



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
MINUTES OF THE  
REGULAR COMMUNITY ADVISORY COMMITTEE MEETING  
WEDNESDAY, MARCH 8, 2023 - 5:00 PM**

**COMMITTEE MEMBERS  
PRESENT:**

Abir Ali  
Dr. Regina Randall  
Omar Hasan  
Byron Osbern  
Rico Razo  
George Etheridge  
Ponce Clay  
Marlowshawn Franklin  
Jeffrey Evans

**COMMITTEE MEMBERS  
ABSENT:**

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Malinda Jensen (DEGC/DBRA)  
Monika McKay-Polly (DEGC/DBRA)  
Elizabeth Masserang (PM Environmental)  
D'Marco Ansari (Greatwater Opportunity Capital)  
Sarah Pavelko (Greatwater Opportunity Capital)  
Anne Jamieson (Jamieson Consulting)  
Kurt Hines (Marigold Houses, LLC)  
Charlie Keranan  
Jomo King



### **Call to Order**

Dr. Randall, Acting-Chairperson, called the meeting to order at 5:00 p.m.

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

Mr. Etheridge, Mr. Evans, Mr. Osbern, Mr. Franklin, Mr. Hasan, and Mr. Clay introduced themselves as the newest members of the CAC and provided some information on their professional backgrounds.

### **General**

#### **Election of Chairperson, Vice-Chairperson, and Treasurer FY 2022-23**

Ms. Kanalos presented the Election of Chairperson, Vice-Chairperson, and Treasurer for FY 2022-23 to the CAC.

With the new appointments of four CAC Members, there is a need to elect a new Chairperson and Vice-Chairperson for the remainder of the current fiscal year ending June 30, 2023.

DBRA staff proposed that the acting CAC Chair open the floor to nominations, followed by a vote of the CAC members.

Dr. Randall opened the floor for nominations for Chairperson.

Mr. Etheridge nominated Mr. Razo for Chairperson of the CAC. Mr. Franklin seconded the nomination. Mr. Osbern made a motion to appoint Mr. Razo as Chairperson of the CAC. Mr. Clay seconded the motion.

Dr. Randall opened the floor for nominations for Vice-Chairperson.

Mr. Etheridge nominated Mr. Osbern as Vice-Chairperson of the CAC. Mr. Osbern seconded the nomination. Mr. Clay made a motion to appoint Mr. Osbern as Vice-Chairperson of the CAC. Mr. Etheridge seconded the motion.

Acknowledging that Mr. Razo was formerly the Treasurer of the CAC, Dr. Randall opened the floor to nominations for Treasurer of the CAC.

Mr. Etheridge nominated Mr. Hasan for Treasurer of the CAC. Mr. Razo made a motion to appoint Mr. Hasan as Treasurer of the CAC. Mr. Clay seconded the motion.

DBRA-CAC Resolution Code 23-03-01-57 appointing Mr. Razo as Chairperson, Mr. Osbern as Vice-Chairperson, and Mr. Hasan as Treasurer was unanimously approved.

Mr. Razo took over as Chairperson of the meeting.

### **Approval of Minutes**

Mr. Razo called for approval of the minutes of the January 30, 2023 (resolution) DBRA-CAC meeting, as presented.

Mr. Etheridge made a motion to amend the minutes of the January 30, 2023 DBRA-CAC meeting to correct the spelling of Rian English-Barnhill's name. Mr. Franklin seconded the motion.

The Committee took the following action:

Mr. Osborn made a motion approving the minutes of the January 30, 2023, meeting, with the amendment from Mr. Etheridge. Dr. Randall seconded the motion. DBRA-CAC Resolution Code 23-03-02-173 was unanimously approved.

## **Projects**

### **3200 Tyler Brownfield Redevelopment Plan**

Mr. Vosburg presented the 3200 Tyler Brownfield Redevelopment Plan.

#### **Project Introduction**

Marigold Houses, LLC is the project developer (“Developer”). The project will renovate the abandoned 15-unit multifamily apartment building with retained elements of the original historic charm. The building identified as the Webster Arms Apartment was constructed in 1928 and consists of a two-story multi-family residential building with a basement. The HVAC system will be converted in this building into a 100% electric Green building, with Green Heat Pump heating and cooling in every unit (4 times more efficient than older electric heating and cooling systems, designed to meet climate reduction goals). Anticipated rental rates will be 50%-60% of the Area Median Income (AMI). It is currently anticipated construction will begin in summer 2023 and eligible activities will be completed within 18 months.

The total investment is estimated to be \$2 million. The Developer is requesting \$473,776.00 in TIF reimbursement.

There will be approximately 6-10 temporary construction jobs and approximately 2 permanent jobs are expected to be created by the project.

#### **Property Subject to the Plan**

The eligible property (the “Property”) consists of one (1) parcel, 3200 Tyler Street, which is bounded by an alleyway to the north, Wildemere Street to the east, Tyler Street to the south and the property line to the west in the Russell Woods/Narden Park 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 “Functionally Obsolete” 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 environmental assessment activities, demolition, lead and asbestos abatement, site preparation, public infrastructure improvements, 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	\$2,500.00
2. Demolition	\$74,700.00
3. Lead and Asbestos Abatement	\$36,050.00

4. Site Preparation	\$9,500.00
5. Infrastructure Improvements	\$237,000.00
6. Brownfield Plan & Work Plan	\$60,000.00
7. Contingency (15%)	\$54,026.00
<b>Total Reimbursement to Developer</b>	<b>\$473,776.00</b>
8. Authority Administrative Costs	\$93,235.00
9. State Brownfield Redevelopment Fund	\$24,037.00
10. Local Brownfield Revolving Fund	\$0.00
<b>TOTAL Estimated Costs</b>	<b>\$591,048.00</b>

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 an Obsolete Property Rehabilitation Act (PA 146) Tax Abatement.

Attached for the CAC's review and approval were three (3) resolutions: 1.) a resolution supporting the Plan in the event the Committee does not deem it necessary to conduct a CAC public hearing and 2.) a resolution authorizing a public hearing in the project area and 3.) a resolution authorizing a public hearing in the project area and to appoint up to two special CAC members. The public hearing may be held jointly with any public hearing conducted by the Detroit Brownfield Redevelopment Authority.

Mr. Hines provided more information about the project including the Developer's passion for redeveloping historic structures, the current conditions of the Property, the plans for stormwater management systems, the types of residential units that will be included in the development, and the conversion of the heating systems to all electric.

Mr. Clay asked how many projects the Developer has completed. Mr. Hines stated that he has completed about a dozen other projects in the City of Detroit and the City of Highland Park and that this will be the largest project that he will have completed and that he works with his brother on the projects.

Mr. Etheridge stated that he would like to commend the Developer on committing to a deeper level of affordability for the residential units than the standard affordability that is required with the approval of a tax abatement. Mr. Etheridge then asked what process the Developer will complete in order to identify a contractor to perform the lead and asbestos abatement. Mr. Hines stated that he has touched base with a few contractors about completing the lead and asbestos abatement for the project and received some cost estimates, and stated that considering the seriousness and sensitivity of lead and asbestos abatement, they will be utilizing a licensed and insured contractor to complete the work.

Mr. Etheridge asked for clarification on the requested grant and loan from the Local Brownfield Revolving Fund. Mr. Vosburg stated that the Developer is requesting a grant and loan from the Local Brownfield Revolving Fund, and stated that under brownfield plans, once the developer is fully reimbursed the DBRA is able to capture up to five years of TIF under the plan to go into the Local Brownfield Revolving Fund which is used to provide grants and loans for projects with brownfield eligible activities.

Mr. Franklin stated that as he was born and raised in this neighborhood, he is happy to see this building being redeveloped and to see investment in the area. Mr. Franklin then asked what the plans are for parking for the development. Mr. Hines stated that the parking plans for the project is something that he has been working on and stated that he was in talks with the Detroit Land Bank Authority about purchasing a nearby lot to use for surface parking but that it didn't seem to be the best option for the project and that he is trying to contact the owners of some privately owned properties near the Property.

Mr. Franklin asked if there will be a fee charged for parking for the residents of the Property. Mr. Hines stated that if he isn't able to provide enough parking spots for all of the residents, he may charge a nominal fee for parking for those residents who do want to have a reserved parking spot.

Mr. Franklin asked for more information on the sizes of the residential units. Mr. Hines stated that the residential units are a mix of studio units and one-bedroom units.

Mr. Osbern stated that he commends the Developer on taking on this project, and asked if the Developer has plans to hire people from the community or Detroit-based contractors. Mr. Hines stated that through his past projects he has worked with various Detroit residents and Detroit-based contractors and that he finds many of them through word of mouth and talking to residents near the projects. Ms. Jamieson added that Mr. Hines and his brother are both residents of the City of Detroit.

Ms. Ali asked if any of the residential units are accessible for those with disabilities. Mr. Hines stated that unfortunately there are many stairs and levels throughout the building to get to the residential units and that layout makes it challenging to make the building accessible for those with disabilities.

Ms. Ali asked if the building is required to be ADA compliant. Mr. Hines stated that it is not a requirement for the building to be ADA compliant.

Mr. Franklin asked for more information on the new permanent jobs to be created by the project. Mr. Hines stated that the new permanent jobs created by the project will be related to property maintenance and property management.

Mr. Etheridge asked if the Developer pursued any tax incentives for his past projects. Mr. Hines stated that he did not pursue tax incentives for his past projects and this is the first time pursuing approval of tax incentives.

Ms. Ali asked for more information on the planned stormwater management for the project. Mr. Hines stated that currently the gutters and drains are connected directly to the sewer system and his plan is to disconnect those drains and there is an area on the Property where the stormwater management system will be located.

Mr. Osbern asked what the anticipated construction timeline is for the project. Mr. Hines stated that he would like to begin construction this summer and target finishing the project at the end of 2024 in order to allow for delays.

Mr. Franklin asked if the Developer is connected to any block clubs or community groups in the area. Mr. Hines stated that he has had a hard time connecting with any block clubs or community groups in the area but stated that he has been in contact with area residents and would like to be more involved with organized community groups.

Mr. Razo suggested that the Developer reach out to the City of Detroit Department of Neighborhoods for assistance with getting connected with community groups in the area.

Mr. Evans requested that the Developer provide a list of the Detroit-based companies that they have worked with in the past. Mr. Hines stated that he would provide a list of the Detroit-based companies that he has worked with in the past and that a lot of the work has been complete by individual contractors.

Dr. Randall stated that the support letters included in the Plan were very accurate and up to date and were provided by members of the community.

Mr. Clay asked if the Developer has asked to the residents adjacent to the Property. Mr. Hines stated that he has spoken with some of the residents adjacent to the Property and plans to reach out to the others.

Mr. Razo asked for more information on the amount of TIF being requested for the lead and asbestos abatement. Ms. Jamieson stated that the amount of TIF being requested for the lead and asbestos abatement is based on estimates from contractors.

Mr. Razo asked if the plan is to remove or encapsulate the lead and asbestos in the building. Mr. Hines stated that the plan is to try to keep as many of the design elements as possible in the process of lead and asbestos abatement.

Mr. Osbern asked when the local public hearing is scheduled. Mr. Vosburg stated that the local public hearing for this project is scheduled for Wednesday, March 15, 2023 at 5:00pm.

Mr. Razo called for a motion regarding the 3200 Tyler Brownfield Redevelopment Plan, as presented.

Dr. Randall made a motion to recommend approval of the 3200 Tyler Brownfield Redevelopment Plan. Mr. Osbern seconded the motion.  
DBRA-CAC Resolution Code 23-03-316-01 was approved.

#### **450 Amsterdam Brownfield Redevelopment Plan**

Ms. Capler presented the 450 Amsterdam Brownfield Redevelopment Plan.

##### Project Introduction

9450 AMSTERDAM LLC is the project developer (“Developer”). The project will rehabilitate the historic Cadillac Motor Car Company Assembly Plant that was originally built in 1935. The building was most recently occupied by Westcott Displays, Inc. until operations were shuttered, and the buildings was vacated. The rehabilitation will provide approximately 90 loft-style apartment units, ranging from studios to two-bedroom units. At least 20% of the units will be designated as affordable at 80% of the Area Median Income (AMI). The development also includes resident parking on the adjacent surface parking lot, tenant storage, and amenity space. It is currently anticipated construction will begin in spring 2023 and eligible activities will be completed within 14 months.

The total investment is estimated to be \$27.5 million. The Developer is requesting \$1,971,805.00 in TIF reimbursement.

There will be approximately 180 temporary construction jobs and approximately 1 permanent job is expected to be created by the project.

##### Property Subject to the Plan

The eligible property (the “Property”) consists of one (1) parcel, 450 Amsterdam Street, which is bounded by railroad right-of-way to the north, the property line to the east, Amsterdam Street to the south and the property line to the west in the TechTown/New Center 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 a historic resource and “Functionally Obsolete” 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, demolition, lead and asbestos abatement, site preparation, 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	\$14,000.00
2. Demolition	\$989,000.00
3. Lead and Asbestos Abatement	\$517,500.00
4. Site Preparation	\$47,500.00
5. Brownfield Plan & Work Plan	\$40,000.00
6. Contingency (15%)	\$233,100.00
7. Interest	\$130,705.00
<b>Total Reimbursement to Developer</b>	<b>\$1,971,805.00</b>
8. Authority Administrative Costs	\$564,269.00
9. State Brownfield Redevelopment Fund	\$181,619.00
10. Local Brownfield Revolving Fund	\$641,115.00
<b>TOTAL Estimated Costs</b>	<b>\$3,358,808.00</b>

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) Tax Abatement.

Attached for the CAC's review and approval were three (3) resolutions: 1.) a resolution supporting the Plan in the event the Committee does not deem it necessary to conduct a CAC public hearing and 2.) a resolution authorizing a public hearing in the project area and 3.) a resolution authorizing a public hearing in the project area and to appoint up to two special CAC members. The public hearing may be held jointly with any public hearing conducted by the Detroit Brownfield Redevelopment Authority.

Mr. Ansari provided more information about the project including the added density it will bring to the area, and the history of the building as the first Cadillac plant in the City.

Mr. Etheridge asked if the Property has a historic designation. Mr. Ansari confirmed that the Property does have a historic designation.

Mr. Etheridge asked if the project has received approval from the Historic District Commission. Mr. Ansari stated that the project has received conditional approval from the Historic District Commission.

Mr. Etheridge asked if the Developer has identified a contractor to complete the asbestos abatement on the Property. Mr. Ansari confirmed that the Developer has identified a contractor to complete the asbestos abatement on the Property.

Mr. Etheridge asked if there are plans to erect a historic marker on the Property. Ms. Pavelko stated that the Developer is making plans to incorporate the history of the Property in the development.

Mr. Razo asked if the General Contractor for the project has been selected. Mr. Ansari stated that the General Contractor for the project will be Whiting Turner.

Mr. Franklin asked if there will be a charge for parking for residents. Mr. Ansari stated that there will be a charge for parking for the residents at a rate of \$150 per month. Ms. Pavelko added that after receiving

feedback from Detroit City Council, the rate for parking for the residents of the affordable units will be reduced by 50%.

Mr. Razo noted a discrepancy between the Plan and the memorandum provided to the CAC about the year that the building was built; 1905 v. 1935.

Mr. Razo called for a motion regarding the 450 Amsterdam Brownfield Redevelopment Plan, as presented.

Mr. Etheridge made a motion to recommend approval of the 450 Amsterdam Brownfield Redevelopment Plan. Dr. Randall seconded the motion.  
DBRA-CAC Resolution Code 23-03-315-01 was approved.

**Administrative**

None.

**Other**

None.

**Public Comment**

None.

**Adjournment**

Citing no further business, Mr. Razo adjourned the meeting at 5:54 p.m.





**CODE DBRA CAC 23-03-02-173**

**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 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.

March 8, 2023



**DBRA-CAC CODE 23-03-01-58**

**ADMINISTRATION: ELECTION OF CHAIRPERSON, VICE-CHAIRPERSON, AND TREASURER FOR FY 2022-2023**

RESOLVED, that the following is hereby elected as Chairperson of the Detroit Brownfield Redevelopment Authority Community Advisory Committee:

\_\_\_\_\_ Rico Razo \_\_\_\_\_ Chairperson

RESOLVED, that the following is hereby elected as Vice-Chairperson of the Detroit Brownfield Redevelopment Authority Community Advisory Committee:

\_\_\_\_\_ Byron Osbern \_\_\_\_\_ Vice-Chairperson

RESOLVED, that the following is hereby elected as Treasurer of the Detroit Brownfield Redevelopment Authority Community Advisory Committee:

\_\_\_\_\_ Omar Hasan \_\_\_\_\_ Treasurer

March 8, 2023



**CODE DBRA-CAC 23-03-315-01**

**450 AMSTERDAM 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 450 Amsterdam Project** (the “Plan”) to the Community Advisory Committee for consideration and comment; and

WHEREAS, the Community Advisory Committee, at its March 8, 2023 meeting, received, evaluated and considered the proposed Plan; 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 **450 Amsterdam 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.

March 8, 2023



**CODE DBRA-CAC 23-03-316-01**

**3200 TYLER 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 3200 Tyler Project** (the "Plan") to the Community Advisory Committee for consideration and comment; and

WHEREAS, the Community Advisory Committee, at its March 8, 2023 meeting, received, evaluated and considered the proposed Plan; 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 **3200 Tyler 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.

March 8, 2023