



**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
450 AMSTERDAM STREET BROWNFIELD REDEVELOPMENT PLAN**

**Monday, March 20, 2023
Held via Zoom
5:00 PM**

In attendance were:

- Jennifer Kanalos (DEGC/DBRA)
- Cora Capler (DEGC/DBRA)
- Brian Vosburg (DEGC/DBRA)
- Sarah Pavelko (Greatwater Opportunity Capital)
- Elizabeth Masserang (PM Environmental)
- Ponce Clay (DBRA-CAC)
- Nikki Donald (DEGC, District Business Liaison – District 5)
- Kimberly Watts (TechTown)
- George
Detroit's Otter.ai

Mr. Vosburg called the meeting to order at 5:05 PM.

Mr. Vosburg gave an overview of the structure of the public hearing and provided instructions to participants on how to utilize the Zoom software to ask questions and/or provide public comment.

Ms. Mr. Vosburg informed the hearing of the way tax increment financing works and the structure of the Detroit Brownfield Redevelopment Authority. Ms. Capler informed the hearing of the tax increment financing request per the Brownfield Plan and provided an overview of the project.

Ms. Pavelko provided additional details regarding the redevelopment plan for the project location, including the past experienced of the Developer within the City of Detroit, the density that the project will bring to the area, and that the Developer has only pursued tax incentives on about 13% of its projects and that this is the first time the Developer has pursued approval of a brownfield plan for one of its projects and is doing so because of increases in the development costs for the project.

Ms. Watts stated that she supports the improvements to the Property and the neighborhood and asked for more information on the construction timeline and how the construction will impact traffic and parking, particularly street parking, and where the construction workers are expected to park. Ms. Pavelko stated that the project is expected to begin construction this spring, and that there isn't any street parking to be affected on Amsterdam Street and the construction workers will be parking in the surface parking lot on the Property. Ms. Pavelko added that because the Property is located across the street from the University Preparatory Academy, the construction schedule will be adjusted so that the pick-up and drop-off times for heavy traffic is not affected.

Ms. Capler asked Ms. Watts how she learned about the public hearing. Ms. Watts stated that she tries to keep up on projects happening in the neighborhood and that she believes she received notice from a District notification. Ms. Capler stated that notice was sent to TechTown, but to a generic email address and wanted to confirm that the emails were being received. Ms. Watts provided the names of additional recipients at



TechTown who should receive notifications in the future. Ms. Pavelko provided her email address to Ms. Watts in order to stay in contact regarding the project and its progression.

Citing no additional public comments or questions, Mr. Vosburg closed the public hearing at 5:31 PM.