



**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
FORMER AMC HEADQUARTERS REDEVELOPMENT PROJECT AT 14250 PLYMOUTH ROAD
BROWNFIELD REDEVELOPMENT PLAN**

**Thursday, May 5, 2022
Held via Zoom
5:00 PM**

In attendance were:

- Jennifer Kanalos (DEGC/DBRA)
- Brian Vosburg (DEGC/DBRA)
- Cora Capler (DEGC/DBRA)
- Malinda Jensen (DEGC/DBRA)
- Jean Belanger (DEGC)
- Kenyetta Bridges (DEGC)
- Robbie Nguyen (Northpoint Development)
- Tim Conder (Northpoint Development)
- Adam Patton (PM Environmental)
- Jared Belka (Warner Norcross)
- Brian Ellison (Intersection Consulting Group)
- Emberly Vick (Policy Analyst, Councilmember Tate's Office)
- Mona Ali (District 7 Manager, City of Detroit)
- State Representative Karen Whitsett
- Cynthia Lowe
- Piper Carter
- Daphne Lee
- Anthony Stafford McDonald
- Theo Pride
- Francis Grunow
- Beverly Brown
- Belinda Lee
- Cynthia Carter
- Arthur Leon Edge

Ms. Kanalos called the meeting to order at 5:05 PM.

Ms. Kanalos 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. Kanalos stated that the DBRA had received several emails to be submitted as public comment that all written correspondence would be attached to the public hearing minutes which would be submitted to the Detroit Brownfield Redevelopment Authority Board of Directors and Detroit City Council.

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

Mr. Nguyen provided additional details regarding the project, including the community engagement conducted for the project and the support letters that have been received from the community, the changes



in the design after consulting with the Planning and Development Department of the City of Detroit and feedback from the neighboring residents.

Mr. Patton provided more information on the current state of disrepair of the Administration Building present on the Property and the environmental assessments that have been conducted on the Property to determine the extent of the environmental contamination that will need to be remediated in addition to the compromised structural integrity of the Administration Building after decades of being vacant and the reuse of the building would be extremely cost prohibitive.

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

Ms. Kanalos thanked the development team for their presentation and opened the hearing to public comment.

Mr. Grunow stated he understands that the Administration Building has structural and environmental issues but that some of the greatest rehabilitation projects in the City have been of similar structures that had long been vacant and urged the Developer to remediate the building and to look into additional resources to help finance the rehabilitation of the Administration Building and preserve it for a future use. Mr. Vosburg stated that given the current state of the Administration Building and the potential unknown costs that could be encountered it is difficult to estimate what the costs of rehabilitating the Administration Building would be but that the Developer is working through those estimates now and hopes to have the numbers complete by the time the Plan goes to the Detroit City Council for consideration.

Ms. Daphne Lee stated that she is excited that something is being done on the Property and knows that there are going to be pros and cons with any project, that it would be nice for the Administration Building to be saved but if the costs of saving that structure are extremely high then she understands why it would need to be demolished and asked for confirmation on the date for the public hearing for Detroit City Council and for how to submit a written public comment to the DBRA. Mr. Vosburg stated that written public comments can be submitted to ccapler@degc.org and that the City Council public hearing for the Plan is currently scheduled for Thursday, June 2, 2022 at the Planning and Economic Development Standing Committee. Ms. Kanalos added that if anyone would like to receive notice of the City Council public hearing for the Plan, that they can email Cora Capler at ccapler@degc.org to be included on the distribution list.

Ms. Piper Carter stated that she is a resident of District 7 and lives close to the Property and while the project will remove a hideous and overwhelming eyesore from the neighborhood, it will extract more resources from the City and will harm the air and water quality in the area and add to the pollution present in the area and in the City and would like the DBRA to consider those impacts and the project falls short of the promise to impact the community and that the community needs more than new jobs, and that the approval of tax incentives for a project that does not improve the quality of life for residents of the area would send a message to the residents that the jobs are a fair exchange for the resident's health and quality of life.

Ms. Cynthia Carter asked what will be put in place in the future to ensure that the Developer won't leave future eyesores and asked what will be done to secure the Property. Ms. Carter also stated that she is all for new development and thinks that some structures just need to be demolished and that the City needs to be all hands on deck for ensuring that all regulations are being followed and that the neighboring residents are negatively impacted. Mr. Nguyen stated that an air quality assessment will be completed after the truck traffic study is completed and the air quality assessment should be completed next week and can be shared after completion and added that the Developer is working to create a safe construction environment and a



long-term environment once the project is completed. Mr. Ellison stated that the Developer has completed another very complicated project within the City, the Former Cadillac Stamping Plant, and that when you have a property with so many environmental issues, the State of Michigan Department of Environment, Great Lakes and Energy (EGLE) will conduct its one inspections and checks on the Property while the environmental remediation is being done and during construction of the project. Mr. Vosburg added that before the Developer can begin any work on the Property, the Developer has to have an approved Work Plan by EGLE as well as a Due Care Plan and that in order for the Developer to receive any of the Tax Increment Financing under the Plan, they have to be in compliance with all local, state, and federal regulations and with a project of this size and with environmental contamination at this extent, there will be representatives from EGLE conducting unannounced site visits throughout the project to ensure all regulations are being met and that the DBRA has been working with the City, the Detroit Police Department and the Department of Public Works to help secure the Property to prevent further dumping of materials and vandalism. Mr. Nguyen added that the Developer does not currently own the Property but that once they do, they will be securing the site.

Mr. Edge stated that he just retired from the City of Detroit and worked in demolition for 27 years and is familiar with the AMC property and that the Administration Building should be saved and that the building will have to be remediated whether the building is saved or demolished so the cost of remediation will be necessary regardless and that there have been other buildings that have been vacant for a long time and have been vandalized that have been rehabilitated and that the Building Safety Engineering and Environment Department (BSEED) of the City of Detroit does a great job and works with EGLE when a project involves any kind of abatement.

Ms. Cynthia Carter asked where she can find a copy of the Plan. Mr. Vosburg stated that the Plan is posted on the DBRA website and that he can also send the link to Ms. Ali for distribution as well.

Ms. Jensen stated that she would like to acknowledge State Representative Karen Whitsett's attendance in the public hearing.

Ms. Kanalos stated that if anyone would like to provide written public comment or be notified of the Detroit City Council public hearing for the project that they can contact Cora Capler at ccapler@degc.org.

Citing no questions or public comments, Ms. Kanalos closed the public hearing at 5:51 PM.

Cora Capler

From: Francis Grunow <francisgrunow@gmail.com>
Sent: Wednesday, May 4, 2022 4:05 PM
To: Cora Capler
Cc: sensantana@senate.michigan.gov; councilmemberdurhal@detroitmi.gov
Subject: DBRA Public Comment - AMC Administration Building

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Brownfield Authority -

I'm writing regarding the Brownfield Plan for the Former AMC Headquarters Redevelopment Project, which I generally support. Addressing long standing blight, and delivering environmental remediation, park improvements and jobs to the site and its surroundings are potentially all good outcomes.

I am, however, very concerned that more care, creativity, and overall vision were not afforded the project, especially in terms of integrating the administration building, which fronts along Plymouth Road, and serves as an important architectural and historic beacon for District 7. This structure should have been more properly positioned as an asset at the site and reclaimed for another use and for the benefit of the community. Even remediating, securing, and mothballing the administration building would be preferable to losing it altogether if an immediate use could not be found.

Practically speaking, the administration building does not impede NorthPoint's planned footprint. In fact, the administration building, with its art deco tower and fine brickwork, serves a much more appropriate and distinguished buffer element than the proposed berm, which would only partially conceal the bland suburban box that is proposed.

Second, the environmental concerns on the site, which no doubt should be addressed with any proposal, are presumably different at the administration building than they are for the rest of the site. Asbestos and lead have been noted at the administration building--successful abatement of asbestos and lead is the hallmark of many rehabilitation projects. Are there heavy metals, underground tanks, or other manufacturing-related hazardous materials at the administration building? If not, their presence elsewhere on the site should not be confused or conflated with conditions at the administration building.

Finally, in terms of your charge to responsibly administer Michigan's Brownfield Act, I would posit that if the possibility exists for the City of Detroit to assess whether additional public resources can be brought to a site, those resources should be seriously investigated, and presented for consideration. While the AMC building is not currently listed on the National Register of Historic Places, Detroit Historic Designation Advisory Board staff have indicated that it is eligible. It would almost certainly be designated so that its reuse could benefit from National and Michigan historic tax credits. With the administration building destroyed, those tax credits go away.

Why haven't these approaches been properly presented? Why can't the administration building be separated from the rest of the site? What would the actual projected cost for that approach be? Why can't other resources be marshaled to secure the administration building's future for the benefit of Detroit, and of District 7?

Thank you.

Sincerely,

Francis Grunow

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Francis Grunow

34 W Bethune Ave, Detroit, MI 48202

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313.717.4298 | francisgrunow@gmail.com

Cora Capler

From: Valenti, Antonio <AntonioValenti@rocketmortgage.com>
Sent: Thursday, May 5, 2022 10:12 AM
To: Cora Capler
Cc: councilmemberdurhal@detroitmi.gov
Subject: AMC Building

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

As a Detroiter it's very concerning to me that the AMC building is going to be demolished.

This plan lacks vision and thought. Demolishing our past will not get us to the future. When will we finally learn that this will not mean redevelopment? This will just leave a scar for the foreseeable future.

Please reconsider redeveloping this property.

Antonio Valenti
President's Club Banker
Rocket Mortgage

T (313) 545-0843 **Text Me!**
F (855) 879-0432
NMLS# 1720409



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Cora Capler

From: William Cheek <williamcheek1@yahoo.com>
Sent: Thursday, May 5, 2022 10:36 AM
To: Cora Capler; councilmemberdurhal@detroitmi.gov
Subject: AMC Admin building

Follow Up Flag: Follow up
Flag Status: Flagged

I'd like to add my support to Francis Grunow's passionate advocacy for saving the AMC Administrative building. At some point, we have to be more thoughtful about preservation of the great structures in Detroit that can be restored instead of demolished. I have to ask whether the additional incremental cost of demolition for this structure, which does not impact the footprint of the new development, could be re-allocated to stabilizing and securing the admin building for future redevelopment?

Save the Admin building!

Bill Cheek
2520 Ash Street
Detroit, MI 48208

Cora Capler

From: Jordan Medeiros <gogojordan@alum.rpi.edu>
Sent: Thursday, May 5, 2022 10:58 AM
To: Cora Capler
Subject: Save the AMC Headquarters

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Brownfield Authority -

I'm writing regarding the Brownfield Plan for the Former AMC Headquarters Redevelopment Project, which I generally support. Addressing long standing blight, and delivering environmental remediation, park improvements and jobs to the site and its surroundings are potentially all good outcomes.

I am, however, very concerned that more care, creativity, and overall vision were not afforded the project, especially in terms of integrating the administration building, which fronts along Plymouth Road, and serves as an important architectural and historic beacon for District 7. This structure should have been more properly positioned as an asset at the site and reclaimed for another use and for the benefit of the community. Even remediating, securing, and mothballing the administration building would be preferable to losing it altogether if an immediate use could not be found.

Practically speaking, the administration building does not impede NorthPoint's planned footprint. In fact, the administration building, with its art deco tower and fine brickwork, serves a much more appropriate and distinguished buffer element than the proposed berm, which would only partially conceal the bland suburban box that is proposed.

Second, the environmental concerns on the site, which no doubt should be addressed with any proposal, are presumably different at the administration building than they are for the rest of the site. Asbestos and lead have been noted at the administration building--successful abatement of asbestos and lead is the hallmark of many rehabilitation projects. Are there heavy metals, underground tanks, or other manufacturing-related hazardous materials at the administration building? If not, their presence elsewhere on the site should not be confused or conflated with conditions at the administration building.

Finally, in terms of your charge to responsibly administer Michigan's Brownfield Act, I would posit that if the possibility exists for the City of Detroit to assess whether additional public resources can be brought to a site, those resources should be seriously investigated, and presented for consideration. While the AMC building is not currently listed on the National Register of Historic Places, Detroit Historic Designation Advisory Board staff have indicated that it is eligible. It would almost certainly be designated so that its reuse could benefit from National and Michigan historic tax credits. With the administration building destroyed, those tax credits go away.

Why haven't these approaches been properly presented? Why can't the administration building be separated from the rest of the site? What would the actual projected cost for that approach be? Why can't other resources be marshaled to secure the administration building's future for the benefit of Detroit, and of District 7?

Thank you.

Sincerely,
Jordan Medeiros
Detroit

Cora Capler

From: R Weaver <mwmweaver446@gmail.com>
Sent: Thursday, May 5, 2022 10:58 AM
To: Cora Capler
Subject: Written Comment on AMC Project

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I am writing to speak about the potential impact of this project and why the consideration of the Brownfields availability to this project should be reconsidered.

We are aware that at this point, there is no stopping this project. That is not the intent of my comment today. I am making these comments today with the hope that we can, as stewards of our community, responsible for protecting the most vulnerable residents who need us, take the time to slow down and negotiate an environmental remediation plan with this developer prior to giving away tax dollars from the very people in this community who will be harmed the most by the project.

Heavy Industrial Development is a lifetime commitment, a marriage between the facility and the residents surrounding it. Even once the facility closes, negative impacts persist for decades. And that is exactly what we see at this AMC site. This was once a site that provided many jobs and added economic value to the community. The residents who approved this site before it opened in 1927 probably did not think that they were setting the stage for what would ultimately become an environmental hazard and major eyesore in the heart of the community. Now, 100 years later, we have an opportunity to make more informed decisions about how development of this nature should show up in community and to prevent significant long-term harm. This is possible if we take the time to get the proper environmental protections for residents in place prior to approving the use of public resources and tax dollars.

With this information in mind, I recommend that the Brownfield with Authority deny the Brownfield tax credit for this project until the developer commits to completing an environmental impact analysis to include potential negative impacts to the air quality, water quality, and overall quality of life as a result of the project and methods that the developer can employ to both mitigate and eliminate negative environmental impacts.

--
R.Weaver
[they/them/theirs]

Cora Capler

From: Jeffrey S Cowin <jeffreyscowin@gmail.com>
Sent: Thursday, May 5, 2022 11:35 AM
To: Cora Capler
Cc: councilmemberdurhal@detroitmi.gov
Subject: Letters to DEGC for preserving AMC Admin Building

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

My name is Jeff Cowin, and I'm a Detroit resident and taxpayer who's rehabilitated numerous historic buildings in our city. We are only caretakers of these irreplaceable structures. If we do it right, we keep them well and beautifully maintained to show all comers that our neighborhoods are special and alive. If we do it right, we keep these buildings activated and programmed as local economic drivers.

Imagine living in New Center without the Fisher Building. or Brush Park without the scattered restored Victorian Mansions. They each tell a story about Detroit to all who encounter these irreplaceable structures.

We all know that the gorgeous Art Deco AMC Administration Building should be preserved for adaptive reuse. NorthPointe will not back out of their development plans if their proposed demolition of one our city's historic landmark buildings is rightly prohibited.

Managing Detroit takes teamwork, and our mayor is doing a fantastic job leading us. The best outcomes happen when the best leaders listen to smart and strong advisors and team leaders. Let's see what you can do. You can withhold Brownfield subsidies until a compromise is reached that preserves the Administration Building. You can prevent some corporate ego from getting in the way of placemaking best practices for Detroiters.

Additionally, I support and hope you will consider the salient points made by our fellow Detroiters, in the following statement. Thank you for your time, consideration, and labor on behalf of all Detroiters. -Jeff Cowin

"Dear Brownfield Authority -

I'm writing regarding the Brownfield Plan for the Former AMC Headquarters Redevelopment Project, which I generally support. Addressing long standing blight, and delivering environmental remediation, park improvements and jobs to the site and its surroundings are potentially all good outcomes.

I am, however, very concerned that more care, creativity, and overall vision were not afforded the project, especially in terms of integrating the administration building, which fronts along Plymouth Road, and serves as an important architectural and historic beacon for District 7. This structure should have been more properly positioned as an asset at the site and reclaimed for another use and for the benefit of the community. Even remediating, securing, and mothballing the administration building would be preferable to losing it altogether if an immediate use could not be found.

Practically speaking, the administration building does not impede NorthPointe's planned footprint. In fact, the administration building, with its art deco tower and fine brickwork, serves a much more appropriate and distinguished buffer element than the proposed berm, which would only partially conceal the bland suburban box that is proposed.

Cora Capler

From: Halima Afi <halima.afi@gmail.com>
Sent: Thursday, May 5, 2022 11:53 AM
To: Cora Capler
Subject: For Public Comment DBRA Meeting Re: AMC 5/5/22

Follow Up Flag: Follow up
Flag Status: Flagged

It was stated that Northpoint will be cleaning up one of the most contaminated sites in Detroit, and that there would only be positive benefits seen by residents nearby. I find these statements contradictory especially since the law only provides for environmental impact studies on the site proper. We have seen in the case with the expansion of the Stellantis (former FCA) plant that they remain in violation with EGLE, getting their fourth air-quality citation about a month ago, and remain out of compliance with their CBO, and yet operate fully. The jobs they have created do not outweigh the negative health impacts their neighbors are facing. What they are doing to their neighbors by remaining out of compliance becomes matter of life and death. According to a recent Washington Post article, "Black people are four times as likely to die from exposure to pollution than White people." That same research showed that Black people are also 75% more likely to live in neighborhoods with a plant or factory in their backyards. We need to ensure that everyone on this proposed project is doing all they can to ensure the health and safety of their neighbors. What is being put in place to study, monitor, and remediate any negative health and environmental impacts related to this project? What is the proposed enforcement mechanism?

I am a concerned homeowner, business owner, gardener, and mother who lives in the city of Detroit. I thank you for your time.

Halima Cassells



P+L

Halima Afi Cassells

Community Advocate

halimacassells.com | 313.871.1625 | @halimacassells

City of Detroit Brownfield Redevelopment Authority (DBRA)
500 Griswold St., Ste. 2200
Detroit, MI 48226

RE: AMC REDEVELOPMENT 14250 PLYMOUTH RD, DETROIT, MI

Dear City of Detroit Brownfield Authority

While the thought of seeing a long abandoned heavy industrial site in my community restored excites me, it has become abundantly clear from the information provided at recent community meetings that the AMC Redevelopment project does not add value to the local neighborhood. Though this project is eliminating a hideous and overwhelming eyesore from the neighborhood, it in fact, will extract more resources from this City, and do more harm to our already LOW air and water quality during and after construction, than it does right now as an eyesore. This is awfully troubling, especially because we know that the current air and water quality in our neighborhoods is already detrimental to our health. So low in fact, that Detroit has been named by many national news outlets as being home to an "environmental justice nightmare" – with this city having some of the most polluted zip codes in the country, mostly due in part to the lack of proper regulation of industrial facilities like those proposed at this AMC site.

No resident, having been educated about the potential harm of this project, can, in good conscience, blindly support this project without seeing a proper community environmental impact analysis completed and especially without written commitments from the developer about how these harms will be mitigated, remediated, or offset to the greatest extent possible. Right now, this developer has provided no community impact assessment and as a result, most residents in the impact area do not have clear understanding of its potential quality of life impacts.

We are aware that at this point, there is no stopping this project. That is not the intent of my comment today. I am making these comments today with the hope that we can, as stewards of our community, responsible for protecting the most vulnerable residents who need us, take the time to slow down and negotiate an environmental remediation plan with this developer prior to giving away tax dollars from the very people in this community who will be harmed the most by the project.

Heavy Industrial Development is a lifetime commitment, a marriage between the facility and the residents surrounding it. Even once the facility closes, negative impacts persist for decades. And that is exactly what we see at this AMC site. This was once a site that provided many jobs and added economic value to the community. The residents who approved this site before it opened in 1927 probably did not think that they were setting the stage for what would ultimately become an environmental hazard and major eyesore in the heart of the community. Now, 100 years later, we have an opportunity to make more informed decisions about how development of this nature should show up in community and to prevent significant long-term harm. This is possible if we take the time to get the proper environmental protections for residents in place prior to approving the use of public resources and tax dollars.

As a high intensity industrial development located at the center of an at risk, health deprived neighborhood, it is imperative that we do everything we can to ensure that this site is not further deteriorating the already low quality of life that residents who live around this project have been subjected to for decades. Currently, the developer has shown no interest, nor have they made any written commitments to provide the necessary information to educate residents about the impact of this project. Given the recent environmental violations at the new Chrysler Plant on Detroit's east side and the ongoing air quality complaints from residents who live around the Marathon Refinery in District 6, the idea of another possible industrial polluter showing up in our already health deprived neighborhoods should scare all of us. And it should scare us enough to protect ourselves and those of us who are least protected in community. The idea that this developer has gotten this far in the process without having to provide necessary environmental reporting and commitments to remediation is unconscionable and a great failure by our City Leaders, elected officials, and others who support yet another project that will undoubtedly continue to deteriorate our quality of life without the proper environmental controls in place.

Cora Capler

From: Devan Anderson <danderson@preservationdetroit.org>
Sent: Thursday, May 5, 2022 3:05 PM
To: Cora Capler; councilmemberdurhal@detroitmi.gov; senssantana@senate.michigan.gov
Cc: Francis Grunow; Mark Hall; Samantha Ellens; Tanya Stephens; Jeff Richards; Richard Summersett; Timothy Boscarino
Subject: Re: DBRA Public Comment - AMC Administration Building

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Brownfield Authority:

Preservation Detroit wholeheartedly and unabashedly supports every position Mr. Grunow has expressed below.

Cordially,

Devan Anderson
Board President, Preservation Detroit.
8801 Woodward Ave.
Detroit, MI 48202
313.671.8176 (cell)

On Wed, May 4, 2022 at 4:05 PM Francis Grunow <francisgrunow@gmail.com> wrote:

Dear Brownfield Authority -

I'm writing regarding the Brownfield Plan for the Former AMC Headquarters Redevelopment Project, which I generally support. Addressing long standing blight, and delivering environmental remediation, park improvements and jobs to the site and its surroundings are potentially all good outcomes.

I am, however, very concerned that more care, creativity, and overall vision were not afforded the project, especially in terms of integrating the administration building, which fronts along Plymouth Road, and serves as an important architectural and historic beacon for District 7. This structure should have been more properly positioned as an asset at the site and reclaimed for another use and for the benefit of the community. Even remediating, securing, and mothballing the administration building would be preferable to losing it altogether if an immediate use could not be found.

Practically speaking, the administration building does not impede NorthPoint's planned footprint. In fact, the administration building, with its art deco tower and fine brickwork, serves a much more appropriate and distinguished buffer element than the proposed berm, which would only partially conceal the bland suburban box that is proposed.

Second, the environmental concerns on the site, which no doubt should be addressed with any proposal, are presumably different at the administration building than they are for the rest of the site. Asbestos and lead have been noted at the administration building--successful abatement of asbestos and lead is the hallmark of many rehabilitation projects. Are there heavy metals, underground tanks, or other manufacturing-related hazardous materials at the administration building? If not, their presence elsewhere on the site should not be confused or conflated with conditions at the administration building.

Finally, in terms of your charge to responsibly administer Michigan's Brownfield Act, I would posit that if the possibility exists for the City of Detroit to assess whether additional public resources can be brought to a site, those resources

Cora Capler

From: Lucas McGrail <thegreenboot@yahoo.com>
Sent: Thursday, May 5, 2022 3:12 PM
To: Cora Capler; CouncilmemberDurhal
Subject: AMC Headquarters Redevelopment

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Brownfield Authority -

By now, you undoubtedly have received many emails from concerned citizens regarding this property and the matter of total demolition of the site.

I too am writing regarding the Brownfield Plan for the Former AMC Headquarters Redevelopment Project, which I generally support. Addressing long standing blight, and delivering environmental remediation, park improvements and jobs to the site and its surroundings are potentially all good outcomes.

I am, however, very concerned that more care, creativity, and overall vision were not afforded the project, especially in terms of integrating the administration building, which as you are aware fronts along Plymouth Road, and serves as an important architectural and historic beacon for District 7. This structure should have been more properly positioned as an asset at the site and reclaimed for another use and for the benefit of the community. Even remediating, securing, and mothballing the administration building would be preferable to losing it altogether if an immediate use could not be found. Practically speaking, the administration building does not impede NorthPoint's planned footprint. In fact, the administration building, with its art deco tower and fine brickwork, serves a much more appropriate and distinguished buffer element than the proposed berm, which would only partially conceal the utilitarian architecture that is proposed. Moreover, the reclamation and reuse of this portion of the structure not only could preserve a valuable piece of Detroit and American architecture, it will also conserve the embodied energy that is contained in the building materials.

Second, the environmental concerns on the site, which no doubt should be addressed with any proposal, are presumably different at the administration building than they are for the rest of the site. Asbestos and lead have been noted at the administration building--successful abatement of asbestos and lead is the hallmark of many rehabilitation projects. Are there heavy metals, underground tanks, or other manufacturing-related hazardous materials at the administration building? Most likely there are not and if not, their presence elsewhere on the site should not be confused or conflated with conditions at the administration building. Remediation of the administration building will have to be performed whether the building is demolished or preserved, therefore by reusing the building the redevelopment would find itself ahead of schedule by 6 to 8 months by already having an admin bldg. erected and ready for occupancy while the main building of the new campus is under construction. In addition to these reason, there are other reasons that the reuse of the bldg. would be more advantageous. The redevelopment of this site would require what's known as a "trailer city".

Cora Capler

From: Thomas Page <pagete@gmail.com>
Sent: Friday, May 6, 2022 6:11 AM
To: Cora Capler
Cc: durhal@detroitmi.gov
Subject: AMC Building

Follow Up Flag: Follow up
Flag Status: Flagged

Please preserve the iconic AMC headquarters and tower on the Plymouth Road project. At the very least, "mothball it" so it can be rehabilitated and restored in the future. Our City's history shouldn't be erased so that it resembles a suburban office/industrial park. Preservation inevitably adds to the value of the property.

Thank you.

Thomas E. Page
7741 Woodward Ave.
Detroit, MI 48202

Thomas E. Page

313-473-7118

[@ThomasEPage](http://facebook.com/PageTom)

Cora Capler

From: JaVaughn Perkins <usroute10@hotmail.com>
Sent: Friday, May 6, 2022 1:05 PM
To: Cora Capler; councilmemberdurhal@detroitmi.gov
Subject: AMC HQ building in Detroit, MI

Hello, I was not able to participate in Thursday's Brownfield Authority Community Advisory Council meeting, but I needed to reach out to you about the AMC complex on the west side.

Hi, I am a resident of Detroit and I am excited about the prospect of a new large industrial facility at the former AMC HQ site that will bring much-needed jobs and tax revenue to Detroit.

I firmly believe, however, that Detroit is missing out on an opportunity to create something much more substantial and beneficial for that community by not including the landmark Administration Building in this development.

This planned complex will bring long overdue jobs to the city, but incorporating a restored administration building could transform this development into a multi-faceted space that features not only a new industrial facility, but also an inviting community space and community focal point. The redeveloped building could house:

*** Community Center *** Community Tech Hub *** Office Space/Co-working space *** Coffee Shop ***
and more that the community could benefit from

It could also include a small museum that would tell the story about the contributions to home refrigeration, production of World War II military vehicles, and innovation of Jeep & AMC vehicles that were made in that complex.

There are enough federal and state historic preservation tax credits available that make restoration of the administration building worthy of serious consideration. A representative of the State Preservation Historic Office, whom I have been in contact with, stated this complex is eligible for designation to the National Register of Historic Places.

This AMC complex has the potential to not only to be a much-needed jobs and tax-revenue renovator but can also be major community hub that preserves the industrial history of the city and one of its architectural masterpieces.

I urge members of the Brownfield Authority Community Advisory Council and local elected officials to advocate for, and facilitate, any efforts to re-purpose the Administration Building as an integral part of this AMC site re-development.

From: Lijewski, Bryan (LEO) <LijewskiB@michigan.gov>

Sent: Saturday, April 9, 2022 9:51 AM

To: JaVaughn Perkins <usroute10@hotmail.com>; MacFarlane-Faes, Martha (LEO) <FaesM@michigan.gov>; Higgins, S. Alan (LEO) <HigginsS3@michigan.gov>

Cc: Nietering, Nathaniel (LEO) <NieteringN1@michigan.gov>; Walsh, Todd (LEO) <WalshT@michigan.gov>

Subject: RE: Question about Michigan State Historic Tax Credit and about the AMC HQ building in Detroit, MI

Good Morning JaVaughn,

Thank you for your inquiry about the new Michigan State Historic Tax Credit program and its potential use for the rehabilitation of the resource you describe as the American Motors Corporation HQ building. I will provide an initial answer to your questions but my SHPO colleagues may have more information to add.

1. We don't have a firm date yet for the a roll out of the program. I will ask Martha if she can provide a time frame for when the program may be open for applications. In addition, I would suggest you keep an eye on our website for any program updates. <https://www.miglace.org/historic-preservation/programs-and-services/historic-preservation-tax-credits/>
2. Yes, you are reading the website information correctly. There is a total of \$5 million available in credits for all projects in the state. The \$5 million is broken down into three categories. The large commercial category (over \$2 million in rehabilitation expenditures) will have \$2 million in credits, the small commercial category (less than \$2 million in rehabilitation expenditures) will have \$2 million in credits, and the owner occupied residential category will have \$1 million in credits.
3. The building complex that you are referring to was built as the Kelvinator Corporation Factory. This has been determined eligible for the National Register of Historic Places by our staff. Our site number is P63883. I assume this eligibility was determined based on an evaluation of all the existing structures on the site. This means that the state tax credit program would be available for the rehabilitation of the resource. If some of the existing structures are demolished, then we would have to re-evaluate the eligibility of the site. Only if the front administration building on its own is determined eligible would the owner be eligible to apply for state tax credits for that building. A second option for state tax credit eligibility would be if the resource was locally designated through the city of Detroit. But again, that determination would have to clearly state that the administration building on its own is significant enough for designation.

Let us know if you have any follow-up questions or if I can clarify anything in my responses to your questions.



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From: JaVaughn Perkins <usroute10@hotmail.com>

Sent: Friday, April 8, 2022 11:54 AM

To: MacFarlane-Faes, Martha (LEO) <FaesM@michigan.gov>; Higgins, S. Alan (LEO) <HigginsS3@michigan.gov>; Lijewski, Bryan (LEO) <LijewskiB@michigan.gov>

Subject: Question about Michigan State Historic Tax Credit and about the AMC HQ building in Detroit, MI

CAUTION: This is an External email. Please send suspicious emails to info@mi.gov

Hi, I hope all is well. I have 3 questions, I humbly request you answer them if you have time!

1. When will MICHIGAN'S NEW STATE HISTORIC TAX CREDIT program be up-and-running?

2. Am I reading the website correctly - there will only be \$5 million total in tax credits for a year? That \$5 million will be spread across all projects that are awarded a tax credit?

3. There are still a few of us historic preservationists in Detroit who are trying to see if we could save a portion of the American Motors Corporation HQ in Detroit, MI. Although the back portion is where a lot of manufacturing and engineering work was done, the front administration building is the architectural showstopper. We are trying to make a last-ditch effort to convince the industrial developer who is redeveloping the site, to spare the front administration building and restore into Community Center/Community Tech Hub/Office Space/Coffee Shop kind of mixed-use place. I am wondering if a potential restoration of the front Administration Building could apply for state tax credits, given that the back portion of the complex would be demolished?

Cora Capler

From: Evan Markarian <evanmarkarian@yahoo.com>
Sent: Tuesday, May 10, 2022 11:59 AM
To: Cora Capler; angela.calloway@detroitmi.gov; fred.durhal@detroitmi.gov
Subject: E: Saving Former AMC HQ Admiration Building

Dear Brownfield Authority, and Council Member Durhal, Council Member Whitfield-Calloway,

Forwarding this message- sent in error previously from other email.

I am writing to provide general support for the redevelopment of the former AMC HQ on Plymouth Road.

I often drive past the building as my family lives in the area. I am elated at the project addressing blight and creating jobs for the community. **My issue is the administration building facing Plymouth. It must be saved! The historic architecture and beauty of the administration building and tower are irreplaceable and a landmark in the district.** Simply leaving it and securing it for future projects instead of demolishing this once-in-a-lifetime structure makes so much more sense than leveling history. Once it is gone it is gone forever. So many beautiful buildings in the city have disappeared over the years and District 7 needs to preserve this building as a showpiece of our history and hope for future development in an often forgotten part of our city. If this building were designated a National Historic Place, tax credits could be used for rehabbing the structure- and it is eligible and deserving of this distinction.

Why can't the administration building be a separate project than the NorthPoint plan? It does not impede their plan in anyway. Please step up and save this amazing building for the community and the future of our neighborhood.

Thank you for your consideration and service,

Evan A. Markarian