



**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
16131 EAST WARREN AVENUE
BROWNFIELD REDEVELOPMENT PLAN**

**Monday, June 10, 2024
Morningside Café
16369 East Warren Avenue, Suite C
Detroit, MI 48224
5:30 PM**

In attendance were:

Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Marc Maxey (Field Day)
Ellen Donnelly (Field Day)
Anne Jamieson (Jamieson Consulting)
Eric Dueweke (DBRA Board, Morningside Community Organization)
Charon Noguees (Morningside Resident)
Gaston Noguees (Morningside Resident)
Mark Rutherford

Mr. Vosburg called the meeting to order at 5:41 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. Maxey and Ms. Donnelly provided details regarding the prior uses of the Properties and the plans for interior demolition in the existing structure, the plans for the redevelopment including the future retail spaces and residential units on the second floor, the design for the project, the plans for fully accessible retail spaces which will be white-boxed for the future retail tenants, solar panel installation on the roof of the building to benefit the residential units, and answered questions regarding the potential tenants of the retail spaces, parking options for the project, plans for adjacent properties and along the East Warren Avenue corridor, and the flexibility of the spaces to respond to the needs and trends of the neighborhood.

Public Comment

Ms. Noguees stated that she is a longtime resident of the Morningside neighborhood and is thrilled to see the project happening in her neighborhood that hasn't seen much redevelopment activity, and she is hoping that the project will be a catalyst for further development along East Warren Avenue.

Mr. Dueweke stated that he has lived in the Morningside neighborhood for 32 years and remembers when the property was originally in use, and that it is great that someone is redeveloping the property and hopes that there will be resources from the Strategic Neighborhood Fund made available further down East Warren Avenue to help more projects happen in the neighborhood.

Mr. Noguees stated that he loves the building and the plans for the redevelopment and that there needs to be more projects like it along the East Warren Corridor.



Mr. Rutherford stated that he agrees with the other public comments and is supportive of the project.

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

Four 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 6:19 PM.