



**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
GODFREY HOTEL BROWNFIELD REDEVELOPMENT PLAN**

**Tuesday, October 6, 2020
Held via Zoom
4:00 PM**

In attendance were:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Nevan Shokar (DEGC)
Katy Trudeau (City of Detroit)
Seth Herkowitz (Godfrey)
Matt Kalt (Oxford Capital Group, LLC)
Sheila Cockrel (Crossroads Consulting)
Bret Stuntz (SME)
Janet Ray
Ron Cooley
David Esparza
Richard Levey
Debra

Mr. Vosburg called the meeting to order at 4:05 PM.

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

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

Mr. Herkowitz provided additional details regarding the redevelopment plan for the project location.

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

Mr. Cooley stated that he is involved with the Corktown Business Association and is a resident of the Corktown neighborhood and that he thinks this is a wonderful project but has concerns about the parking plan for the project and would like an update on the progress of the parking plan. Mr. Herkowitz stated that the Developer has been working with the City of Detroit Planning and Development Department (PDD) to finalize the parking plan for the project which includes short term and long term solutions and that the parcels currently planned for parking have a higher and better use than surface parking. Mr. Herkowitz added that there is another community meeting scheduled to update the community on the parking plans and that the Developer will be entering into a separate Development Agreement with the City which lays out the development plans for parking and an additional development and milestones that the Developer must meet and will be subject to fines should those milestones not be met. Ms. Trudeau added that this project has been in front of the DBRA Board and the Historic District Commission for approvals and that



PDD has heard the concerns of the community surrounding the parking plan for this project and that the Developer Agreement related to the parking plan will also be going to Detroit City Council for review and approval and that there are future community meetings planned by both the Developer and PDD to provide updates to the community surrounding this issue.

Ms. Ray stated that she has concerns surrounding the amount of TIF being requested under this Plan and the financial need of the project, specifically which eligible activities are included in the request, the impact on Detroit Public Schools, and asked why the additional developments mentioned are not included in this request because it would bring the total investment for the projects to over \$75 million triggering the Community Benefits Ordinance (CBO) as a Tier 1 project. Ms. Capler provided detail on the eligible activities included in the Plan and their respective amounts. Mr. Stuntz gave additional information for Site Preparation activities and what that category entails specific to this project. Mr. Herkowitz stated that each project has its own set of investors, partners, and budgets and in this case because of the environmental and geotechnical issues the Brownfield TIF program is able to assist with the higher costs of developing this particular site and that the economic investment of this project will benefit the City of Detroit and the Corktown neighborhood by developing a property that is currently vacant and creating a significant number of permanent jobs. Mr. Shokar stated that DEGC staff has reviewed the financials for this project and has determined that the TIF request under the Plan and the additional tax abatement being pursued are required to make this project viable and that there is a signed agreement with the Civil Rights Inclusion and Opportunity (CRIO) Department about the permanent jobs to be created by this project. Ms. Trudeau stated that this project did not trigger the CBO as a Tier 1 project because the future projects planned on the adjacent parcels are separate from this project and those parcels are not included in this Plan and should the additional projects have an investment greater than \$75 million that will trigger the CBO as a Tier 1 project. Mr. Vosburg clarified that the school taxes to be captured under this Plan will not affect Detroit Public Schools Community District (DPSCD) because the State of Michigan will make DPSCD whole and that DPSCD will not experience any loss as a result of this project.

Ms. Ray stated that she has concerns regarding St. Peter's Church and the potential effects of the new development and asked that the Developer consider entering into an agreement with St. Peter's Church to repair any damage that may happen to the church. Mr. Herkowitz stated that the Developer has been in contact with and has met with St. Peter's Church regarding the project, has made certain commitments to the church and with regards to monitoring, the Developer is going to review the monitoring that was performed at the church near Comerica Park when Comerica Park was constructed and added that the general contractor for this project has extensive experience with construction and monitoring for neighboring structures.

Citing no further public comments, Mr. Vosburg closed the public hearing at 4:45 PM.