



**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
ARTHUR MURRAY
BROWNFIELD REDEVELOPMENT PLAN**

**Monday, September 23, 2024
Next Chapter Books
16555 East Warren Avenue
Detroit, MI 48224
5:00 PM**

In attendance were:

Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Eric Dueweke (DBRA Board, Morningside Community Organization)
Aftan Malone (DEGC)
W. Emery Matthews (Real Estate Interests)
John Cox (Real Estate Interests)
Stanley Edwards (Real Estate Interests)
Carolyn Williams (Real Estate Interests)
Jay Williams (Next Chapter Books)
Michael Kelling (Home BBQ)

Mr. Vosburg called the meeting to order at 5:15 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. Matthews provided details regarding the history of the Property, the maintenance of the Property since it has been unoccupied, the construction timeline for the project, the parking plans for the project, the anticipated future tenant of the commercial space on the first floor of the project, and the commitment to providing the residential units at various affordable rental rates.

Public Comment

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 his parents took dance lessons at the Arthur Murray School of Dance, and that it is great that someone is redeveloping the property and hopes that it will build upon the other development happening on the East Warren Avenue corridor.

A resident stated that she has lived in the area for over 30 years having grown up there and now raising her own family in the neighborhood, and that she is happy to see development happening along the East Warren corridor and it will benefit the strong resident community that exists there by increasing the population and commercial activity.

Mr. Kelling stated that he is in support of the new developments happening in the area, but wishes there were more resources and assistance available to the residents and business owners who have long lived and operated in the City and have put in efforts to keep the area cleaned up as much as possible.



Mr. Williams stated that he had heard about the Arthur Murray project before opening Next Chapter Books a block away from the Property and that the plans for the Arthur Murray project influenced his decision to open a business nearby and that he is looking forward to the commercial space included in the project to bring more commercial activity along the East Warren corridor in addition to adding residents to the neighborhood.

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

Six 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 5:49 PM.