



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, FEBRUARY 8, 2023
4:00 PM**

BOARD MEMBERS PRESENT:

John George
Raymond Scott
Pamela McClain
Maggie DeSantis
Amanda Elias
Eric Dueweke
Stephanie Washington

BOARD MEMBERS ABSENT:

Juan Gonzalez
Sonya Mays

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Malinda Jensen (DEGC/DBRA)
Monika McKay-Polly (DEGC/DBRA)
Rebecca Navin (DEGC)
Nevan Shokar (DEGC)
Lanard Ingram (DEGC)
David Howell (DEGC)
Kevin Johnson (DEGC)
Glen Long, Jr. (DEGC)
Catherine Frazier (DEGC)
Kenyetta Bridges (DEGC)
Drew Lucco (DEGC)
Ngozi Nwaesei (Lewis & Munday)
Bryan Amann (Related Companies)
Ryan Friedrichs (Related Companies)
Andrew Cantor (Related Companies)
Jake Austermann (Plante Moran)
Bill Lichwalla (Plante Moran)
Charlie Keranen (Plante Moran)
Mike McLaughlin (ODM)
Keith Bradford (ODM)
Rian English (ODM)
Stefan Stration (ODM)
Bill Salliotte (ODM)
Eddie Saenz (ODM)
John Valentine (ODM)

Luke Polcyn (Mayor's Office, City of Detroit)
Jose Lemus (Mayor's Office, City of Detroit)
Council President Mary Sheffield
Edwina King (Planning and Development
Department, City of Detroit)
Arthur Siegal (Taft)
Emily Palacios (Miller Johnson)
Tyler Searcy (Council President Sheffield's Office)
Ari Ruttenberg (Council President Sheffield's Office)
Dan Gough (EGLE)
JC Reindl (Detroit Free Press)
ML Elrick (Detroit Free Press)
Kirk Pinho (Crain's Detroit Business)
Kayleigh Lickliter (Detroit Documenters)
Terence Thomas (Activate Detroit)
Roderick James (The Cochrane House)
Francina James (The Cochrane House)
Kevin W. Moore (The Cochrane House)
Ryan Bridges (Resident)
Andy Goddeeris (Rep. Rashida Tlaib)
Eden (Detroit People's Platform)
Theo Pride (Detroit People's Platform)
Kea (Detroit People's Platform)
Andrew Bashi (Great Lakes Environmental Law
Center)
Adam (Friends of the Bowen Library)
Bill & Billie Hickey
Breana Noble

Eric Kehoe
George Etheridge
iPhone
Liz Rogers
Kim Hagood
Kim Hunter
Charlotte Gomer
Christine
Allison Gabrys
Theresa Landrum
C. Anderson
JP
Linda Bowie
Kevin Waskelis
Susan Steigerwalt
Samara H.
Renard Monczunski
Detroit's Otter.ai
Landis Spencer
John Perkins
Allyson Putt
Frank
Katherine
Chris Gilmer-Hill
Caleb Rose
Andrei
Kate Abbey-Lambertz

Rob Ferree
Mike Sand
Cindy Darrah
Kevin Szczesny
Gary Walker
Clarence Gayles
Gwen Peoples
Noah Kincade
Erica Firment
Rumi
Renard Monczunski
Margaret Delaney
Jon Weinstein
Linda's Galaxy S10
Art Thompson
Thomas Williams
Buzz Thomas
Steve Panton
Eugene
Jon Roberts
Terri L.
Katie Blitz
Wendy at DSOURCE
Malachi Barrett
Robert Shobe
Phone Number Ending in #3202
Phone Number Ending in #1111



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, FEBRUARY 8, 2023**

CALL TO ORDER

Chairperson Raymond Scott called the meeting to order at 4:00 PM.

Ms. Kanalos took a roll call of the DBRA Board Members present and a quorum was established.

GENERAL

Approval of Agenda:

Ms. DeSantis made a motion to move Public Comment up on the agenda to after Approval of Minutes. Ms. McClain seconded the motion.

Approval of Minutes:

Mr. Scott called for a motion approving the minutes of January 30, 2023, as presented.

The Board took the following action:

Ms. McClain made a motion approving the minutes of the January 30, 2023 Board meeting, as presented. Mr. George seconded the motion.
DBRA Resolution Code 23-02-02-317 was unanimously approved.

Mr. Dueweke made a request to have the presentation on the District Detroit Transformational Brownfield Plan that was given to the Board at the January 30, 2023 meeting attached to the minutes of the January 20, 2023 meeting and requested that future presentations given to the Board be attached to the minutes of the applicable meeting. Mr. Scott agreed and asked staff to have minutes moving forward follow this format.

PUBLIC COMMENT

Mr. Scott called for members of the public, both attending in-person and via Zoom, to indicate that they would like to provide public comment and stated that public comments will be limited to two minutes per person.

Mr. Kevin Moore and Francina James stated that they are in support of the District Detroit project because Olympia Development of Michigan supported and assisted the Cochrane House in their difficulties in securing parking for the Cochrane House.

Ms. Darrah stated that she is against this kind of development plan and that the City has had a history of demolishing existing structures and that new developments seem to have smaller residential units and that there is no guarantee that affordable housing will remain affordable for decades and that she would be happy to see more co-op developments.

Mr. Pride, from Detroit People's Platform, stated that the Developers for the District Detroit project are some of the richest people and he doesn't understand why one of the poorest cities is using public resources for a project that will not serve the people in the community with low incomes and won't be able to afford even the lowest rental rates that are being proposed for the projects and that lower income residents will be

displaced from the area, the proposed jobs to be created by the project will not go to Detroit residents, and the Detroit Public Library will not receive the tax revenue.

Mr. Hickey stated that he would like to urge the Board to vote against the District Detroit TBP and that the Developers should not receive the tax incentives being sought for the projects and that the tax revenue should go to the City to be used toward City services and infrastructure improvements.

Mr. Hunter stated that a City that has gone through bankruptcy and has such a high rate of poverty should not award this amount of tax incentives to wealthy developers and that the residents of the City need these resources in order to thrive which will make the City thrive.

Mr. Spencer stated that he is a member of the Democratic Socialists of America, and that Detroit homeowners pay some of the highest property tax rates in the country and that Olympia Development has not maintained the properties that they have owned for years and that the District Detroit projects were supposed to be completed years ago and that the projects are not going to benefit Detroit residents and that the City's budget will be negatively impacted by the approval of the tax incentives for the projects.

Ms. Steigerwalt stated that she is a member of the Democratic Socialists of America, and that it is unethical to award tax incentives to wealthy developers when there are thousands of Detroit residents who are facing foreclosure and the tax revenue should be received by the Detroit Public Schools Community District and the Detroit Public Library.

Mr. Gilmer-Hill stated that he is a member of the Democratic Socialists of America, and that he is urging the Board not to approve the District Detroit TBP and that the residents of the City do not support the tax incentives for the projects and do not trust the Developers to complete the projects, and that the proposed levels of affordability for the new residential units are not low enough for low-income residents in the City, and the jobs to be created by the projects will not go to Detroit residents.

Mr. Perkins stated that he is a representative of the Michigan Council of Carpenters and Millwrights and that they are fully supportive of the District Detroit projects because of the career opportunities that will be created by the projects and the jobs to be created with livable wages and health benefits.

Mr. Shobe stated that he is against the use of tax incentives for the District Detroit projects and that Olympia Development has had a ton of opportunity to step up and complete the projects and show the City that they are serious about their projects and that the approval of the tax incentives for the projects is a huge gamble and that the funds should be used for other things in the City.

Ms. Hagood stated that she has worked in property management since 2016 for Olympia Development and that there is a critical need for affordable housing in the City as well as housing for workers in the City and she looks forward to the completed projects and she believes that Olympia Development has a true love for the City and its residents.

Mr. Walker stated that he is a member of the Democratic Socialists of America and that he is vehemently opposed to the approval of tax incentives for the District Detroit projects and that the City has a housing crisis and grossly underfunded City services like the Detroit Public Schools Community District and the Detroit Public Library.

Adam stated that the entire premise of tax captures and the Downtown Development Authority is to revitalize the Downtown and that it has already been revitalized so more tax incentives should not go to wealthy developers and that the tax incentives for the District Detroit projects should not be approved.

Ms. Firment stated that she is against the approval of the District Detroit TBP and that it is possible to be pro-development but also be against tax incentives for those projects and that the proposed amount of office space is a poor investment on the part of the City to approve projects that are such a risky endeavor.

PROJECTS

The District Detroit Transformational Brownfield Plan

Mr. Vosburg presented the District Detroit Transformational Brownfield Plan to the DBRA Board.

Transformational Brownfield Plan Introduction

Transformational Brownfield Plans (“TBPs”) are defined as plans that will have a “transformational impact on local economic development and community revitalization based on the extent of brownfield redevelopment and growth in population, commercial activity, and employment that will result from the Plan.”

Per Michigan Public Act 381 of 1996, as amended (“Act 381”), TBPs must be a mixed-use development and, with respect to TBPs in Detroit, with certain exceptions, must have a minimum level of capital investment of \$500 million or more. This investment can be one project or a series of developments on eligible property that are a “related program of investment.” In addition to the capture of property tax increment revenues by the brownfield authority (“TIR”), TBPs allow for the capture by the State of Michigan of construction period tax revenues, state income tax revenues, and withholding tax revenues (“TR” and together with TIR, “TCR”) as well as certain sales and use tax exemptions. Eligible activities under TBPs are expanded to include the “construction, restoration, alteration, renovation or improvement of buildings.”

A proposed TBP for The District Detroit Transformation Brownfield Plan Redevelopment Projects (the “Plan”) is being submitted for review and consideration and will be described by project.

Related Olympia Predevelopment Company LLC, an affiliate of The Related Companies and Olympia Development of Michigan, LLC, or its affiliate (or affiliates) will be the developer of each project (the “Developer”).

2200 WOODWARD AVENUE

Project Introduction

This component of the Plan entails the planned redevelopment of a surface parking lot into a new construction, mixed-use high-rise building with a two-story underground parking structure, and an enhanced public plaza.

The planned structure on the 2200 Woodward Avenue Site will be approximately 702,600 square foot gross square feet (“GSF”) and is anticipated to consist of approximately 28,000 GSF of ground floor retail space; 492,900 GSF of office space; 181,700 GSF of underground parking containing 298 spaces (constructed and operated jointly with the underground parking at 2250 Woodward Avenue), and an enhanced plaza on Columbia Street.

It is currently estimated that this project will create 2,470 direct onsite construction jobs and 1,530 indirect and induced jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 2,000 direct permanent jobs with an average wage of \$50 per hour and 3,020 indirect and induced jobs.

Total investment is estimated at \$340 million. The Developer is requesting approximately \$170.5M in TCR reimbursement for this component of the Plan.

Property Subject to the Plan

The eligible property (the “2200 Woodward Avenue Site”) will consist of a single parcel bounded by Columbia Street to the north, Witherell Street to the east, Elizabeth Street to the south and Woodward Avenue to the west in Detroit’s downtown.

Basis of Eligibility

The 2200 Woodward Avenue Site is considered “eligible property” as defined by Act 381, Section 2 because (a) the property was previously used for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the 2200 Woodward Avenue Site is determined to be facility.

Eligible Activities and Projected Costs

The “eligible activity” that is intended to be carried out at the 2200 Woodward Avenue Site is considered an “eligible activity” as defined by Sec 2 of Act 381, because it includes new construction. The eligible activity and budgeted costs are intended as part of the development of the 2200 Woodward Avenue Site and will be financed solely by the Developer. The City of Detroit Brownfield Redevelopment Authority (the “DBRA”) is not responsible for any costs of the eligible activity and will incur no debt. Construction is estimated to begin in the summer of 2023 and be complete within five (5) years of the Michigan Strategic Fund’s (“MSF”) approval of this Plan.

TBP Capture

The 2200 Woodward Avenue Developer desires to be reimbursed for the costs of eligible activities. TCR generated by the 2200 Woodward Avenue Site will be captured by the DBRA and the State of Michigan, as applicable, and used to reimburse the cost of the eligible activities. The reimbursement for eligible activities completed on the 2200 Woodward Avenue Site and each of the eligible properties referenced hereinafter and contained in the Plan after approval of this Plan will be governed by the terms of a Reimbursement Agreement with the DBRA, the MSF and the Michigan Department of Treasury (the “Reimbursement Agreement”).

COSTS TO BE REIMBURSED WITH TCR

1. Eligible Construction Costs	\$170,447,750.00
Total Reimbursement to Developer	\$170,447,750.00
2. Authority Administrative Costs	\$1,913,689.00
3. State Brownfield Redevelopment Fund	\$5,164,580.00
4. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$177,526,019.00

The actual cost of those eligible activities encompassed by this component of the Plan that will qualify for reimbursement from TCR from the 2200 Woodward Avenue Site shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives through the DDA’s Event Center Ancillary Development Infrastructure Support program and a Commercial Rehabilitation Act (PA 210) abatement.

2250 Woodward Avenue

Project Introduction

This component of the Plan entails the planned redevelopment of a surface parking lot into a new construction, mixed-use high-rise building with a two-story underground parking structure, and an enhanced public plaza.

The planned structure on the 2250 Woodward Avenue Site will be approximately 399,281 GSF and is anticipated to consist of approximately 26,992 GSF of ground floor retail space; 294,439 GSF of residential space comprising 287 apartments (58 of which will be affordable at 50% of AMI); 77,850 GSF of underground parking containing 206 spaces (constructed and operated jointly with the underground parking at 2200 Woodward Avenue), and an enhanced plaza on Columbia Street that is shared with the 2200 Woodward Avenue Site.

It is currently estimated that this project will create 2,040 direct onsite construction jobs and 1,090 indirect and induced jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 240 direct permanent jobs with an average wage of \$16 per hour and 100 indirect and induced jobs.

Total investment is estimated at \$216 million. The Developer is requesting approximately \$69.5M in TCR reimbursement for this component of the Plan.

Property Subject to the Plan

The eligible property (the “2250 Woodward Avenue Site”) will consist of a single parcel bounded by Montcalm Street to the north, Witherell Street to the east, Columbia Street to the south, and Woodward Avenue to the west in Detroit’s downtown.

Basis of Eligibility

The 2250 Woodward Avenue Site is considered “eligible property” as defined by Act 381, Section 2 because (a) the 2250 Woodward Avenue Site was previously used for commercial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the 2250 Woodward Avenue Site is determined to be a facility.

Eligible Activities and Projected Costs

The “eligible activity” that is intended to be carried out at the 2250 Woodward Avenue Site is considered an “eligible activity” as defined by Sec 2 of Act 381, because it includes new construction. The eligible activity and budgeted costs are intended as part of the development of the 2250 Woodward Avenue Site and will be financed solely by the Developer. The DBRA is not responsible for any costs of the eligible activity and will incur no debt. Construction is estimated to begin in the fall of 2024 and be complete within five (5) years of the MSF’s approval of this Plan.

TBP Capture

The Developer desires to be reimbursed for the costs of eligible activities. TCR generated by the 2250 Woodward Avenue Site will be captured by the DBRA and the State of Michigan, as applicable, and used to reimburse the cost of the eligible activities completed on eligible property under the Plan after approval of this Plan pursuant to the terms of the Reimbursement Agreement.

COSTS TO BE REIMBURSED WITH TIF

1. Eligible Construction Costs	\$69,461,986.00
Total Reimbursement to Developer	\$69,461,986.00
2. Authority Administrative Costs	\$1,291,771.00
3. State Brownfield Redevelopment Fund	\$2,189,162.00
4. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$72,942,919.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from TCR from the 2250 Woodward Avenue Site shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives through the DDA’s Housing, Office, Retail Development and Absorption Fund forgivable loan program, the DDA’s Event Center Ancillary Development Infrastructure Support program, a Commercial Rehabilitation Act (PA 210), Neighborhood Enterprise Zone (NEZ), and Payment In Lieu Of Taxes (PILOT) abatements.

2211 WOODWARD AVENUE

Project Introduction

This component of the Plan entails the planned redevelopment of the office building portion of the Fox Theater building into a hotel. The Fox Theater, located in a separate condominium in the building, will not be altered.

The planned redevelopment of the office building into a hotel will feature approximately 207,350 GSF and is anticipated to consist of approximately 12,322 GSF of ground floor retail space and 194,028 GSF of hotel space over 9 floors comprising approximately 177 hotel rooms.

It is currently estimated that this project will create 940 direct onsite construction jobs and 580 indirect and induced jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 220 direct permanent jobs with an average wage of \$26 per hour and 130 indirect and

induced jobs.

Total investment is estimated at \$121 million. The Developer is requesting approximately \$23.9M in TCR reimbursement for this component of the Plan.

Property Subject to the Plan

The eligible property (the “2211 Woodward Avenue Site”) will consist of a condo unit bounded by Montcalm Street to the north, Woodward Avenue to the east, Columbia Street to the south, and Park Avenue to the west in Detroit’s downtown.

Basis of Eligibility

The 2211 Woodward Avenue Site is considered “eligible property” as defined by Act 381, Section 2 because (a) the 2211 Woodward Avenue Site was previously used for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the 2211 Woodward Avenue Site is a historic resource as defined in Act 381.

Eligible Activities and Projected Costs

The “eligible activity” that is intended to be carried out at the 2211 Woodward Avenue Site is considered an “eligible activity” as defined by Sec 2 of Act 381, because it includes eligible construction costs. The eligible activity and budgeted costs are intended as part of the development of the 2211 Woodward Avenue Site and will be financed solely by the 2211 Woodward Avenue Developer. The DBRA is not responsible for any costs of the eligible activity and will incur no debt. Construction is estimated to begin in the spring of 2026 and be complete within five (5) years of the MSF’s approval of this Plan.

TBP Capture

The 2211 Woodward Avenue Developer desires to be reimbursed for the costs of eligible activities. TCR generated by the 2211 Woodward Avenue Site will be captured by the DBRA and the State of Michigan, as applicable, and used to reimburse the cost of the eligible activities completed on eligible property under the Plan after approval of this Plan pursuant to the terms of the Reimbursement Agreement.

COSTS TO BE REIMBURSED WITH TCR

1. Eligible Construction Costs	\$23,859,377.00
2.	
Total Reimbursement to Developer	\$23,859,377.00
3. Authority Administrative Costs	\$889,355.00
4. State Brownfield Redevelopment Fund	\$1,357,153.00
5. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$26,105,885.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from TCR from the 2211 Woodward Avenue Site shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives through the DDA’s Event Center Ancillary Development Infrastructure Support program and a Commercial Rehabilitation Act (PA 210) abatement.

2300 WOODWARD AVENUE

Project Introduction

This component of the Plan entails the planned redevelopment of a surface parking lot into a new construction, mixed-use 5-story building.

The planned structure on the 2300 Woodward Avenue Site will be approximately 149,500 GSF and is anticipated to consist of approximately 18,400 GSF of ground floor retail space; 131,100 GSF of office space.

It is currently estimated that this project will create 630 direct onsite construction jobs and 390 indirect and induced jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 610 direct permanent jobs with an average wage of \$45 per hour and 830 indirect and induced jobs.

Total investment is estimated at \$84 million. The Developer is requesting approximately \$42.5M in TCR reimbursement for this component of the Plan.

Property Subject to the TBP

The eligible property (the “2300 Woodward Avenue Site”) will consists of a single parcel bounded by St. John Episcopal Church to the north, Witherell Street to the east, Montcalm Street to the south and Woodward Avenue to the west in Detroit’s downtown.

Basis of Eligibility

The 2300 Woodward Avenue Site is considered “eligible property” as defined by Act 381, Section 2 because (a) the 2300 Woodward Avenue Site was previously used for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the 2300 Woodward Avenue Site is determined to be a facility.

Eligible Activities and Projected Costs

The “eligible activity” that is intended to be carried out at the 2300 Woodward Avenue Site is considered an “eligible activity” as defined by Sec 2 of Act 381, because it includes new construction. The eligible activity and budgeted costs are intended as part of the development of the 2300 Woodward Avenue Site and will be financed solely by the 2300 Woodward Avenue Developer. The DBRA is not responsible for any costs of the eligible activity and will incur no debt. Renovation is estimated to begin in the spring of 2025 and be complete within five (5) years of MSF approval of this Plan.

TBP Capture

The 2300 Woodward Avenue Developer desires to be reimbursed for the costs of eligible activities. TCR generated by the 2300 Woodward Avenue Site will be captured by the DBRA and the State of Michigan, as applicable, and used to reimburse the cost of the eligible activities completed on the eligible property under the Plan after approval of this Plan pursuant to the terms of the Reimbursement Agreement.

COSTS TO BE REIMBURSED WITH TCR

1. Eligible Construction Costs	\$ 42,473,931.00
Total Reimbursement to Developer	\$ 42,473,931.00
2. Authority Administrative Costs	\$ 429,568.00
3. State Brownfield Redevelopment Fund	\$ 1,156,959.00
4. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$44,060,458.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from TCR from the 2300 Woodward Avenue Site shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives through the DDA’s Event Center Ancillary Development Infrastructure Support program and a Commercial Rehabilitation Act (PA 210) abatement.

2305 WOODWARD AVENUE/2300 CASS AVENUE

Project Introduction

This component of the Plan entails the planned redevelopment of a surface parking lot into a new construction, mixed-use 21-story building.

The planned structure will result in the demolition of existing structures and then a new building constructed on either 2305 Woodward Avenue or 2300 Cass Avenue, dependent upon whether the future

tenant would prefer a Woodard Avenue location or the Cass Avenue location adjacent to the Detroit Center for Innovation, will be approximately 556,000 gross square feet and is anticipated to consist of approximately 10,500 GSF of ground floor retail space and 545,950 GSF of office space.

The Developer will make its final decision on the site the earlier of: 48 months following MSF approval of the Plan; or 90 days prior to commencement of construction at one of the sites. If the Developer fails to make a timely decision, the 2300 Cass Avenue site will be deemed to have been elected as the development site.

It is currently estimated that this project will create 2,180 direct onsite construction jobs and 1,350 indirect and induced jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 1,790 direct permanent jobs with an average wage of \$53 per hour and 3,050 indirect and induced jobs.

Total investment is estimated at \$279 million. The Developer is requesting approximately \$163.2M in TCR reimbursement for this component of the Plan.

Property Subject to the TBP

The eligible properties (the “2305 Woodward Avenue/2300 Cass Avenue Sites”) will consist of a single parcel. 2305 Woodward Avenue is bounded by the Fisher Freeway/I-75 Service Drive to the north, Woodward Avenue to the east, Montcalm Street to the south, and a parking structure to the west in Detroit’s downtown. 2300 Cass Avenue is bounded by a parking structure to the north, Clifford Street to the east, Montcalm Street to the south, and Cass Avenue to the west in Detroit’s downtown.

Basis of Eligibility

The 2305 Woodward Avenue/2300 Cass Avenue Site is considered “eligible property” as defined by Act 381, Section 2 because (a) the 2305 Woodward Avenue/2300 Cass Avenue Sites were previously used for a commercial purpose; (b) are is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the 2305 Woodward Avenue/2300 Cass Avenue Sites are determined to be a facilities or adjacent and contiguous to a parcel that is a facility.

Eligible Activities and Projected Costs

The “eligible activity” that is intended to be carried out at the 2305 Woodward Avenue/2300 Cass Avenue Sites are considered an “eligible activity” as defined by Sec 2 of Act 381, because it includes new construction. The eligible activity and budgeted costs are intended as part of the development of the 2305 Woodward Avenue/2300 Cass Avenue Sites and will be financed solely by the 2305 Woodward Avenue/2300 Cass Avenue Sites Developer. The DBRA is not responsible for any costs of the eligible activity and will incur no debt. Renovation is estimated to begin in the fall of 2026 and be complete within five (5) years of MSF approval of this Plan.

TBP Capture

The 2305 Woodward Avenue/2300 Cass Avenue Developer desires to be reimbursed for the costs of eligible activities. TCR generated by the 2305 Woodward Avenue/2300 Cass Avenue Sites will be captured by the DBRA and the State of Michigan, as applicable, and used to reimburse the cost of the eligible activities completed on the eligible property under the Plan after approval of this Plan pursuant to the terms of the Reimbursement Agreement.

COSTS TO BE REIMBURSED WITH TCR

1. Eligible Construction Costs	\$163,169,697.00
Total Reimbursement to Developer	\$163,169,697.00
2. Authority Administrative Costs	\$1,506,790.00
3. State Brownfield Redevelopment Fund	\$3,903,106.00
4. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$168,579,593.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from TCR from the 2305 Woodward Avenue/2300 Cass Avenue Sites shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives through the DDA’s Event Center Ancillary Development Infrastructure Support program and a Commercial Rehabilitation Act (PA 210) abatement.

2455 WOODWARD AVENUE

Project Introduction

This component of the Plan entails the planned redevelopment of undeveloped land adjacent to the Little Caesars Arena into a new construction, mixed-use 15-story building.

The planned structure on the 2455 Woodward Avenue Site will be approximately 274,800 GSF and is anticipated to consist of approximately 21,900 GSF of ground floor retail and hotel amenity space; 252,900 GSF of hotel space with approximately 290 rooms.

It is currently estimated that this project will create 1,480 direct onsite construction jobs and 910 indirect and induced jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 420 direct permanent jobs with an average wage of \$25 per hour and 230 indirect and induced jobs.

Total investment is estimated at \$191 million. The Developer is requesting approximately \$42.1M in TCR reimbursement for this component of the Plan.

Property Subject to the TBP

The eligible property (the “2455 Woodward Avenue Site”) will consist of a single parcel bounded by Little Caesars Arena to the north, Woodward Avenue to the east, the Fisher Freeway/I-75 Service Drive to the south, and a parking structure to the west in Detroit’s downtown.

Basis of Eligibility

The 2455 Woodward Avenue Site is considered “eligible property” as defined by Act 381, Section 2 because (a) the 2455 Woodward Avenue Site was previously used for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the 2455 Woodward Avenue Site is determined to be a facility or adjacent and contiguous to a parcel that is a facility.

Eligible Activities and Projected Costs

The “eligible activity” that is intended to be carried out at the 2455 Woodward Avenue Site is considered an “eligible activity” as defined by Sec 2 of Act 381, because it includes new construction. The eligible activity and budgeted costs are intended as part of the development of the 2455 Woodward Avenue Site and will be financed solely by the 2455 Woodward Avenue Developer. The DBRA is not responsible for any costs of the eligible activity and will incur no debt. Renovation is estimated to begin in the spring of 2024 and be complete within five (5) years of MSF approval of this Plan.

TBP Capture

The 2455 Woodward Avenue Developer desires to be reimbursed for the costs of eligible activities. TCR generated by the 2455 Woodward Avenue Site will be captured by the DBRA and the State of Michigan, as applicable, and used to reimburse the cost of the eligible activities completed on the eligible property under the Plan after approval of this Plan pursuant to the terms of the Reimbursement Agreement.

COSTS TO BE REIMBURSED WITH TCR

1. Eligible Construction Costs	\$42,122,729.00
Total Reimbursement to Developer	\$42,122,729.00
2. Authority Administrative Costs	\$1,375,040.00
3. State Brownfield Redevelopment Fund	\$2,229,938.00
4. Local Brownfield Revolving Fund	\$0.00

TOTAL Estimated Costs	\$45,727,707.00
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The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from TCR from the 2455 Woodward Avenue Site shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives through the DDA’s Event Center Ancillary Development Infrastructure Support program and a Commercial Rehabilitation Act (PA 210) abatement.

408 TEMPLE STREET

Project Introduction

This component of the Plan entails the planned redevelopment of the vacant American/Fort Wayne Hotel into a mixed-use 10-story building.

The planned redevelopment of the 408 Temple Street Site will be approximately 157,635 GSF and is anticipated to consist of approximately 5,310 GSF of ground floor retail space and 152,325 GSF of residential apartment space with approximately 131 units, of which 27 will be affordable at 50% AMI.

It is currently estimated that this project will create 660 direct onsite construction jobs and 350 indirect and induced jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 50 direct permanent jobs with an average wage of \$19 per hour and 20 indirect and induced jobs.

Total investment is estimated at \$69 million. The Developer is requesting approximately \$22.9M in TCR reimbursement for this component of the Plan.

Property Subject to the TBP

The eligible property (the “408 Temple Street Site”) will consists of a single parcel bounded by a parking lot to the north, Cass Avenue to the east, Temple Street to the south, and the Masonic Temple to the west in Detroit’s Cass Park Historic District.

Basis of Eligibility

The 408 Temple Street Site is considered “eligible property” as defined by Act 381, Section 2 because (a) the 408 Temple Site was previously used for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the 408 Temple Site is determined to be a historic resource.

Eligible Activities and Projected Costs

The “eligible activity” that is intended to be carried out at the 408 Temple Site is considered an “eligible activity” as defined by Sec 2 of Act 381, because it includes eligible construction costs. The eligible activity and budgeted costs are intended as part of the development of the 408 Temple Street Site and will be financed solely by the 408 Temple Street Site Developer. The DBRA is not responsible for any costs of the eligible activity and will incur no debt. Renovation is estimated to begin in the fall of 2026 and be complete within five (5) years of MSF approval of this Plan.

TBP Capture

The 408 Temple Street Developer desires to be reimbursed for the costs of eligible activities. TCR generated by the 408 Temple Street Site will be captured by the DBRA and the State of Michigan, as applicable, and used to reimburse the cost of the eligible activities completed on the eligible property under the Plan after approval of this Plan pursuant to the terms of the Reimbursement Agreement.

COSTS TO BE REIMBURSED WITH TIF

1. Eligible Construction Costs	\$22,862,965.00
Total Reimbursement to Developer	\$22,862,965.00
2. Authority Administrative Costs	\$505,573.00

3. State Brownfield Redevelopment Fund	\$620,305.00
4. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$23,988,843.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from TCR from the 408 Temple Street Site shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives through the DDA’s Housing, Office, Retail Development and Absorption Fund forgivable loan program, the DDA’s Event Center Ancillary Development Infrastructure Support program, a Commercial Rehabilitation Act (PA 210), Neighborhood Enterprise Zone (NEZ), and a Payment In Lieu Of Taxes (PILOT) abatements.

2205 CASS AVENUE

Project Introduction

This component of the Plan entails the planned redevelopment of a surface parking lot into a new construction, mixed-use 18-story building.

The planned structure on the 2205 Cass Avenue Site will be approximately 256,050 GSF and is anticipated to consist of approximately 8,750 GSF of retail space and 247,300 GSF of residential apartment space with approximately 261 units, of which 54 will be affordable at 50% AMI.

It is currently estimated that this project will create 1,410 direct onsite construction jobs and 750 indirect and induced jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 80 direct permanent jobs with an average wage of \$18 per hour and 40 indirect and induced jobs.

Total investment is estimated at \$150 million. The Developer is requesting approximately \$47.7M in TCR reimbursement for this component of the Plan.

Property Subject to the TBP

The eligible property (the “2205 Cass Avenue Site”) will consists of a single parcel bounded by a Columbia Street to the north, Cass Avenue to the east, the 2115 Cass Avenue project to the south, and the Detroit Center for Innovation to the west in Detroit’s downtown.

Basis of Eligibility

The 2205 Cass Avenue Site is considered “eligible property” as defined by Act 381, Section 2 because (a) the 2205 Cass Avenue Site was previously used for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the 2205 Cass Avenue Site is determined to be a facility.

Eligible Activities and Projected Costs

The “eligible activity” that is intended to be carried out at the 2205 Cass Avenue Site is considered an “eligible activity” as defined by Sec 2 of Act 381, because it includes new construction. The eligible activity and budgeted costs are intended as part of the development of the 2205 Cass Avenue Site and will be financed solely by the 2205 Cass Avenue Developer. The DBRA is not responsible for any costs of the eligible activity and will incur no debt. Renovation is estimated to begin in the spring of 2024 and be complete within five (5) years of MSF approval of this Plan.

TBP Capture

The 2205 Cass Avenue Developer desires to be reimbursed for the costs of eligible activities. TCR generated by the 2205 Cass Avenue Site will be captured by the DBRA and the State of Michigan, as applicable, and used to reimburse the cost of the eligible activities completed on the eligible property under the Plan after approval of this Plan pursuant to the terms of the Reimbursement Agreement.

COSTS TO BE REIMBURSED WITH TIF

1. Eligible Construction Costs	\$47,727,684.00
--------------------------------	-----------------

	Total Reimbursement to Developer	\$47,727,684.00
2.	Authority Administrative Costs	\$727,059.00
3.	State Brownfield Redevelopment Fund	\$1,242,756.00
4.	Local Brownfield Revolving Fund	\$0.00
	TOTAL Estimated Costs	\$49,697,499.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from TCR from the 2205 Cass Avenue Site shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives through the DDA’s Housing, Office, Retail Development and Absorption Fund forgivable loan program, the DDA’s Event Center Ancillary Development Infrastructure Support program, a Commercial Rehabilitation Act (PA 210), Neighborhood Enterprise Zone (NEZ), and Payment In Lieu Of Taxes (PILOT) abatements.

2115 CASS AVENUE

Project Introduction

This component of the Plan entails the planned adaptive reuse and redevelopment of the vacant Moose Lodge into a mixed-use 4-story business incubator building.

The planned redevelopment of the 2115 Cass Avenue Site will be approximately 94,200 GSF and is anticipated to consist of approximately 10,753 GSF of ground floor retail space and 83,447 GSF of office space.

It is currently estimated that this project will create 420 direct onsite construction jobs and 260 indirect and induced jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 350 direct permanent jobs with an average wage of \$53 per hour and 580 indirect and induced jobs.

Total investment is estimated at \$60 million. The Developer is requesting approximately \$28.4M in TCR reimbursement for this component of the Plan.

Property Subject to the TBP

The eligible property (the “2115 Cass Avenue Site”) will consists of a single parcel bounded by the 2205 Cass Avenue site to the north, Cass Avenue to the east, Elizabeth Street to the south, and the Detroit Center for Innovation to the west in Detroit’s downtown.

Basis of Eligibility

The 2115 Cass Avenue Site is considered “eligible property” as defined by Act 381, Section 2 because (a) the 2115 Cass Avenue Site was previously used for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the 2115 Cass Avenue Site is determined to be a facility.

Eligible Activities and Projected Costs

The “eligible activity” that is intended to be carried out at the 2115 Cass Avenue Site is considered an “eligible activity” as defined by Sec 2 of Act 381, because it includes eligible construction costs. The eligible activity and budgeted costs are intended as part of the development of the 2115 Cass Avenue Site and will be financed solely by the 2115 Cass Avenue Developer. The DBRA is not responsible for any costs of the eligible activity and will incur no debt. Renovation is estimated to begin in the spring of 2025 and be complete within five (5) years of MSF approval of this Plan.

TBP Capture

The 2115 Cass Avenue Developer desires to be reimbursed for the costs of eligible activities. TCR generated by the 2115 Cass Avenue Site will be captured by the DBRA and the State of Michigan, as applicable, and used to reimburse the cost of the eligible activities completed on the eligible property under the Plan after approval of this Plan pursuant to the terms of the Reimbursement Agreement.

COSTS TO BE REIMBURSED WITH TIF

1. Eligible Construction Costs	\$28,359,287.00
Total Reimbursement to Developer	\$28,359,287.00
2. Authority Administrative Costs	\$432,673.00
3. State Brownfield Redevelopment Fund	\$837,643.00
4. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$29,629,603.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from TCR from the 2115 Cass Avenue Site shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives through the DDA's Event Center Ancillary Development Infrastructure Support program and a Commercial Rehabilitation Act (PA 210) abatement.

2110 PARK AVENUE

Project Introduction

This component of the Plan entails the planned redevelopment of the vacant Detroit Life Building into a mixed-use 10-story building.

The planned redevelopment of the 2110 Park Avenue Site will be approximately 44,308 GSF and is anticipated to consist of approximately 3,000 GSF of ground floor retail space and 41,308 GSF of residential apartments consisting of 16 market rate units.

It is currently estimated that this project will create 220 direct onsite construction jobs and 120 indirect and induced jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 30 direct permanent jobs with an average wage of \$16 per hour and 10 indirect and induced jobs.

Total investment is estimated at \$24 million. The Developer is requesting approximately \$5.8M in TCR reimbursement for this component of the Plan.

Property Subject to the TBP

The eligible property (the "2110 Park Avenue Site") consists of a single parcel bounded by parking lot to the north, the Fox Theater building to the east, Columbia Street to the south, and the Park Avenue to the west in Detroit's downtown.

Basis of Eligibility

The 2110 Park Avenue Site is considered "eligible property" as defined by Act 381, Section 2 because (a) the 2110 Park Avenue Site was previously used for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the 2110 Park Avenue Site is determined to be a historic resource or adjacent and contiguous to a parcel that is a historic resource.

Eligible Activities and Projected Costs

The "eligible activity" that is intended to be carried out at the 2110 Park Avenue Site is considered an "eligible activity" as defined by Sec 2 of Act 381, because it includes eligible construction costs. The eligible activity and budgeted costs are intended as part of the development of the 2110 Park Avenue Site and will be financed solely by the 2110 Park Avenue Developer. The DBRA is not responsible for any costs of the eligible activity and will incur no debt. Renovation is estimated to begin in the spring of 2024 and be complete within five (5) years of MSF approval of this Plan.

TBP Capture

The 2110 Park Avenue Developer desires to be reimbursed for the costs of eligible activities. TCR generated by the 2110 Park Avenue Site will be captured by the DBRA and the State of Michigan, as

applicable, and used to reimburse the cost of the eligible activities completed on the eligible property under the Plan after approval of this Plan pursuant to the terms of the Reimbursement Agreement.

COSTS TO BE REIMBURSED WITH TCR

1. Eligible Construction Costs	\$5,822,009.00
Total Reimbursement to Developer	\$5,822,009.00
2. Authority Administrative Costs	\$105,063.00
3. State Brownfield Redevelopment Fund	\$214,383.00
4. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$6,141,455.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from TCR from the 2110 Park Avenue Site shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives through the DDA’s Event Center Ancillary Development Infrastructure Support program, and Commercial Rehabilitation Act (PA 210) and Neighborhood Enterprise Zone (NEZ) abatements.

Termination of Prior Plan

The inclusion of the 2210 Park Avenue building in this component of the Plan is subject to City Council’s termination of the inactive brownfield plan previously approved by City Council.

OVERALL TRANSFORMATIONAL IMPACTS

- \$1.5 billion in capital investment, significantly exceeding the \$500 million statutory threshold.
- 10 development projects exceeding 2.5 million total square feet constructed on parking lots, vacant lots, and vacant buildings in Detroit’s downtown and Cass Park neighborhoods.
- Net fiscal benefit to the City’s General Fund of \$700 million over the 35 year life of the Plan and abatements.
- Constructing approximately 695 new residential units, of which 139 units will be reserved for residents making 50% of the Area Median Income to grow the City’s population and tax base.
- Creating or supporting approximately 19,780 direct, indirect and induced construction jobs and generating \$4.1 billion in total economic impact from construction.
- Creating or supporting approximately 5,790 direct permanent jobs in the City to expand economic opportunity and grow the City’s tax base.
- Supporting an additional 8,010 indirect and induced jobs from the ongoing economic activity above.

TOTAL TBP COSTS TO BE REIMBURSED WITH TCR

1. Eligible Construction Costs	\$616,307,416.00
Total Reimbursement to Developer	\$616,307,416.00
2. Authority Administrative Costs	\$9,176,580.00
3. State Brownfield Redevelopment Fund	\$18,915,987.00
4. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$644,399,981.00

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the January 30, 2023 CAC meeting. Attached is the DBRA-CAC’s letter of recommendation for the DBRA Board’s consideration.

Public Comments

Attached were the results of the DBRA public hearing for the Plan that was held on Monday, February 6, 2023 via Zoom. Mr. Vosburg stated that the public hearing was well-attended, with approximately 70 attendees.

Mr. Vosburg stated that the DBRA has received approximately 23 written submissions for public comment, which have been printed and distributed to the Board, as well as 5 voicemails providing public comment.

Attached for the Board's review and consideration was a resolution with the language required to approve the District Detroit Transformational Brownfield Redevelopment Plan and its submission to Detroit City Council if the Board chose to do so.

Ms. English-Barnhill provided more information on the progress of the Community Benefits Ordinance (CBO) and that the seventh meeting of the CBO has been completed and a proposal for the Community Benefits Agreement (CBA) has been presented by the Developer and is organized into several categories of benefits, which include job training and development, small business support, development of affordable housing which will accept Section 8 vouchers, an investment in Cass Technical High School along with internship and job training programs in partnership with DPSCD. Mr. Cantor stated that at the seventh CBO meeting, the Neighborhood Advisory Council (NAC) motioned for the Developer's proposal be moved forward and be put into writing in the CBA, and that the Developer is making the vast majority of the investment in the projects and that the investment is critical to redeveloping the area and providing new housing and employment opportunities to Detroit residents.

Mr. Scott recognized that Ms. King was in attendance and asked if she would like to add any additional commentary on the CBO process. Ms. King stated that she is the Associate Director of Legislative Affairs and Equitable Development in the City's Planning and Development Department, the NAC has worked diligently to develop its impact list for the District Detroit CBO, and the NAC is working to codify the proposed benefits into the CBA which will be presented at the eighth CBO meeting on February 13th, and that the NAC has received significant feedback from the public and has taken that feedback into consideration when developing the impact list for the District Detroit CBO.

Ms. DeSantis asked what part of the total investment is being funded publicly. Mr. Cantor stated that the funding from the DDA is the only part of the total investment that is being funded publicly.

Mr. Polcyn stated that the City took time with the NAC to discuss the ways in which past Community Benefits Agreements have included commitments from the City for either investments or improvements to the community that would be funded or completed by the City, and that the District Detroit CBA takes into account the funding that has been approved by the DDA.

Ms. DeSantis asked for more detail regarding the proposed investments and benefits for the CBA. The presentation for the proposed CBA was shown to the Board and other attendees and the Developers provided more information on the various line items that are included in the proposed CBA.

Mr. Dueweke asked if a contribution to the Detroit Public Library by the Developer is included in the proposed CBA. Mr. Cantor stated that the NAC indicated that a Developer contribution to the Detroit Public Library was not a priority to include in the CBA.

Ms. Washington stated that the Developer's presentations at previous meetings as well as today have been very thorough and she is ready to vote. Based on the proposed affordable housing, job creation, and other benefits of the projects, she supports the projects and the TBP request.

Mr. Scott called for a motion to approve the District Detroit Transformational Brownfield Redevelopment Plan and its submittal to Detroit City Council, as presented. The Board took the following action:

Ms. Elias made a motion to approve the District Detroit Transformational Brownfield Plan and its submittal to Detroit City Council, as presented. Mr. George seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. Elias, Mr. George, Ms. McClain, Ms. Washington, and Mr. Scott

Nays: Mr. Dueweke, Ms. DeSantis

DBRA Resolution Code 23-02-314-02 was approved.

Ms. DeSantis and Mr. Dueweke each asked Mr. Scott if they could provide brief comments as to why they voted no. Mr. Scott granted the Board Members' requests.

Ms. DeSantis stated that she voted against the approval of the District Detroit TBP because it is a significant amount of tax incentives that is being requested for the projects, the proposed CBA includes additional public funding, and that when the City has communities that are so disinvested she thinks that this is a misuse of public tax dollars, and that she has concerns about the accelerated timeline for approval for the TBP and that the reasons that she has heard for the approval timeline aren't significant enough to justify the speed of approvals that has been experienced. Ms. DeSantis encouraged the Board and attendees to go to www.buildingtheengine.com and read the documents on equitable community development.

Mr. Dueweke stated that he voted against the approval of the District Detroit TBP because of the accelerated approval timeline for the TBP, and because the proposed investment of the University of Michigan is being used to promote the District Detroit TBP but the University of Michigan has not been present to speak on the investment, and that the University of Michigan's proposed \$50 million investment is because of its recent decision to not invest in the Rackham Building in Midtown.

ADMINISTRATIVE

None.

OTHER

None.

ADJOURNMENT

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

On a motion by Mr. George, seconded by Ms. McClain, the meeting was unanimously adjourned at 5:29 PM.

Cora Capler

From: Maya Pontón Aronoff <mayaparonoff@gmail.com>
Sent: Wednesday, February 8, 2023 1:57 PM
To: Cora Capler
Subject: request for public comment

Dear DBRA,

I'm requesting to make a public comment during the meeting this afternoon. I'm also putting my comment in writing. The Brownfield Redevelopment Board should **reject** the proposed District Detroit tax abatement. As a Detroit resident, I can see that redevelopment projects have left Detroiters behind and just paved the way for wealthier people to move in and enjoy them. Working families, seniors, the disabled can't enjoy the fruits of these redevelopment projects because they're pushed out by skyrocketing rents and abusive landlord companies. Detroiters need public transportation, mental health care, public housing, education, and more. Heck, Black Detroiters deserve *cash reparations*. But our tax dollars are going to subsidize billionaires instead? I want my tax dollars to go to my neighbors and their well-being. These wealthy corporations have enough money to invest in Detroit themselves, and if they aren't willing to do that, then they don't really care about Detroit. They have the money to build not just affordable housing but low income housing *themselves*. We shouldn't accept scraps from these corporations.

Best

Maya

Cora Capler

From: pamela walker-dawson <pavawalker@att.net>
Sent: Wednesday, February 8, 2023 1:50 PM
To: Cora Capler; info@detroitpeoplesplatform.org
Subject: District Detroit Tax Abatement Deal

Follow Up Flag: Follow up
Flag Status: Flagged

To the Members of the Brownfield Redevelopment Board:

I am a resident of Detroit and I am opposed to the District Detroit tax abatement deal.

Detroiters have already invested hundreds of millions of public tax dollars in Little Caesar's arena including major land give aways. I believe these wealthy billionaires like the Ilitch Family and Stephen Ross should pay for the District Detroit Development with their own money and not continue to rely on support from city and state tax payers.

The Brownfield Authority Board should vote NO on the deal.

Thank you

Sent from my iPhone

Cora Capler

From: C.K. Smith <charkimsmith@gmail.com>
Sent: Wednesday, February 8, 2023 1:15 PM
To: Cora Capler; info@detroitpeoplesplatform.org
Subject: District Detroit Tax Abatement Deal

Follow Up Flag: Follow up
Flag Status: Flagged

To the Members of the Brownfield Redevelopment Board:

I am a resident of Detroit and I am opposed to the District Detroit tax abatement deal.

Detroiters have already invested hundreds of millions of public tax dollars in Little Caesar's arena including major land give aways. I believe these wealthy billionaires like the Ilitch Family and Stephen Ross should pay for the District Detroit Development with their own money and not continue to rely on support from city and state tax payers.

The Brownfield Authority Board should vote NO on the deal.

Thank you

Cora Capler

From: J Ann <annj082432@gmail.com>
Sent: Wednesday, February 8, 2023 10:03 AM
To: Cora Capler
Subject: Update Redponse: Response Inquiry

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

Greetings

As a tax payer in this City of Detroit, the State of Michigan.

I find the proposal/project for your to be insulting, offensive and unfair to ALL and especially to those who suffer because it is often said to them, we do not have the money!

There may be designated monies for this project. What about the developers, who have the capacity to pay for their own project.

A NO vote, is needed!

----- Forwarded message -----

From: J Ann <annj082432@gmail.com>
Date: Sat, Feb 4, 2023, 8:32 AM
Subject: Redponse: Response Inquiry
To: <ccapler@degc.org>

Thank you!

----- Forwarded message -----

From: Cora Capler <ccapler@degc.org>
Date: Sat, Feb 4, 2023, 8:30 AM
Subject: Re: Response Inquiry
To: J Ann <annj082432@gmail.com>

Yes, that is the entire document. You should be able to download and print it if you'd like but please be aware that it is quite long.

Cora Capler
Brownfield Redevelopment Manager
Detroit Economic Growth Corporation
500 Griswold St. Ste. 2200 Detroit, MI 48226
O 313.294.5827

E ccapler@degc.org
degc.org

From: J Ann <annj082432@gmail.com>
Sent: Saturday, February 4, 2023 8:27:53 AM
To: Cora Capler <ccapler@degc.org>
Subject: Response Inquiry

Greetings

I appreciate the prompt report, the link below will provide the proposed plan in it's entirety, correct?

Should one want a copy, the option is available to download and print, correct?

I look forward to your response.

Thank you

----- Forwarded message -----
From: Cora Capler <ccapler@degc.org>
Date: Sat, Feb 4, 2023, 8:21 AM
Subject: Re: Inquiry
To: J Ann <annj082432@gmail.com>

Hello,

Can you please explain what you mean by a "physical report"?

The District Detroit Transformational Brownfield Plan is available on the DBRA website at the following link: <https://www.dropbox.com/s/mbbqeyobhs6u231/District%20Detroit%20TBP%20Combined%20Transformational%20Brownfield%20Plan%2001202023.pdf?dl=0>

A presentation will be given at the public hearing on Monday on the specifics of the projects and the request under the Transformational Brownfield Plan.

I hope this helps. Please let me know if you have any questions.

Thank you,
Cora Capler

Cora Capler
Brownfield Redevelopment Manager
Detroit Economic Growth Corporation
500 Griswold St. Ste. 2200 Detroit, MI 48226
O 313.294.5827
E ccapler@degc.org
degc.org

From: J Ann <annj082432@gmail.com>
Sent: Saturday, February 4, 2023 8:16:29 AM

To: Cora Capler <ccapler@degc.org>

Subject: Inquiry

Greetings

Will there be a physical report available before Monday's February 6th, 2023 meeting for Brownfield plan?

Please explain, I look forward to your response.

Thank you

Cora Capler

From: Halima Afi <halima.afi@gmail.com>
Sent: Tuesday, February 7, 2023 4:16 PM
To: Cora Capler; Brian Vosburg; Jonathan Kinloch
Subject: Public Comment DBRA 2/8/23

Follow Up Flag: Follow up
Flag Status: Flagged

Greetings Honorable Body,

I respectfully request this comment be read aloud during the February 8th meeting

I hope this email finds you all well. My name is Halima Cassells and I am a homeowner, mother, gardener, and artist living in Detroit, District 5. I write in support of the recommendations made by the Equitable Detroit Coalition, which represents the 98,000 voters in Detroiters, including myself, who voted for a REAL community benefits ordinance.

I am writing to implore you to VOTE NO on the transitional Brownfield abatement that the billionaire developers are seeking for the District Detroit project. The citizens of Detroit who have remained and paid taxes like my family for generations deserve better. This deal effectively transfers precious public funds into private hands who then are able to leverage, capitalize, and compound their returns based on this public money, while throwing a few crumbs our way. We can do better. For the sake of our children, we must.

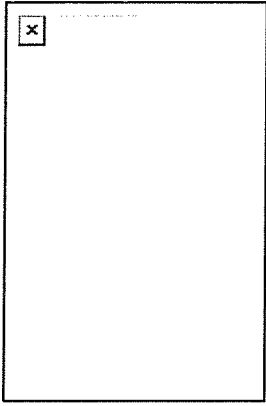
To ensure the delivery of true community benefits, there needs to be

1. A racial equity framework tied to this project.
2. An environmental impact study must be conducted during construction as well as post construction.
3. A comprehensive plan to ensure that as property values spike (and they will), longtime residents are not displaced by rising rents as a result.
4. The affordable housing must reflect the real housing needs of Detroit. That is, a majority of the affordable housing units must be 2- and 3-bedroom apartments that are able to accommodate households with children. The affordable units should also be provided in perpetuity—that being as long as the building is standing.

In addition to the above, there must be commitments made for the following:

1. Annual contribution of at least \$1M to the Housing Trust Fund,
2. Living Wage jobs during and after construction for Detroiters
(Here is [MIT's Living Wage Calculator](#), note that it is \$38.92 for a single adult with one child in Wayne County),
3. Mandatory and ongoing racial sensitivity training for all security personnel in the District,
4. Acceptance of debit cards in addition to credit cards in all venues across the portfolio.

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P+L

Halima Afi Cassells

Artist/ Facilitator/ Community Advocate/ Mom

halimacassells.com/ +013138015628 / IG [@halima_afi](https://www.instagram.com/halima_afi)

Cora Capler

From: Ali Gali <agali@detroitjustice.org>
Sent: Wednesday, February 8, 2023 12:50 PM
To: Cora Capler
Subject: Public Comment for the Brownfield Development Board

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon,

I am a resident of Detroit and I am submitting this **public comment** to the Brownfield Development Board on the District Detroit Public Investments. I am **opposed** to the tax abatement deal that would only enrich the pockets of Detroit's billionaires, while leaving the acute and ongoing needs of the majority of Detroit unheard and uncared for.

The city of Detroit has already provided tax abatements in the amount of half a billion dollars for the Little Caesars Arena. The arena of course did not promote the wellbeing of an average Detroiter. On the contrary, homelessness and evictions have been on the rise, public transit is completely lacking, and the majority of Detroiters are continuing to live without access to healthy foods. Developing an *inaccessible, unwanted, fantasy of a rich city* is an ineffective strategy, and a waste of public funds to *facilitate* rich people's investments, for projects that have no connection to Detroiters' needs. While the city is continuing to believe in a trickle-down economics model, the reality of capitalist destruction across the country shows us that such models only make the rich *richer*, while the poor (and dispossessed) only suffer more.

As a resident of this city, I am opposed to directing of *any more public funds* to these billionaires. If the Ilitch Family and Stephen Ross have Detroiters' futures in their minds, then they should *pay for the development* they are proposing. They cannot both mandate a project, and seek abatement that *steal* the money from the many services Detroiters are asking for. If you had spent any time during public comments in the City Council, you would hear a range of Detroiters, from across generations, asking for mental health services, for better transportation, for disability accommodations, for investments to neighborhood gardens and centers. It is unjust for you to ignore their demands, and use their funds for a project that is not for them.

With all these considerations in mind, I demand that the Brownfield Authority Board vote **NO** on the deal. Keep the money to support the vision of Detroiters, not the billionaires.

Sincerely,
Ali Murat Gali

--
Ali Murat Gali
they/them/theirs

Legal Fellow, Detroit Justice Center
agali@detroitjusticecenter.org

Join our movement!

Cora Capler

From: Elaniece Spicer <kykinks@gmail.com>
Sent: Wednesday, February 8, 2023 12:49 PM
To: Cora Capler; info@detroitpeoplesplatform.org
Subject: District Detroit Tax Abatement Deal

Follow Up Flag: Follow up
Flag Status: Flagged

To the Members of the Brownfield Redevelopment Board:

I am a resident of Detroit and I am opposed to the District Detroit tax abatement deal.

Detroiters have already invested hundreds of millions of public tax dollars in Little Caesar's arena including major land give aways. I believe these wealthy billionaires like the Ilitch Family and Stephen Ross should pay for the District Detroit Development with their own money and not continue to rely on support from city and state tax payers.

The Brownfield Authority Board should vote NO on the deal.

Thank you
Elaniece Spicer

Cora Capler

From: Rochella Stewart <dyamino5558@gmail.com>
Sent: Wednesday, February 8, 2023 12:37 PM
To: Cora Capler; info@detroitpeoplesplatform.org
Subject: District Detroit Tax Abatement Deal

Follow Up Flag: Follow up
Flag Status: Flagged

To the Members of the Brownfield Redevelopment Board:

I am a resident of Detroit and I am opposed to the District Detroit tax abatement deal.

Detroiters have already invested hundreds of millions of public tax dollars in Little Caesar's arena including major land give aways. I believe these wealthy billionaires like the Ilitch Family and Stephen Ross should pay for the District Detroit Development with their own money and not continue to rely on support from city and state tax payers.

The Brownfield Authority Board should vote NO on the deal.

Thank you

Cora Capler

From: Sherry Webster <sherrymoore1017@gmail.com>
Sent: Wednesday, February 8, 2023 11:59 AM
To: Cora Capler; info@detroitpeoplesplatform.org
Subject: District Detroit Tax Abatement Deal

Follow Up Flag: Follow up
Flag Status: Flagged

To the Members of the Brownfield Redevelopment Board:

I am a resident of Detroit and I am opposed to the District Detroit tax abatement deal.

Detroiters have already invested hundreds of millions of public tax dollars in Little Caesar's arena including major land give aways. I believe these wealthy billionaires like the Ilitch Family and Stephen Ross should pay for the District Detroit Development with their own money and not continue to rely on support from city and state tax payers.

The Brownfield Authority Board should vote NO on the deal.

Thank you

Cora Capler

From: +13136755993@mymetropcs.com
Sent: Wednesday, February 8, 2023 12:25 PM
To: Cora Capler

Follow Up Flag: Follow up
Flag Status: Flagged

To the Members of the Brownfield Redevelopment Board:

I am a resident of Detroit and I am opposed to the District Detroit tax abatement deal.

Detroiters have already invested hundreds of millions of public tax dollars in Little Caesar's arena including major land give aways. I believe these wealthy billionaires like the Ilitch Family and Stephen Ross should pay for the District Detroit Development with their own money and not continue to rely on support from city and state tax payers.

The Brownfield Authority Board should vote NO on the deal.

Thank you

Cora Capler

From: Shanna Merola <merolasa@gmail.com>
Sent: Wednesday, February 8, 2023 12:44 PM
To: Cora Capler
Subject: The District Detroit Tax Abatement Deal Vote No / No to Brownfield

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it concerns,

I am a Detroit resident and taxpayer opposed to the District Detroit tax abatement deal. I believe that wealthy billionaires like the Ilitch Family and Stephen Ross should pay for the District Detroit Development with their own money and not continue to rely on support from city and state tax payers. Please stand on the side of justice with hardworking, longtime residents of Detroit who are the heart of this city.

The Brownfield Authority Board should vote NO on the deal.

Sincerely,
Shanna Merola

Cora Capler

From: Eden Bloom <Eden@detroitpeoplesplatform.org>
Sent: Tuesday, February 7, 2023 4:26 PM
To: Cora Capler; Info
Subject: Public Comment for DBRA Meeting 2/8/2023

Follow Up Flag: Follow up
Flag Status: Flagged

Members of the Detroit Brownfield Redevelopment Authority Board of Directors.

I'm a resident of the East Side of the City of Detroit. I am also the father of 3 school aged children. We are extremely proud that our oldest will be attending Cass Tech next year. We also have a special needs child and I'm extremely concerned about the district's ability to meet their and other student's needs. While I believe that the teachers and staff of DPS are extremely talented and committed, I see a great injustice in the lack of proper funding and support of public education in a majority Black city. This is the cause of my concern for all our children.

Our family consider it appalling that Ross and Ilitch would come asking or for the DBRA Board of Directors to even consider any public funding for private projects that would negatively impact the bottom line for Detroit students. In the public hearing BRIAN VOSBURG, Director Of Brownfield Redevelopment mentioned that there was some formula for the schools to be reimbursed. Even if that were the case, the terms of these deals last so long that our kids won't see that return. Our child who needs extra support and others like them are already challenged by the lack of funding in our schools. It truly is disgusting.

We have already given these companies and others like them far too much and many of our children will be worse off for it. I ask you to send the developers back to the bank to fund their own project or step it back considerably to meet their own budget without taking away from those who desperately need it. I do hope that you will see that the time for this development model in the city has past and that this is an opportunity to stand up for what is right in the face of all the damage already done.

PLEASE VOTE NO and send this project back to the bank to figure out how they can do it without hurting others.

Thank you for reading my comment.--

Eden Bloom (he/him/his)
East Side Detroit Resident

Cora Capler

From: Chrissy B <missbay1976@yahoo.com>
Sent: Tuesday, February 7, 2023 5:59 PM
To: Cora Capler
Subject: District Detroit Deal

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

I vote no on the District Detroit Deal.

Sent from Yahoo Mail on Android

Cora Capler

From: lynda howard <charlevoix1940@gmail.com>
Sent: Tuesday, February 7, 2023 9:39 PM
To: Cora Capler
Subject: Brownfield

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

I would like them to vote no on the district Detroit deal or the Detroit district deal

Cora Capler

From: Rochella Stewart <dyamino5558@gmail.com>
Sent: Wednesday, February 8, 2023 9:53 AM
To: Cora Capler; info@detroitpeoplesplatform.org
Subject: District Detroit Tax Abatement Deal

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

To the Members of the Brownfield Redevelopment Board:

I am a resident of Detroit and I am opposed to the District Detroit tax abatement deal.

Detroiters have already invested hundreds of millions of public tax dollars in Little Caesar's arena including major land give aways. I believe these wealthy billionaires like the Ilitch Family and Stephen Ross should pay for the District Detroit Development with their own money and not continue to rely on support from city and state tax payers.

The Brownfield Authority Board should vote NO on the deal.

Thank you

Cora Capler

From: Deb Sumner <debswd@gmail.com>
Sent: Wednesday, February 8, 2023 11:33 AM
To: Cora Capler
Subject: Request DBRA VOTE NO on the District Detroit Transformational Brownfield

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Capler,

For the Record at the DBRA Meeting today Feb. 8, 2023:

I submit my request for the **DBRA to Vote NO on the DDTB Plan** to allow for additional discussions & information directly & clearly explaining to the People, the Taxpayers of Detroit in writing, where the exact funding source/s would be coming from to fund such a large costly request of public funding for the DDTB Plan.

DBRA has a responsibility to make it clear to the Taxpayers that in no way, shape or form that funding this DDTB Plan would negatively impact or lessen the City's General Fund, lessen the funding of our passed millages for our Schools or lessen the of our passed millages for our libraries!

Thank you & Sincerely,
Deb Sumner
1071 Hubbard Detroit, MI 48209
Long-life Senior Resident Homeowner

I requested answers to various questions after the evening DEGC Public Hearing earlier this week on this matter but have not received a response as of today.

Cora Capler

From: steve panton <stevepanton@airpost.net>
Sent: Wednesday, February 8, 2023 11:37 AM
To: Cora Capler
Subject: Written Comment for the Wednesday February 8, 2023 DBRA Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Detroit Brownfield Redevelopment Authority board members,

As residents of Detroit, we urge you to vote AGAINST the proposed new \$616M Transformational Brownfield funding for the "District" project.

The funding mechanism by which the DBRA "captures" taxes to fund development in the downtown area is a form of wealth redistribution that prioritizes the needs of the few over the many. Rather than continuing to fetishize these large-scale developments, which history shows ultimately provide negative benefits for the residents of the city, we would urge the board to prioritize socially valuable projects like education, libraries, and helping long-term residents of Detroit maintain the city's aging housing stock. Perhaps you could even consider using your authority's powers to environmentally remediate some of the city's many brownfield sites.

The "District" proposal is especially egregious because of the unprecedented and breathtakingly large sums requested, the applicants' past history of exaggerated claims when requesting public funding and subsequent under-delivery in practice and the lack of tangible benefits for the citizens of Detroit.

This is not a responsible way to invest over \$600M and we ask you to vote NO on this project.

Kathleen Rashid and Steve Panton

2511 Lothrop, Detroit, MI 48206

Cora Capler

From: Gwendoly Peoples <gap47488@yahoo.com>
Sent: Wednesday, February 8, 2023 11:41 AM
To: Cora Capler
Cc: Linda Campbell; Eden Bloom
Subject: Please read into public comments at the DBRA Regular Meeting on Feb 8, 2023

Follow Up Flag: Follow up
Flag Status: Flagged

Morning Detroit Transformational Brownfield Redevelopment Planners. I wish I could say GOOD MORNING TODAY.

However, as a long time resident of Detroit please VOTE NO, NO, and NO on the District Detroit Transformational Brownfield Plan today February 8, 2023. I'm thanking you today because thirty/thirty-five years from now I may not remember that rich developers owe my city "DETROIT" millions of dollars that we could have used to repair our schools, rebuild state of the art library"s and recreational centers for every community in the city which I love "DETROIT".

THANK YOU IN ADVANCE

Gwendolyn Peoples

Cora Capler

From: Rita Ross <ritaprice1647@gmail.com>
Sent: Wednesday, February 8, 2023 11:43 AM
To: Cora Capler; info@detroitpeoplesplatform.org
Subject: District Detroit Tax Abatement Deal

Follow Up Flag: Follow up
Flag Status: Flagged

To the Members of the Brownfield Redevelopment Board:

I am a resident of Detroit and I am opposed to the District Detroit tax abatement deal.

Detroiters have already invested hundreds of millions of public tax dollars in Little Caesar's arena including major land give aways. I believe these wealthy billionaires like the Ilitch Family and Stephen Ross should pay for the District Detroit Development with their own money and not continue to rely on support from city and state tax payers.

The Brownfield Authority Board should vote NO on the deal.

Thank you

Sent from my iPhone

Cora Capler

From: Shirley Davis <melbourne210@icloud.com>
Sent: Wednesday, February 8, 2023 11:45 AM
To: Cora Capler; info@detroitpeoplesplatform.org
Subject: District Detroit Tax Abatement Deal

Follow Up Flag: Follow up
Flag Status: Flagged

To the Members of the Brownfield Redevelopment Board:

I am a resident of Detroit and I am opposed to the District Detroit tax abatement deal.

Detroiters have already invested hundreds of millions of public tax dollars in Little Caesar's arena including major land give aways. I believe these wealthy billionaires like the Ilitch Family and Stephen Ross should pay for the District Detroit Development with their own money and not continue to rely on support from city and state tax payers.

The Brownfield Authority Board should vote NO on the deal.

Thank you

Sent from my iPhone

Cora Capler

From: Sparral Bracey <sparral.bracey@icloud.com>
Sent: Wednesday, February 8, 2023 11:49 AM
To: Cora Capler; info@detroitpeoplesplatform.org
Subject: District Detroit Tax Abatement Deal

Follow Up Flag: Follow up
Flag Status: Flagged

To the Members of the Brownfield Redevelopment Board:

I am a resident of Detroit and I am opposed to the District Detroit tax abatement deal.

Detroiters have already invested hundreds of millions of public tax dollars in Little Caesar's arena including major land give aways. I believe these wealthy billionaires like the Ilitch Family and Stephen Ross should pay for the District Detroit Development with their own money and not continue to rely on support from city and state tax payers.

The Brownfield Authority Board should vote NO on the deal.

Thank you

Sent from my iPhone

Cora Capler

From: Roquesha O'Neal <roqueshaoneal@gmail.com>
Sent: Wednesday, February 8, 2023 11:55 AM
To: Cora Capler; info@detroitpeoplesplatform.org
Subject: District Detroit Tax Abatement Deal

Follow Up Flag: Follow up
Flag Status: Flagged

To the Members of the Brownfield Redevelopment Board: I am a resident of Detroit and I am opposed to the District Detroit tax abatement deal. Detroiters have already invested hundreds of millions of public tax dollars in Little Caesar's arena including major land give aways. I believe these wealthy billionaires like the Ilitch Family and Stephen Ross should pay for the District Detroit Development with their own money and not continue to rely on support from city and state tax payers. The Brownfield Authority Board should vote NO on the deal. Thank you

--

Sincerely,

Roquesha O'Neal
Parent Advocate
(313) 826-8074

"You educate a mother, and you save a family."

Cora Capler

From: Sandra Secrest <saundramcgee15@gmail.com>
Sent: Wednesday, February 8, 2023 11:55 AM
To: Cora Capler; info@detroitpeoplesplatform.org
Subject: District Detroit Tax Abatement Deal

Follow Up Flag: Follow up
Flag Status: Flagged

To the Members of the Brownfield Redevelopment Board:

I am a resident of Detroit and I am opposed to the District Detroit tax abatement deal.

Detroiters have already invested hundreds of millions of public tax dollars in Little Caesar's arena including major land give aways. I believe these wealthy billionaires like the Ilitch Family and Stephen Ross should pay for the District Detroit Development with their own money and not continue to rely on support from city and state tax payers.

The Brownfield Authority Board should vote NO on the deal.

Thank you

Sent from my iPhone

Cora Capler

From: lindagordon3@netzero.net
Sent: Wednesday, February 8, 2023 2:57 PM
To: Cora Capler
Subject: NO ON BROWNFIELD PLAN FOR DISTRICT DETROIT

Dear MS Capler,

Please register me as an emphatic **NO** on **The District Detroit Transformational Brownfield Plan**

I am a lifelong Detroit resident, age 76, and the plan does not offer any financial investment return for me or my off-springs.

Also, please consider that Joe Louis Arena was just a few years past the end of the tax abatement period when the final game was held in 2017. Which means taxes were only paid by the arena for less than 5 years. This investment was clearly a bad deal for all Majority Detroiters, especially for our Detroit Public Schools and libraries.

PLEASE VOTE NO TO THE DISTRICT DETROIT TRANSFORMATIONAL BROWNFIELD PLAN.

Additionally, will you confirm or deny that there is a credit card dispensing machine, located inside the Little Caesar Arena, for a cash fee? If there is such a machine, who profits from this transaction?

It is time to end the fleecing of Majority Detroiters!

Linda Bowie
(313) 824-9126 land line

Cora Capler

From: Asmara Ruth Afework <asmara.afework@protonmail.com>
Sent: Wednesday, February 8, 2023 3:09 PM
To: Cora Capler
Subject: Vote No on District Detroit Abatement Deal

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Brownfield Redevelopment Board:

As a resident of Detroit, as the parent of a school-aged child, and as someone who values the benefits libraries bring to our communities, I am urging you to vote NO on the District Detroit tax abatement deal.

The total request for public investment is nearly \$800 million, including the tax capture of \$226.8 million from our schools and \$5.7 million from our libraries which are desperately in need of funds to reopen all branches after the pandemic. Taking money needed by these educational institutions to give it as a gift to billionaires is unconscionable. The developers who will reap the benefits of the project should pay for it, instead of diverting money from our children and communities who depend on public schools and libraries.

Thank you,
Asmara Ruth Afework
313-244-8688

Cora Capler

From: LaKesha Simpson <mshesha313@yahoo.com>
Sent: Wednesday, February 8, 2023 3:57 PM
To: Cora Capler
Subject: Vote NO

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

I don't agree with having tax payers foot the bill for this District Detroit Deal. Please Detroit Brownfield Redevelopment Authority Board please vote NO

Thank you

Cora Capler

From: Kimberly Edwards <kimberly_edwards@hotmail.com>
Sent: Wednesday, February 8, 2023 4:51 PM
To: Cora Capler; info@detroitpeoplesplatform.org
Subject: District Detroit Tax Abatement Deal

Follow Up Flag: Follow up
Flag Status: Flagged

To the Members of the Brownfield Redevelopment Board:

I am a resident of Detroit and I am opposed to the District Detroit tax abatement deal.

Detroiters have already invested hundreds of millions of public tax dollars in Little Caesar's arena including major land give aways. I believe these wealthy billionaires like the Ilitch Family and Stephen Ross should pay for the District Detroit Development with their own money and not continue to rely on support from city and state tax payers.

The Brownfield Authority Board should vote NO on the deal.

Thank you,

Kimberly Edwards

Cora Capler

From: Alexa Eisenberg <alexa.eisenberg@gmail.com>
Sent: Wednesday, February 8, 2023 5:45 PM
To: Cora Capler
Subject: No on District Detroit tax abatement deal

Follow Up Flag: Follow up
Flag Status: Flagged

Hello, I am Alexa Eisenberg, a Detroit resident. I am emailing to say:

- I am opposed to the District Detroit tax abatement deal
- I believe that wealthy billionaires like the Ilitch Family and Stephen Ross should pay for the District Detroit Development with their own money and not continue to rely on support from city and state tax payers AND
- The Brownfield Authority Board should vote NO on the deal

Thank you.



CODE DBRA 23-02-02-317

APPROVAL OF MINUTES OF JANUARY 30, 2023

RESOLVED, that the minutes of the special meeting of January 30, 2023 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Detroit Brownfield Redevelopment Authority.

February 8, 2023



CODE DBRA 23-01-314-02

TRANSFORMATIONAL BROWNFIELD PLAN FOR THE DISTRICT DETROIT REDEVELOPMENT PROJECTS

WHEREAS, pursuant to 381 PA 1996, as amended (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) has been established by resolution of the City Council of the City of Detroit (the “City Council”) for the purpose of promoting the revitalization of certain properties in the City of Detroit; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed transformational brownfield plan for the District Detroit (the “Plan”) to the Community Advisory Committee for its consideration and comment and has solicited comments from the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

WHEREAS, the Community Advisory Committee has considered the proposed Plan and approved a resolution recommending the approval of the proposed Plan by the DBRA and the City Council as presented by the DBRA; and

WHEREAS, in accordance with the provisions of Act 381, the Board of Directors of the DBRA has considered the proposed Plan and desires to approve the proposed Plan and to request that City Council call a public hearing in accordance with Sections 14 and 14a of Act 381 to consider and adopt a resolution approving the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the transformational brownfield plan for the District Detroit is consistent with the purposes and requirements of Act 381 and recommends submittal of the Plan to City Council for approval.

2. The Board of Directors of the DBRA has determined that the Plan constitutes a “Qualifying Downtown Brownfield Project” under that certain Interlocal Agreement by and between the DBRA and the City of Detroit Downtown Development Authority.

3. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.

4. Any Authorized Agent of the DBRA is hereby authorized and directed by the Board of the Directors of the DBRA to submit a certified copy of this Resolution and the Plan, substantially in the form attached hereto, to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and take all other actions required to approve the Plan in accordance with Act 381.

5. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

6. That all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

7. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

February 8, 2023