



**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
WOODWARD AND CHARLOTTE
BROWNFIELD REDEVELOPMENT PLAN**

**Monday, April 8, 2024
District Capital Offices
42 Watson, Suite D
Detroit, MI 48201
5:00 PM**

In attendance were:

Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Sierra Spencer (DEGC/DBRA)
George Roberts (Civic Companies)
Kevin Kovachevich (District Capital)
Anne Jamieson (Jamieson Consulting)
Byron Osbern (DBRA-CAC)
Josh Sanders
Amelia Benavides-Colón (Detroit Documenters)
Steven Turner

Mr. Vosburg called the meeting to order at 5:05 PM.

Mr. Vosburg informed the hearing of the tax increment financing request per the Brownfield Plan, provided an overview of the project, and answered questions regarding the activities to be reimbursed through tax increment financing.

Mr. Roberts provided details regarding the prior uses of the Properties, the plans for the redevelopment including the number of residential units (154), the makeup of the units (studio, one-bedroom, and two-bedroom units), the affordability mix of 20% of the residential units (55-80% of the Area Median Income), the current zoning for the Properties, the plan for parking for the residential units and the future retail space(s), and the potential exterior construction materials.

Q&A

Mr. Turner asked if the residential units will be ADA compliant. Mr. Roberts stated that the building will be ADA compliant and that the development will meet at least the minimum number of ADA units with the exact number to be determined.

Mr. Sanders asked what the parking plan is for the future retail space(s). Mr. Roberts stated that there will be designated parking for the retail space(s) and that it will be included in either the parking structure included in the project or surface parking lots nearby which are also owned by the developer.

Mr. Osbern asked what the anticipated construction schedule is for the project. Mr. Roberts stated that they anticipate starting construction in 2025 and the construction period to take approximately 24 months.



Mr. Turner asked if there will be any electric vehicle charging stations or other green energy elements included in the project. Mr. Roberts stated that an undetermined number of electric vehicle charging stations will be included in the parking structure and there will be green stormwater infrastructure included in the project.

Mr. Sanders asked if there will be multiple rooftop spaces included in the project. Mr. Roberts stated that there will be a rooftop space on the Charlotte Street side of the property as well as another rooftop space along Woodward Avenue and that there will be resident terraces on both sides of the property as well.

Public Comment

Mr. Sanders stated that there are a lot of vacant properties in the area that should be redeveloped, and the redevelopment of those properties would increase public safety and he is happy to see the Woodward and Charlotte project redeveloping current surface parking lots.

Mr. Turner stated that he is happy to see the Woodward and Charlotte project which will redevelop currently vacant land, and he liked that the project will be named "The Landy" in honor of Joel Landy.

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

Two attendees indicated their support for the project on the sign-in sheet.

Citing no further questions or public comments, Mr. Vosburg closed the public hearing at 5:42 PM.