



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
MINUTES OF THE
REGULAR COMMUNITY ADVISORY COMMITTEE MEETING
WEDNESDAY, APRIL 12, 2023 - 5:00 PM**

COMMITTEE MEMBERS

PRESENT:

Dr. Regina Randall
Byron Osbern
Rico Razo
George Etheridge
Ponce Clay
Jeffrey Evans

COMMITTEE MEMBERS

ABSENT:

Marloshawn Franklin
Omar Hasan
Abir Ali

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Jason Jones (Tekton Development)
Richard Barr (Honigman)
Sheila Cockrel (Crossroads Consulting)
Ron McDonald (Avanath)
Mary Bennett King
Patricia Dockery
RIGLLC
Tyson Gersh (Michigan Urban Farming Initiative)
Reghan E
Pinky
Quincy Jones
Beatrice Taylor
Phillip Talbert
Dennis Talbert
Monica Edmonds
Sheila Hamilton
Patricia Dockery
Carla Phelps
Chenita W Gary
Phillis Judkins
Stephanie's iPhone
REVV
Cindy Darrah
Lisa Tucker
The Perry's iPhone



Call to Order

Mr. Razo called the meeting to order at 5:07 p.m.

Ms. Kanalos took a roll call of the CAC Members present.

General

Approval of Minutes

Mr. Razo called for approval of the minutes of the March 22, 2023 (resolution) DBRA-CAC meeting, as presented.

The Committee took the following action:

Dr. Randall made a motion approving the minutes of the March 22, 2023, meeting, as presented.

Mr. Evans seconded the motion.

DBRA-CAC Resolution Code 23-04-02-175 was unanimously approved.

Mr. Etheridge made a motion to move Public Comment up on the agenda to take place after Mr. Vosburg's update on the North End Landing Brownfield Plan.

Projects

North End Landing Brownfield Redevelopment Plan

Mr. Vosburg presented the North End Landing Brownfield Redevelopment Plan.

Project Introduction

Avanath North End Parcel Owner I, LLC is the project developer ("Developer"). The project is a residential development across eleven (11) buildings expected to create a total of approximately one hundred seventy-seven (177) new rental apartments and flats as well as eight (8) for-sale townhomes. Two larger buildings will be traditional 3-4 story apartment buildings dedicated to senior living. The remaining buildings will be attached, stacked flats (2-story) containing 6-14 units. It is currently anticipated that construction will begin in early 2024 and that eligible activities will be completed within thirty-six (36) months thereafter. Each building is anticipated to be constructed over a 9-12-month period with construction beginning on 4 buildings in 2024, 3 buildings in 2025, and 4 buildings in 2026.

The total investment is estimated to be \$43.4 million. The Developer is requesting \$7,646,475.00 in TIF reimbursement.

There will be approximately 200 temporary construction jobs and approximately 4 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the "Property") consists of twenty-five (25) parcels, which are bounded by Caniff Street to the north, I-75 to the east, E. Grand Boulevard to the south and Woodward Avenue to the west in North End neighborhood.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose; (b) is located within the City of Detroit, a qualified local governmental

unit; and (c) the Property is “Facilities” as defined by Act 381; or (d) adjacent and contiguous to a parcel that is a “Facility” as defined by Act 381.

Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include baseline environmental assessment activities, department specific activities, due care activities, site preparation, infrastructure improvements, interest, and the development, preparation and implementation of a brownfield plan and Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

1. Environmental Assessment Activities	\$107,455.00
2. Due Care Activities	\$2,485,381.00
3. Demolition	\$367,552.00
4. Asbestos Assessment and Abatement	\$20,000.00
5. Site Preparation	\$181,497.00
6. Infrastructure Improvements	\$1,933,049.00
7. Stormwater Management	\$229,150.00
8. Brownfield Plan & Work Plan	\$60,000.00
9. Contingency (15%)	\$782,494.00
10. Interest	\$1,479,897.00
Total Reimbursement to Developer	\$7,646,475.00
11. Authority Administrative Costs	\$1,580,759.00
12. State Brownfield Redevelopment Fund	\$871,350.00
13. Local Brownfield Revolving Fund	\$3,718,155.00
TOTAL Estimated Costs	\$13,816,739.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which includes local and/or state approval of a Neighborhood Enterprise Zone (PA 147) and a Commercial Rehabilitation Act (PA 210) Tax Abatements.

Public Comments

The joint DBRA and DBRA-CAC public hearing for the Plan was held on Monday, April 10, 2023 at 5:00pm via Zoom. The results of the DBRA public hearing were provided.

Attached for the CAC’s review and approval is a resolution recommending approval of the Plan.

Mr. Vosburg stated that there were approximately 40 members of the public in attendance at the public hearing for the Plan, with 9 members of the public who asked questions, 20 public comments were received with 10 of those in favor of the project and 10 in opposition to the project. Mr. Vosburg added that additional emails and letters regarding the Plan have been received and are included in the CAC’s materials, and

additional letters of support were received since the CAC meeting on March 22, 2023 and those additional letters of support have been included in the Plan.

Mr. Razo called for general public comment and stated that each person would receive one minute to provide their public comment.

Pinky stated that she lives across the street from the Property and is opposed to the North End Landing project and that the Developer had told the community that the entire project would be privately funded but are now pursuing tax incentives for the project, and that the community engagement for the project was not sufficient.

Tyson Gersh stated he thinks the CAC should ask the Developer to make more changes to the North End Landing project to reflect the feedback from the community.

Dennis Talbert stated that he is a lifelong resident of Detroit, grew up in the North End neighborhood, and currently volunteers with the North End Youth Improvement Council, and he supports the North End Landing project and that the youth in the neighborhood are excited about the project and that this may be the first community project that is designed around a park.

Phillip Talbert stated that he is in support of the North End Landing project because it will bring multi-family housing back to the neighborhood, the development will bring retail back to the Oakland and Woodward Avenue corridors, and because the Developers are Detroit natives.

Quincy Jones stated that he is a lifelong resident of the North End neighborhood and that the North End Landing project has been discussed for a long time and he supports the project because of the new senior housing, and it will bring hope and residents back to the community and can serve as an example for new projects in other communities.

Patricia Dockery stated that her family has lived in the North End neighborhood since 1942 and she supports the North End Landing project and the work that Vanguard CDC is doing in the community, and she wants to see growth and blight elimination in the neighborhood.

Carla Phelps stated that as a member of the North End Youth Improvement Council and a resident of the North End neighborhood, she is in full support of the project and the investment that is happening in the neighborhood.

Mary Bennett King stated that she stands in firm support of the North End Landing project and that the Developer has incorporated feedback from the community in the project plans, and that the opposition to the project is not cooperating in productive conversations about the project.

Phillis Judkins stated that she has lived in the North End neighborhood since 1968 and she supports the North End Landing project, and she is happy the project includes housing for senior citizens.

Cindy Darrah stated that she lives in the Cass Corridor, and she opposes the North End Landing project because the feedback from the community was not incorporated into the project.

Patricia stated that she has lived in the North End neighborhood for 11 years and she supports the North End Landing project because of the housing for senior citizens and the redevelopment of vacant lots in the neighborhood.

Yolanda Eddins stated that she is in support of the North End Landing project because of the new residential units which will help to build the community and help support the businesses in the area.

Sheila Hamilton stated that she is a resident of the North End neighborhood and is in support of the North End Landing project and she would like for the project to get started on construction.

D.R. Castello stated that he is a lifelong resident of the North End neighborhood, President of the Men of the North End, and Vice President of the North End Neighbors Block Club, and he supports the North End Landing project, and that the neighborhood has historically had multi-family housing and the neighborhood needs more residents and the project will attract more businesses to the area.

Abby Brown stated that she is a resident of the North End neighborhood, and she supports the North End Landing project, and she is looking forward to the senior housing and the new residents to the area.

Citing no further public comment, Mr. Razo closed public comment.

Mr. Vosburg reviewed the actions available to the CAC on this item and the draft resolution in the committee book.

Mr. Razo called for a motion regarding the North End Landing Brownfield Redevelopment Plan, as presented.

Mr. Osbern made a motion to recommend approval of the North End Landing Brownfield Redevelopment Plan to the DBRA Board. Mr. Clay seconded the motion.
DBRA-CAC Resolution Code 23-03-317-02 was approved.

Administrative

Ms. Kanalos reminded the CAC of the importance of indicating their attendance for CAC meetings so that the DBRA Staff can determine if a quorum will be reached for a given meeting.

Other

None.

Public Comment

None.

Adjournment

Citing no further business, on a motion by Mr. Clay, seconded by Mr. Etheridge, Mr. Razo adjourned the meeting at 5:33 p.m.



CODE DBRA CAC 23-04-02-175

APPROVAL OF MINUTES OF MARCH 22, 2023

RESOLVED, that the minutes of the regular meeting of March 22, 2023 are hereby approved and all actions taken by the members present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Community Advisory Committee of the Detroit Brownfield Redevelopment Authority.

April 12, 2023



CODE DBRA-CAC 23-04-317-02

NORTH END LANDING BROWNFIELD REDEVELOPMENT PLAN

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

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

WHEREAS, pursuant to the resolution establishing the DBRA and the bylaws of the DBRA, the DBRA has submitted the proposed **Brownfield Plan for North End Landing Project** (the “Plan”) to the Community Advisory Committee for consideration and comment; and

WHEREAS, the Community Advisory Committee, at its March 22, 2023 meeting, received, evaluated and considered the proposed Plan; and

WHEREAS, the Community Advisory Committee, held a public hearing jointly with the DBRA for the project on April 10, 2023; and

WHEREAS, in accordance with the provisions of the resolution establishing the DBRA and the bylaws of the DBRA, the Community Advisory Committee desires to make recommendations to the DBRA and the Detroit City Council on the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. After consideration of the proposed Plan, the Community Advisory Committee makes the following comment and recommendations on the proposed Plan:
 - a. The Community Advisory Committee has determined that it is appropriate for the achievement of the purposes of Act 381 of the DBRA to adopt a Brownfield Plan for the **North End Landing Brownfield Redevelopment Project**.
 - b. The Community Advisory Committee recommends support of the proposed Plan presented to it.
2. The Chairperson of the Community Advisory Committee is authorized and directed to transmit a copy of this Resolution and the minutes of the public hearing on the proposed Plan and of the meeting at which this Resolution was adopted to the DBRA and the Detroit City Council as the report of the findings and recommendations of the Community Advisory Committee on the proposed Plan.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

April 12, 2023