50% of the fund must be reserved for residents earning less than 50% AMI
- Fund a 10 year rental assistance program and downpayment assistance for long-term Detroiters to remain in the impact area by subsidizing rent or purchasing a new home. The program can be modeled after the "Live Midtown" and "Stay Midtown" initiative. The program was successful but produced inequitable and disparate racial outcomes. We are demanding 13 million in rental subsidies and 11 million in downpayment assistance centered on the values of inclusion.
- Make an annual contribution of \$1,000,000.00 for the duration of the tax abatement to a housing displacement fund to provide financial assistance with moving expenses and security deposits for displaced residents to locate new housing if they are no longer able to afford rent within the impact area.





## *West Grand Boulevard Collaborative*

*P.O. Box 02247 Detroit, Michigan 48202 (313) 870-9244*

These demands were strategically and carefully calculated among an interdisciplinary group of professionals to determine a fair and equitable summation to the development profits, as well as the community that will be directly impacted by the Future of Health Development Project. Our demands are in no uncertain terms irrational or extreme, but are in alignment to the taxes that will be captured throughout a 35 year span.

It is unfortunate that the NAC voted to approve a very weak CBA that do not meet the community demands in exchange for the \$273 million dollar tax break that the Pistons billionaire Tom Gores & Henry Ford Hospital will be receiving. We are asking for fair exchange to sustain our community that is already facing unaffordable housing and displacement of long-term residents.

As a public servant, it is your duty to support the community in receiving a fair and equitable CBA in exchange for our Brownfield tax dollars. This development team has sent a clear message to the City of Detroit residents through their counteroffer to the NAC that they have no intentions on providing a fair exchange for our tax dollars that is being extracted from our schools and libraries.

Thank you for your time and service.

In Community Service,

Cassandra Floyd  
Executive Director  
West Grand Boulevard Collaborative  
[wgbcdetroitprojects@gmail.com](mailto:wgbcdetroitprojects@gmail.com)  
313.715.4829

## Cora Capler

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**From:** Alicia Renee Farris <[alicia@rocunited.org](mailto:alicia@rocunited.org)>  
**Sent:** Monday, January 8, 2024 10:40 AM  
**To:** Cora Capler  
**Subject:** FUTURE OF HEALTH PROJECT FEEDBACK

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Brownfield Redevelopment Authority Board,

As a Detroit resident and on behalf of our constituency (6,000 low wage restaurant workers in Michigan), please allow this communication to convey our concerns regarding the proposed Future of Health (FOH) development project. As we understand it this is a 3.5 billion dollar project and includes the development team of Henry Ford Hospital, the Detroit Pistons, and Michigan State University. Most of the tax capture subsidies requested will subsidize the construction of three (3) luxury apartment buildings including mostly studio and one-bedroom apartments. Tax captures for this project may last for the next 35 years.

We are opposed to awarding nearly 200 million dollars in tax captures to Tom Gores and the Pistons for the following reasons:

- Many low-wage restaurant workers living in Detroit need safe and affordable housing but very few, if any, will be able to benefit from this venture
- The tax dollars of low-wage Detroit residents will be used to subsidize housing for a Billionaire company that is capable of financing this private development project.
- The Project Developers have failed to acknowledge the long term economic impacts that projects of this type typically have on the community - such as increased rents in the area.
- The FOH impact area largely includes elders and vulnerable low-income renters who will likely face future displacement.
- Under the real estate tag of "*Live, Work, and Play*", the FOH project intentionally seeks to create a community segregated by race, class, and occupation.
- There is not enough economic benefit for the everyday Detroiter. After the temporary construction jobs, the luxury apartments will provide permanent jobs to less than 100 individuals. These are mostly low-wage maintenance and service jobs.

You may feel free to contact me at (313) 657-5636 with questions.

Sincerely,

Dr. Alicia Renee Farris  
She/Her/Hers  
Chief Operations Officer  
Restaurant Opportunities Centers United  
275 Seventh Avenue, Suite 1504  
New York, NY 10001  
Cell (313) 657-5636  
Email: [alicia@rocunited.org](mailto:alicia@rocunited.org)

## Cora Capler

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**From:** Roslyn Bouier <bouierr@yahoo.com>  
**Sent:** Sunday, January 7, 2024 4:20 PM  
**To:** Cora Capler  
**Subject:** COMMENTS

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Dear Brownfield Redevelopment Authority Board, i am writing to express concerns regarding the proposed Future of Health (FOH) development project. This is a 3.5 billion dollar project and includes the development team of Henry Ford Hospital, Tom Gores and the Detroit Pistons and Michigan State University. Most of the tax capture subsidies requested will subsidize the construction of three (3) luxury apartment buildings including mostly studio and one bedroom apartments. Tax captures for this project may last for the next 35 years.**

**I am opposed to awarding nearly \$200 million dollars in tax captures to Tom Gores and the Pistons for the following reasons:**

- Precious tax resources are used to subsidize housing for a Billionaire company that is able to finance their own private development project.
- The Project Developers have failed to acknowledge the harm caused by high rent development projects that ultimately reshape both the rents and the economics on the impacted community. The FOH impact area largely includes elders and vulnerable low income renters who will likely face future displacement.
- Under the real estate tag of "**Live, Work and Play**", the FOH project intentionally seeks to create a community segregated by race, class and occupation.
- There is not enough economic benefit for the every day Detroiter. After the temporary construction jobs, the luxury apartments will provide permanent jobs to less than 100 individuals. These are mostly low wage maintenance and service jobs.

Rev. Roslyn Bouier, M. Div.  
Brightmoor Connection  
Executive Director  
[www.brightmoorconnection.org](http://www.brightmoorconnection.org)

Trinity-St. Mark's, UCC  
Pastor  
[www.trinitysaintmarks.org](http://www.trinitysaintmarks.org)  
[trinitysaintmarks@gmail.com](mailto:trinitysaintmarks@gmail.com)

The Beloved Community  
New Church Start,  
Founder and Pastor

## Cora Capler

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**From:** marcusburrowes <marcusburrowes@protonmail.com>  
**Sent:** Thursday, January 4, 2024 7:10 AM  
**To:** Cora Capler  
**Subject:** Public Comment; Future of Health transformational brownfield plan presentation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

As a taxpayer I oppose the subsidies going to billionaire Tom Gores for luxury condos. According to the chart on page 32 of DBRA's "Future of Health Transformational Brownfield Plan," \$36 million will be taken from our schools millage, \$8.9M from the library millage, \$12.6M from the State Education millage, \$6.4M from the special education millage, and \$38M from the City General Fund. How can this project possibly justify these losses to our educational systems?

Gores alone could not get a transformational brownfield on this by himself; that's why he partnered with this project. He is a billionaire who not only owns the Pistons, but also holds some \*very lucrative\* prison telephone contracts, which is an extremely unethical industry he has been scrutinized for in the past. Basketball fans recently chanted, "SELL THE TEAM." He is not a beloved Detroiter.

Gores' piece of the project looks to be merely workforce housing for the Future of Health, NOT affordable housing: mostly >\$1000/mo studios for single, affluent professionals...nothing for the working class families who live in the area being taken over for this development. The community is being asked to subsidize something that is NOT FOR the community; it's extractive, and it's colonial.

Everyone wants more healthcare, everyone wants more development, everyone wants more jobs, but why does it have to come with the catch of giving away our tax money to billionaires? Go get a loan from the bank, not the taxpayer.

Adam Barrett,  
Detroiters For Tax Justice  
District 6 resident

## Cora Capler

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**From:** Joanne Adams <josarahadams@gmail.com>  
**Sent:** Thursday, January 4, 2024 6:32 PM  
**To:** Cora Capler  
**Subject:** Future of health brownfield comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please add this statement to the record.

Statement on behalf of Joanne Adams, Impact area resident and 'community elected' NAC member.

I voted NO to the CBA for the Future of Health on December 12<sup>th</sup>.

The outcome of the CBA was not based on the reality of the majority of the Impact Area residents who are 84% renters and have a median income of about \$34k per year.

Most of the benefits offered are :-

- city, i.e. taxpayer, funded,
- already existing community engagements and,
- \$390 million in intangible benefits described as payment for uncompensated care.

All of this was despite numerous public comments asking for protections from gentrification and housing displacement. We need and want significant funding for the Affordable Housing Trust Fund, significant funding for rental assistance and significant funding for home repairs. We need and want a major contribution to a Community Investment Fund that supports community ownership and resident economic opportunity. We need and want services for our vulnerable seniors including transportation and neighborhood recreational services.

As a reminder the tax breaks being requested are \$273 million. 80% of this is to fund the housing being built by the Pistons group and Tom Gores, a multi billionaire.

So in exchange and on behalf of our community – renters, families and seniors – I ask that our Public Servants support us in achieving fair protections and, opportunities for our community to determine for ourselves what we need and want.

Regards  
Joanne Adams

Sent from my iPhone

## Cora Capler

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**From:** Beatrice Thompson <b.thompson40@yahoo.com>  
**Sent:** Tuesday, January 9, 2024 12:04 AM  
**To:** Cora Capler  
**Subject:** FOH

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Henry Ford Healthcare. Tax concerns and affordable housing. Concerns about our Neighborhood and Average Citizens

Sent from Yahoo Mail on Android

## Cora Capler

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**From:** Allyson Putt <allyson.putt@gmail.com>  
**Sent:** Tuesday, January 9, 2024 1:33 PM  
**To:** Cora Capler  
**Subject:** Future of Health development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I am writing to express my deep concerns as a Detroit homeowner and taxpayer about the DBRA authorizing tax benefits for the proposed Future of Health development. From the first, the developer was disingenuous, dismissive, and disrespectful of community members and community concerns. Questions at community meetings weren't candidly answered and NAC members weren't given adequate time to evaluate developer documents or claims. It has been clear that the goal was to push the deal through as fast as possible and to push as much cost as possible onto Detroit taxpayers.

The community benefits package proposed is underwhelming, to put it kindly. The developer listed several items that are a part of their *duty* as a community health institution all the while claiming that it is a gift to the people of Detroit. For example, The Shirly Ann Ryan ability lab is part of the project being proposed and should not be considered as a part of the community benefits deal. By doing so, they dramatically overvalue the total community benefits while underdelivering. This so-called historic benefits deal contains just 20% of housing at affordability levels- essentially just above meeting the legal minimum according to city ordinances. They also make no commitment to units that are big enough for families. Finally, these developers pledge to accept Section 8 vouchers and maintain ADA compliance- accepting vouchers doesn't cost the developer anything because the housing agency pays for those and ADA compliance is best practice.

I do not want my taxpayer dollars used in a project that is inequitably constructed. I am also uninterested in arguments about some of the brownfield money coming from the state- my taxes also go to the state and I don't want either city or state taxes to go toward a project that is not designed with authentic community input, not designed to benefit the *average* Black Detroiter, and does not live into the spirit of a community benefits package.

This project must increase the number of housing units at extremely affordable levels, commit to creating units that are large enough for families, and embrace universal design. They must also pledge to provide services for seniors, including adequate housing and accessible services, such as improved public transportation. Finally, they must contribute *at least* \$1.5 million into the Affordable Housing Trust Fund so that Detroiters who will use the facility but not live in the impact area have access to accessible, affordable housing.

Thank you.

--

Allyson Putt

*"Mistakes are almost always of a sacred nature. Never try to correct them. On the contrary: rationalize them, understand them thoroughly. After that, it will be possible for you to sublimate them." - Salvador Dali*



## Cora Capler

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**From:** Kaci Pellar <kaci@detroitdisabilitypower.org>  
**Sent:** Tuesday, January 9, 2024 4:55 PM  
**To:** Cora Capler  
**Subject:** Future of Health Comment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To the Brownfield Redevelopment Authority Board of Directors,

Re: The Future of Health

My name is Kaci Pellar, and I'm the Policy Manager at Detroit Disability Power. Today, I'm reaching out on behalf of our organization and our more than 270 disabled members, caregivers, and our family of allies. As disabled Detroiters, we are consistently left out of rooms where discussions are held about our lives and wellbeing in our City, not to mention being left out of the conversation itself. This has led to more and more disabled Detroiters (a) living in homes that are inaccessible to them, (b) moving out of the city to find housing that supports our needs, or (3) becoming houseless. **We have many concerns about the Future of Health development and the lack of commitment from Henry Ford Health, MSU, and the Pistons to provide *tangible, impactful* benefits to the community, especially the disabled community.** We encourage the Board to analyze the intended and unintended impacts of the proposed development with great care and through the lens of those who are most vulnerable -- those of us at the nexus of multiple housing and health crises, racial discrimination, and economic and political disenfranchisement. We need and demand new developments in our City to be accessible and inclusive to all who live here, as well as those who visit. This means including:

- accessible information and engagement
- accessible and mixed income housing that meets the needs of our current population (at least 1 in 5 Detroiters have a disability)
- meaningful contributions to programs and services that ensure we who already live in and support this city can remain in our homes and neighborhoods
- meaningful contributions to programs and services that protect and make accessible our land, water, and air

Please reach out to us with any questions you may have; we're always here to support an accessible Detroit for everyone.

Calling hearts to action,

**Kaci Pellar (She/They)**  
Detroit Disability Power, Policy Manager  
[www.DetroitDisabilityPower.org](http://www.DetroitDisabilityPower.org)  
Cell: (434) 770-5510

## Cora Capler

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**From:** Solomon Medintz <solomonmedintz@gmail.com>  
**Sent:** Tuesday, January 9, 2024 2:31 PM  
**To:** Cora Capler  
**Subject:** Comment on Brownsfield Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

My name is Solomon Medintz, and I'm a Detroit resident. I'm emailing you to express my concern that the city is giving too much in property tax breaks to billionaire developers. I hope you'll make sure that Tom Gores and his development company contribute to the Affordable Housing Trust Fund, and other public goods. Make the billionaires pay for their developments!

Thanks,  
Solomon

Solomon Medintz

## Cora Capler

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**From:** Samara Hill <samara.hill18@gmail.com>  
**Sent:** Tuesday, January 9, 2024 9:53 AM  
**To:** Cora Capler  
**Subject:** Future of Health Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Dear Brownfield Redevelopment Authority Board,**

I am writing to express my concerns in regards to the proposed \$3.5B dollar Future of Health (FOH) development project spearheaded by Tom Gores (owner of the Pistons), MSU and Henry Ford. Most of the tax capture subsidies requested will subsidize the construction of three (3) luxury apartment buildings which will be made up mainly by studios and one bedrooms which the average Detroiter will not be able to afford! Tax captures for this project may last for the next 35 years.

I am opposed to awarding nearly \$200 million dollars in tax captures to Tom Gores and the Pistons for the following reasons:

- Precious tax resources are used to subsidize housing for a Billionaire company that is able to finance their own private development project.
- The Project Developers have failed to acknowledge the harm caused by high rent development projects that ultimately reshape both the rents and the economics on the impacted community. The FOH impact area largely includes elders and vulnerable low income renters who will likely face future displacement.
- Under the real estate tag of "*Live, Work and Play*", the FOH project intentionally seeks to create a community segregated by race, class and occupation.
- There is not enough economic benefit for the everyday Detroiter. After the temporary construction jobs, the luxury apartments will provide permanent jobs to less than 100 individuals. These are mostly low wage maintenance and service jobs.

Best,

Samara Hill  
[samara.hill18@gmail.com](mailto:samara.hill18@gmail.com)  
(313) 407-8601

## Cora Capler

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**From:** Bill Hickey <whickey623@gmail.com>  
**Sent:** Tuesday, January 9, 2024 1:29 PM  
**To:** Cora Capler  
**Subject:** Brownfield Development Tax Credit for "Future of Health Development" Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I stand in solidarity with the Detroit impact area residents and allies who believe that the proposed Community Benefit Agreement for the Future of Health 35 year development deal with Henry Ford Health Systems, Tom Gores and the Pistons and Michigan State University (MSU), FAILS to address the HARMS the project will cause.

These include the displacement of seniors and families; loss of existing small minority owned businesses in the area; and increased private spaces and gentrification.

**I urge the DBRA to deny approvals for the Future of Health Project until the following amendments to the Community Benefits Agreement are made:**

- An annual \$1.5 million contribution to the Affordable Housing Trust Fund for the life of the tax incentives received by the Future of Health project. The Trust Fund supports housing opportunities for low income Detroiters impacted by the city's housing crisis.
- Reimbursement of school and library taxes that are captured mostly for the luxury housing development.
- A major contribution by the developers to a community investment fund that supports community ownership and resident economic opportunity.
- Services for vulnerable seniors including transportation and neighborhood recreational services.
- Henry Ford transfers Fairbanks School into a community-controlled land trust.

Thank you.

William Hickey

14910 Lamphere St., Detroit, MI 48223

## Cora Capler

---

**From:** Aaron Handelsman <aaron8008@gmail.com>  
**Sent:** Tuesday, January 9, 2024 12:49 PM  
**To:** Cora Capler  
**Subject:** Re: Future of Health Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I am writing to express my concerns regarding this proposed development project.

Ideally, I would like to have a dialogue with you and others involved in the project. My number is [REDACTED] and my schedule is [here](#) if you are open to it.

For the purpose of public comment and based on the research and information I presently have access to, I would like for my opposition to this project as presently opposed to be officially reflected in the public record, as a Detroit resident, Detroit-based business owner, tax payer, and voter.

Thank you.

Sincerely,

Aaron Handelsman

--

He / Him / His  
ADH Coaching & Consulting  
Connect with me on [LinkedIn](#)

"Don't ask what the world needs. Ask what makes you come alive and go do it. Because what the world needs is people who have come alive." - Howard Thurman

"We must transform ourselves to transform the world." - Grace Lee Boggs

## Cora Capler

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**From:** Dessa Cosma <dessa@detroitdisabilitypower.org>  
**Sent:** Tuesday, January 9, 2024 2:00 PM  
**To:** Cora Capler  
**Subject:** concerns about Future of Health development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I am writing with concerns about the massive tax incentive for this project. Low income Detroiters, particularly those with disabilities, need support in terms of affordable, accessible housing far more than millionaires need city funds for projects like these that create luxury lofts. There are more than 129,000 disabled residents of our city. Community Benefits must benefit us!

Thank you,

Dessa Cosma  
Detroit Disability Power, Executive Director  
4731 Grand River Ave, Suite 307  
Detroit, MI 48208  
[www.DetroitDisabilityPower.org](http://www.DetroitDisabilityPower.org)

## Cora Capler

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**From:** Linda Campbell <linda@detroitpeoplesplatform.org>  
**Sent:** Monday, January 8, 2024 9:50 PM  
**To:** Cora Capler  
**Cc:** Linda Campbell  
**Subject:** Comments for Future of Health Development Project

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

To the Brownfield Redevelopment Authority Board of Direct

i am writing to register my opposition to the awarding of tax incentives including planned tax captures to Tom Gores and the Pistons as codevelopers in the planned Future of Health development.

My objections are based on the following:

I am opposed to development projects which intentionally segregate Detroit neighborhoods by race, class and occupation as characterized by the Future of Health (FOH) *Live, Work, and Play urban development model*. The Gores/Pistons housing development in my opinion facilitates that segregation.

There is a housing crisis in the city of Detroit and that crisis is fueled in part by the continued production of tax payor supported high end, luxury housing. This model creates churn in the existing and nearby housing market resulting in rent increases beyond the affordability of existing residents. Displacement of long time low income Detroiters is the result.

Presentations by Tom Gores/Pistons development group have offered the 50% set aside in the development as **deeply affordable housing** - that is not the definition of deeply affordable and this correction has been brought to the attention of the developers on multiple occasions. Yet, the representatives continue to present this disinformation in public meetings.

The Future of Health development team overall has failed to negotiate in good faith a CBA agreement that offers to mitigate the harm created by the luxury housing project. The majority of residents in the impact area are low income renters including the elderly. A set aside of 13 apartments at 30% AMI is insufficient.

Henry Ford and MSU have said the construction of the hospital and research center is not dependent on the tax incentives/tax captures since most of the incentives will be awarded to Tom Gores/Pistons housing project. I do not see the value therefore of the proposed near 80% investment of public subsidy to Tom Gores and the Piston's luxury housing project.

Submitted by  
linda campbell  
Detroit Resident District 2  
Work location in FOH impact area



## Cora Capler

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**From:** eden@eschatonlife.com  
**Sent:** Tuesday, January 9, 2024 2:26 PM  
**To:** Cora Capler; info@detroitpeoplesplatform.org  
**Subject:** Public Comment: Future of Health, residents need more

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

My name is Eden Bloom, I'm a resident of District 5, I also work in the impact area, but this is a personal comment.

I'm requesting that the Detroit Brownfield Redevelopment Authority Board of Directors NOT move the Future of Health project forward without demanding the developers do better for the residents who will be negatively impacted.

Most of the tax incentives, resources and captures requested will subsidize the construction of three (3) luxury apartment buildings including mostly studio and one-bedroom apartments. These will predominantly benefit Tom Gores and the Detroit Pistons. While they are losing this season, I don't think our tax resources will help them on the court. Tax captures for this project may last for the next 35 years.

This is a majority renter community and most of the people who live in the impact area are low-income.

I am fundamentally opposed to any project or development model that accesses resources for education and/or other needed public services. I also recognize that this board is appointed to move these projects and this model forward. However, I implore you to use whatever tools and resources you all have to alter the trajectory of this project and our city toward justice and equity.

These projects are not working for our majority Black city, and you all have an opportunity - I would argue a responsibility - to intervene for better outcomes. Most recently a Detroit Future City report detailed the difference in life expectancy between white Detroiters at 76 years and Black Detroiters only living, on average, 68 years. The most recent census reports a decline in the Black population of Detroit by 100,000 the past 10 years. I often wonder how the decisions made at this table have influenced those outcomes.

The economic impact of the Future of Health project will further segregate the city by class, race and occupation contributing to neighborhood inequality. As the cost of living in the impact area increases, the economics of the neighborhood will change driving many long time Detroiters and small businesses out of the area. We've seen it over and over again.

Please take up your power on behalf of those whose voices have been unwelcome in these discussions because they do not fit into the developers plans. The Planning and Development Department has again been extremely heavy handed in this process and influenced the outcomes away from racial equity and community return on investment. The process has failed again to do what it is supposed to do. If it was working, residents who were not heard (again) would not be coming to you (again).

Please intervene and change it this time.

Thank you for entering my comment into the record.

Eden Bloom  
District 5 Resident

## Cora Capler

---

**From:** Linda Bain <lindabain83@yahoo.com>  
**Sent:** Tuesday, January 9, 2024 8:58 AM  
**To:** Cora Capler  
**Subject:** Future of Health (FOH) development project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Brownfield Redevelopment Authority Board

I am writing to express concerns regarding the proposed Future of Health (FOH) development project. This is a 3.5 billion dollar project and includes the development team of Henry Ford Hospital, Tom Gores and the Detroit Pistons and Michigan State University. Most of the tax capture subsidies requested will subsidize the construction of three (3) luxury apartment buildings including mostly studio and one bedroom apartments. Tax captures for this project may last for the next 35 years.

I am opposed to awarding nearly \$200 million dollars in tax captures to Tom Gores and the Pistons for the following reasons:

- Precious tax resources are used to subsidize housing for a Billionaire company that is able to finance their own private development project.
- The Project Developers have failed to acknowledge the harm caused by high rent development projects that ultimately reshape both the rents and the economics on the impacted community. The FOH impact area largely includes elders and vulnerable low income renters who will likely face future displacement.
- Under the real estate tag of "**Live, Work and Play Talent**", the FOH project is continuing with the unfair treatment of this 15 years old program toward Young Detroiter talent whereas it continue today to invite only NON Detroiters/International young people to come to Detroit to be a part of the State and City Tax Incentive Live Work Play program. This intentional exclusion of our Detroit Youth talents from participating in the LIVE WORK PLAY program has only assisted in maintaining a Detroit community segregated by race, class and occupation.
- There is not enough economic benefit for the every day Detroiter. After the temporary construction jobs, the luxury apartments will provide permanent jobs to less than 100 individuals. These are mostly low wage maintenance and service jobs.

Linda Bain