DBRA - CAC
CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY
COMMUNITY ADVISORY COMMITTEE
500 Griswold, Suite 2200
Detroit, MI 48226

DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
MINUTES OF THE
REGULAR COMMUNITY ADVISORY COMMITTEE MEETING
WEDNESDAY, JUNE 11, 2025, 5:15 PM

COMMITTEE MEMBERS PRESENT:	Omar Hasan Marloshawn Franklin George Etheridge Byron Osbern Jeffrey Evans
COMMITTEE MEMBERS ABSENT:	Abir Ali Rico Razo Dr. Regina Randall Ponce Clay
OTHERS PRESENT:	Brian Vosburg (DEGC/DBRA) Jennifer Kanalos (DEGC/DBRA) Cora Capler (DEGC/DBRA) Sierra Spencer (DEGC/DBRA) Sidni Smith (DEGC/DBRA) Zain Mikho (Brush & Edmund) Nevan Shokar (Brush & Edmund)

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Call to Order

Vice Chairperson, Mr. Osbern, called the meeting to order at 5:34 p.m.

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

General

Approval of Minutes

Mr. Osbern called for approval of the minutes of the March 12, 2025 DBRA-CAC meeting, as presented.

The Committee took the following action:

> Mr. Etheridge made a motion approving the minutes of the March 12, 2025, meeting, as amended. Mr. Franklin seconded the motion.
>
> DBRA-CAC Resolution Code 25-06-02-185 was approved.

Projects

Brush & Edmund Brownfield Plan Redevelopment Project
Mr. Vosburg stated that the enclosed Brownfield Plan ("Plan") (Exhibit A), for the Brush & Edmund project is being submitted for review and consideration.

Project Introduction
Woodward Capital Partners is the project developer ("Developer"). The property comprising the eligible property consists of two vacant, City owned parcels at the corner of Brush St. and Edmund Place. The developer was selected via an RFP issued by the City of Detroit's Housing and Revitalization Department ("HRD") to redevelop the parcels.

The Developer is proposing a new-construction four (4) story mixed-use building. There will be an 1,155 square foot retail space as well as fifty-seven (57) rental apartments which will include studio, one-bedroom, and two-bedroom units. Twelve (12) of the apartments will be affordable for households at 80% AMI, evenly spread across all unit sizes.

	Avg. Sq. Ft.	80% AMI	Market Rate	Total
Studio	396	6	18	**24**
One (1) Bedroom	610	5	25	**30**
Two (2) Bedroom	980	1	2	**3**
Total # of Units		**12**	**45**	**57**

It is currently anticipated that construction will begin in the summer of 2025, and the Project will be completed within approximately 18-24 months thereafter.

The total investment is estimated to be $15.6 million. The Developer is requesting $3,596,630.00 in TIF reimbursement.

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There are approximately 45 temporary construction jobs and approximately 4 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the "Property") consists of two (2) parcels, at 301 & 321 Edmund Place bounded by the alley to the north, Brush Street to the east, Edmund Place to the south, and the property line to the west in the Brush Park neighborhood of Detroit.

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 will be developed as Housing Property.

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 Project Rent Loss and Infrastructure & Safety Improvements for attainable housing. The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan. 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. Financing Gap (Project Rent Loss) *	$2,774,880.00
2. Infrastructure and Safety Improvements	$645,000.00
3. Contingency (15%)	$96,750.00
4. Brownfield and/or Work Plan Preparation	$30,000.00
5. Brownfield and/or Work Plan Implementation	$50,000.00
Total Reimbursement to Developer	**$3,596,630.00**
6. Authority Administrative Costs	$958,926.00
7. State Brownfield Redevelopment Fund	$204,538.00
8. Local Brownfield Revolving Fund	$1,529,576.00
TOTAL Estimated Costs	**$6,289,671.00**

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 also seeking additional incentives, which include 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. Mikho expressed his delight in presenting a fifteen million six hundred thousand dollar ($15,600,000.00) project in Brush Park, where he is part of the community. He continued by saying that they had heard the community's wishes and noted that residents had expressed a desire for a building that is contextually appropriate and constructed with materials that respect the historic nature of Brush Park. Mr. Mikho stated that there will be fifty-seven (57) units, twenty percent (20%) of which will be offered at eighty percent (80%) of the Area Median Income across the studio, one-bedroom, and two-bedroom units. He concluded by stating that the retail space is envisioned to be a neighborhood-oriented café.

Mr. Etheridge asked what the zoning classification of the subject properties was. Mr. Shokar responded that the zoning classification was Planned Development (PD), but the project fits the qualifications of the Brush Park Form-Based Code.

Mr. Etheridge asked whether, since the property was PD and wasn't among those captured during the wholesale Special Development District One and Two rezoning that went through the City Planning Commission, the development team had approached the City Planning Commission (CPC) for this PD Modification. Mr. Shokar stated that the team had several conversations with the CPC but was unaware if there were any additional steps, as the team was working toward obtaining all necessary approvals. He mentioned that they would follow up to ensure there were no additional steps missing.

Mr. Mikho added that the CPC was present at the Project Review Meeting and was able to confirm that no additional steps were needed from the development team, as they referred to the Brush Park Form-Based Code rather than the Special Development District Code.

Mr. Etheridge noted that with fifty-seven (57) residential units and one thousand square feet (1,000 sqft) within a quarter mile of Woodward Avenue, parking has been a paramount issue for the Brush Park community. Mr. Etheridge asked what the plan for parking would be and how much parking would be provided. Mr. Mikho stated that his team is aware of the parking issue in the area, and there would be a gated lot behind the building. Mr. Mikho added that he and his team are in discussions with a few different parking providers near the development for additional parking.

Mr. Franklin asked if there would be an additional cost for parking for residents, noting that it may create a burden for low-income individuals. Mr. Shokar stated that the twenty-eight (28) surface parking spaces were anticipated to cost around one hundred seventy-five dollars ($175.00) a month.

Mr. Osbern inquired about the forty-five (45) construction jobs and asked if there were any plans to hire local contractors. Mr. Shokar stated that the Monahan Company, the general contractor for the project, had been instructed to use Detroit-based trades and Detroit-based labor whenever possible.

Mr. Vosburg explained that with the project being over three million dollars ($3,000,000.00) in Tax Increment Financing (TIF), the developers would be required to follow the executive order that states that fifty-one percent (51%) of Detroit-based workers must be on the construction.

Mr. Osbern asked the development team if they were aware of how to report to the Civil Rights, Inclusion & Opportunity Department (CRIO) and whether they had begun the process. Mr. Shokar stated that, through the tax incentive applications, they had been in communication with CRIO.

Mr. Osbern noted that he can see the community support for the project and stated that it is no secret that sometimes developers will pay the fine imposed by CRIO without making a clear effort to pursue Detroit-based businesses and Detroiters for the workforce hours. Mr. Osbern expressed hope that the development team would put forth effort, as many young individuals coming from Randolph Career and Technical Center would be more than willing to start in residential construction.

Mr. Mikho stated that he appreciated Mr. Osbern's statement and noted that he lived in the community and was fully invested in ensuring that the City rises as a whole. This is a commitment that he and his team hold in their minds and hearts.

Mr. Franklin asked what the four (4) permanent jobs would be. Mr. Shokar stated that there would be one property manager position, and the remaining jobs would be created from the retail space.

Mr. Osbern called for a motion regarding the Brush & Edmund Brownfield Plan Redevelopment Project.

> Mr. Etheridge made a motion to recommend approval of the Brush & Edmund Brownfield Plan Redevelopment Project to the DBRA Board. Mr. Evans seconded the motion.
>
> DBRA-CAC Resolution Code 25-06-333-01 was approved.

<u>Administrative</u>

<u>FY 2025-2026 DBRA-CAC Meeting Dates</u>

Ms. Kanalos presented the dates of the DBRA-CAC meeting dates for FY 2025-2026.

Mr. Osbern called for a motion regarding the FY 2025-2026 DBRA-CAC Meeting Dates.

> Mr. Franklin made a motion to recommend approval of the FY 2025-2026 DBRA-CAC Meeting Dates. Mr. Etheridge seconded the motion.

DBRA-CAC Resolution Code 25-06-01-65 was approved.

<u>Reappointment/Appointment of Ninth CAC Member</u>

Ms. Kanalos stated that with the June 30, 2025 expiration of the term of office of Mr. Byron Osbern, there is a need for reappointment or appointment of the person to fill this position for a term to expire June 30, 2026.

Mr. Osbern called for a motion regarding the Reappointment/Appointment of Ninth CAC Member.

Mr. Etheridge made a motion to reappoint Mr. Osbern as the ninth CAC member. Mr. Hasan seconded the motion.

DBRA-CAC Resolution Code 25-06-01-66 was approved.

Mr. Osbern thanked the Committee for their service, friendship, nomination, and vote.

<u>Election of Officers for FY 2025-2026</u>

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Ms. Kanalos stated that the Brownfield Redevelopment Financing Act 381, Public Acts of Michigan Act 1996, as amended, states that the Officers of the DBRA-CAC shall be elected annually.

The current DBRA CAC officer positions are as follows:

Rico Razo - Chairperson
Byron Osbern - Vice Chairperson

Dr. Regina Randall - Secretary
Omar Hasan - Treasurer

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

Mr. Franklin noted that it may be better to table the item until more committee members are present.

Mr. Osbern called for a motion to table the Election of officers for FY 2025-2026.

Mr. Etheridge made a motion to table the Election of officers for FY 2025-2026. Mr. Hasan seconded the motion.

DBRA-CAC Resolution Code 25-06-01-67 was tabled.

Other
None.

Public Comment
None.

Adjournment
Citing no further business, on a motion by Mr. Etheridge, seconded by Mr. Hasan, Mr. Osbern adjourned the meeting at 5:56 p.m.

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CODE DBRA CAC 25-06-02-185

APPROVAL OF MINUTES OF MARCH 12, 2025

RESOLVED, that the minutes of the regular meeting of March 12, 2025 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.

June 11, 2025

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CODE <u>DBRA-CAC 25-06-333-01</u>

<u>BROWNFIELD PLAN FOR BRUSH & EDMUND</u>

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 Brush & Edmund** (the "Plan") to the Community Advisory Committee for consideration and comment; and

WHEREAS, the Community Advisory Committee, at its June 11, 2025 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 **Brush & Edmund 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.

June 11, 2025

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CODE <u>DBRA-CAC 25-06-01-65</u>

<u>ADMINISTRATION: SCHEDULE OF DBRA-CAC MEETINGS FOR FY 2025-2026</u>

RESOLVED, that the Detroit Brownfield Redevelopment Authority Community Advisory Committee ("the DBRA-CAC") hereby adopts the following as its schedule for regular meetings for fiscal year 2024-2025. Unless otherwise indicated or posted, such meetings will be held on the **<u>second and fourth Wednesday</u>** of each month at **<u>5:00 PM</u>** in the offices of the Detroit Economic Growth Corporation, 500 Griswold Street, Suite 2200, as follows:

<u>2025</u>	**<u>2026</u>**
July 9, 2025	January 14, 2026
July 23, 2025	January 28, 2026
August 13, 2025	February 11, 2026
August 27, 2025	February 25, 2026
September 10, 2025	March 11, 2026
September 24, 2025	March 25, 2026
October 8, 2025	April 8, 2026
October 22, 2025	April 22, 2026
November 12, 2025	May 13, 2026
November 19, 2025*	May 27, 2026
December 10, 2025	June 10, 2026
December 17, 2025*	June 24, 2026

*Due to a holiday, this meeting date varies from the regular schedule.

June 11, 2025

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DBRA-CAC CODE 25-06-01-66

ADMINISTRATION: REAPPOINTMENT/APPOINTMENT OF NINTH CAC MEMBER

RESOLVED, that Byron Osbern is hereby reappointed as a DBRA Community Advisory Committee member for a term to expire June 30, 2026.

June 11, 2025

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DBRA-CAC <u>CODE 25-06-01-67 (TABLED)</u>

ADMINISTRATION: ELECTION OF OFFICERS FOR FY 2025-2026

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

_________________________________ Chairperson

_________________________________ Vice Chairperson

_________________________________ Secretary

_________________________________ Treasurer

June 11, 2025