



**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
20TH AND MICHIGAN AVENUE
BROWNFIELD REDEVELOPMENT PLAN**

**Monday, March 24, 2025
The Mercado
2826 Bagley
Detroit, MI 48216
6:00 PM**

In attendance were:

Brian Vosburg (DEGC/DBRA)	Jason Werner
Jennifer Kanalos (DEGC/DBRA)	Cathy Schneider (Old Western Market)
Cora Capler (DEGC/DBRA)	Cory Coffey (Corktown Neighborhood Assoc.)
Sean Mann (DCFC)	Dorothy Bennick (Corktown Neighborhood Assoc.)
Ed Siegel (JacobsStreet)	Danielle Marley
Sara Jo Shipley (PM Environmental)	Jeff Lewis (Pipefitters 636)
Jose Lemus (DBRA Board, Mayor's Office)	James Silley
Byron Osbern (DBRA-CAC)	Ray Lozano (Mexicantown CDC)
Brittney Hoszkiw (Mayor's Office)	Gloria Rocha (Plaza del Sol)
Jim Muer (Ideal Contracting)	Nicole Rittenour (TSN Block Club)
Jason Dyer (Ideal Contracting)	Marc Grassi (Corktown Neighborhood Assoc.)
Jesse Venegas (Ideal Contracting)	Tammy Alfano-Koehler
Todd Kropp (DCFC)	Terry Holman (Detroit Welcome Center)
Alex Wright (DCFC)	Sam Butler (Hubbard Richard Resident Assoc.)
Colleen Robar (Robar PR)	Vanessa McCartney (Mexicantown CDC)
Katrenia Moncrief (MWV Environmental)	Fred Hunter (Detroit PAL)
Larry Thomas (MWV Environmental)	Chan Vayhour
Ana Sandoval (HRRRA Board)	Thomas Gilchrist
Cynthia Casillas (Hubbard Richard Resident Assoc.)	

Mr. Vosburg called the meeting to order at 6:07 PM.

Mr. Vosburg informed the hearing of the tax increment financing request per the Brownfield Plan, provided an overview of the project, the brownfield approval process, and how tax increment financing works.

Mr. Mann, Mr. Siegel, Mr. Muer and Mr. Venegas provided further information about the development team and about the project including the current conditions of the property, the demolition timeline for the project, and the future plans for a soccer stadium on the property.

Question and Answer

Attendees of the public hearing asked questions regarding who the previous owner of the property was, clarification on the requirements of the Executive Orders applicable to the project around the hiring of Detroit-based subcontractors and Detroit residents on the construction of the project, the amount and types



of contamination present on the property, what the “cap” will be on the property for the containment of contaminants, the fugitive dust plan for the demolition of the former hospital on the property including air quality testing and the selective demolition method as opposed to an implosion, and dust monitoring, whether rodents will be an issue in the surrounding area during and after the demolition, and the remediation and proposed future use(s) of the additional parcels located south of the railroad tracks that are included in the Plan.

Public Comment

Ms. Cathy Schneider stated that she is a resident and property owner in the Corktown community and is working to open the Old Western Market on Michigan Avenue and stated that she is in full support of the demolition of the former hospital because it is a source of blight and potential danger to the neighborhood.

Ms. Cory Coffey asked why the City of Detroit does not pursue the former owner of the property for the blighted conditions that increased while they were responsible for the maintenance of the property. Mr. Vosburg stated that while the developer is now taking on the demolition and remediation work on the property, that would not preclude the City of Detroit from seeking legal action against the former property owner for the blight and contamination issues on the property.

Mr. Sam Butler stated that he is a board member of the Hubbard Richard Neighbor Association. The association supports the project and the demolition of the former hospital, and he personally is happy to see a local, minority-owned contractor working on the project.

Paper copies of the presentation including renderings for the project were provided.

24 attendees indicated their support for the project and 2 attendees indicated they did not support the project on the sign-in sheet.

Citing no further questions or public comments, Mr. Vosburg provided information on ways to provide written public comment and closed the public hearing at 6:53 PM.