



**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
112 EDMUND PLACE BROWNFIELD REDEVELOPMENT PLAN**

**Thursday, June 3, 2021
Held via Zoom
4:00 PM**

In attendance were:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Malinda Jensen (DEGC/DBRA)
Richard Barr (Honigman)
Tim Loughrin (Robertson Homes)
Ben Smith (Terranovus Development)
Kate Humphrey (Housing and Revitalization Department, City of Detroit)
Theo Pride
LaKila Shea

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.

Mr. Vosburg informed the hearing of the way tax increment financing works, the structure of the Detroit Brownfield Redevelopment Authority,

Ms. Capler provided information on the tax increment financing request per the Brownfield Plan and provided an overview of the project.

Mr. Smith provided additional details regarding the history of the development of the project and its goals for the redevelopment plan for the project location, the purchase of the property from the City of Detroit, the community engagement conducted for the project, more information on the development team, including Terranovus Development and Robertson Homes, the anticipated sale price for the new residential units, and the financial need for the TIF financing.

A presentation regarding TIF financing, the DBRA, and the Brownfield Plan including historic information on the site and renderings for the project was shown to attendees.

Mr. Pride asked if there is an affordability component included in the project. Mr. Smith stated that there is not an affordability component included in the project and that the residential units will be priced as low as it is feasible given the continued rise in construction costs.

Mr. Pride stated that he was disheartened that there is not an affordability component included in this project and that when projects are receiving tax incentives they should include affordable residential units that are attainable for Detroit residents.

Citing no further public comments, Mr. Vosburg closed the public hearing at 4:30 PM.