



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
MINUTES OF THE
REGULAR COMMUNITY ADVISORY COMMITTEE MEETING
WEDNESDAY, SEPTEMBER 24, 2025, 5:00 PM**

COMMITTEE MEMBERS PRESENT: Abir Ali
George Etheridge
Jeffrey Evans
Marloshaw Franklin
Omar Hasan
Byron Osbern
Dr. Regina Randall
Rico Razo

COMMITTEE MEMBERS ABSENT: Ponce Clay

OTHERS PRESENT: Brian Vosburg (DEGC/DBRA)
Jennifer Kanalos (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Sidni Smith (DEGC/DBRA)
Kevin Johnson (DEGC/DBRA)
Brittney Hoszkiw (City of Detroit JET)
Jose Lemus (City of Detroit JET)
Sean Mann (DCFC)
Ed Siegel (DCFC)
Evan Lewandowski (DCFC)
Sam Butler
Sara Jo Shipley (Pinchin)



Call to Order

Chairperson Razo, called the meeting to order at 5:00 p.m.

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

General

Approval of Minutes

Mr. Razo called for approval of the minutes of the June 11, 2025 DBRA-CAC meeting, as presented.

The Committee took the following action:

Mr. Etheridge made a motion approving the minutes of the June 11, 2025, meeting. Mr. Franklin seconded the motion.

DBRA-CAC Resolution Code 25-09-02-186 was approved.

Projects

Amended and Restated 20th and Michigan Ave. Brownfield Plan Redevelopment Project

Mr. Vosburg stated that the enclosed Amended and Restated Brownfield Plan ("Plan") (Exhibit A), for the 20th and Michigan Ave. project is being submitted for review and consideration.

On March 26, 2025, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors recommended approval to City Council of the Brownfield Plan for the 20th and Michigan Avenue Redevelopment Project (the "Original Plan"). The Detroit City Council approved the Original Plan on May 13, 2025. A Reimbursement Agreement (the "Agreement") was entered into between the DBRA and 402310 Holdings, LLC on June 12, 2025.

The Original Plan included Eligible Activities related to the demolition of the existing, vacant United Community Hospital structure located on the Property and did not include the future redevelopment plans for the Property. In order to include additional eligible activities and increase the amount of TIF requested under the Plan to cover the additional Eligible Activities, the Developer is requesting an amendment to the Plan.

Project Introduction

402310 Holdings LLC is the project developer ("Developer"). The Project includes the asbestos abatement and demolition of the former United Community Hospital at 2401 20th St and redevelopment of the property into a sports stadium, mixed-use development, vertical parking structure, and surface parking as described below.

Stadium

The stadium is intended to be a multi-purpose stadium with seating for 15,000 people. The new facility will also include hospitality suites, Detroit City Football Club (DCFC) team operations, media and press area, food and beverage concessions, commercial leasable space and community gathering areas. The new facility will be comprised of three buildings connected by a concourse. All buildings have restrooms and food & beverage concessions. The pitch will be oriented north-south, with the video scoreboard located at the south end of the stadium. The total square footage of the stadium project including pedestrian areas and pitch is approximately 380,000 square feet.



Mixed-Use West w/ Parking Structure

The four-story mixed-use building will be approximately 190,080 square feet. This includes 147,840 square feet of secured parking for 421 vehicles, 8,448 square feet of commercial retail space, and seventy-six (76) apartment units consisting of studio, one-bedroom, and two-bedroom layouts. For the duration of the Plan, approximately eight (8) units (approximately, (1) studio, (6) one-bedroom, and (1) two-bedroom) will be reserved for lease by occupants earning no more than 60% of the area median family income ("AMI") for Wayne County, and approximately 60 units (approximately, (5) studio, (50) one-bedroom, and (5) two-bedroom) will be reserved for lease by occupants earning no more than 80% of the AMI. The commercial and multi-family space will wrap around the parking structure on three sides.

	Avg Sq. Ft.	60% AMI	80% AMI	Other	Total
Studio	576	1	5	2	8
One Bedroom	724	6	50	4	60
Two Bedroom	938	1	5	2	8
Total # of Units		8	60	8	76

Surface Parking

An additional 680 parking spaces will be built on the Standish and West Fisher parcels to accommodate attendees of stadium events. Pedestrian pathways will be provided to connect the parking lot to public sidewalks.

It is currently anticipated that construction will begin in January 2026, and Eligible Activities will be completed within approximately 3 years thereafter.

The total investment is estimated to be \$198 million. The Developer is requesting \$74,214,632.00 in TIF reimbursement.

There are approximately 1,030 temporary construction jobs, and 142 full-time and 523 part-time permanent jobs are expected to be created by the Developer.

Property Subject to the Plan

The eligible property (the "Property") consists of five (5) parcels: 2201, 2301, 2401 20th Street, 3000 Standish Street and 3050 West Fisher Freeway, bounded by Fisher Freeway/Michigan Avenue to the north, 20th Street and the property boundary to the east, Standish Street to the south, and Fisher Freeway to the west in the Corktown neighborhood.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized for commercial and/or industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the parcels comprising the Property are determined to be a "facility", as defined by Part 201.

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 work plan exempt activities, department specific activities, demolition, lead and asbestos abatement, site preparation, infrastructure improvements and the development, preparation and implementation of a brownfield plan and/or eligible activities also include Housing Development Activities (i.e. reimbursement to Developer to fill financing gap associated with development of housing units priced for Income Qualified Households). 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

Eligible Activities	Original Plan	Amended Plan
1. Work Plan Exempt Activities – Environmental Assessments	\$80,745.00	\$147,500.00
2. Work Plan Exempt Activities – Due Care Planning	\$51,500.00	\$248,000.00
3. Department Specific Activities	\$744,245.00	\$6,121,780.00
4. Asbestos Abatement	\$500,000.00	\$500,000.00
5. Demolition	\$3,129,000.00	\$3,405,417.00
6. Site Preparation	\$735,000.00	\$9,160,800.00
7. Infrastructure Improvements	N/A	\$17,529,815.00
8. Housing Development Activities	N/A	\$37,021,320.00
9. Contingency (15%)	\$754,125.00	Included in Amounts Above
10. Brownfield Plan Preparation and Implementation	\$60,000.00	\$80,000.00
Total Reimbursement to Developer	\$5,922,370.00	\$74,214,632.00
11. Authority Administrative Costs	\$1,457,252.00	\$7,063,966.00
12. State Brownfield Redevelopment Fund	\$448,192.00	\$3,210,474.00
13. Local Brownfield Revolving Fund	\$1,887,198.00	\$0.00
TOTAL Estimated Costs	\$9,715,012.00	\$84,449,071.00

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 will be seeking additional incentives, which include approval of a Commercial Rehabilitation (PA 255) tax abatement.

Attached for CAC 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. Vosburg informed the CAC that the project is subject to the Community Benefits Ordinance and meetings are underway, with meeting five scheduled to happen the next day. DEGC/DBRA staff presented to the Neighborhood Advisory Council regarding the tax incentives being requested, including the proposed Brownfield Plan.



Mr. Razo opened the discussion beginning with Sean Mann, co-founder and CEO of Detroit City FC, who was encouraged to add commentary outside of the details provided by Mr. Vosburg.

Mr. Mann conveyed his appreciation for the Committee's support earlier in the year and stated that he was excited to discuss the broader vision for the unique project. Mr. Mann added that project could bridge the Corktown and Mexicantown communities and create a new commercial corridor that bridges Michigan Avenue and Vernor Highway. Mr. Mann also added that since the beginning of the year, the development team has participated in at least 50 meetings with block clubs, neighborhood and business associations and various other property owners and stakeholders. Mr. Mann stated that he lives 2 blocks from the proposed project and that it's a personal project and one that will support the existing community but also create a regional destination. Mr. Mann finally added that the project is not just an athletic facility but is developing retail geared toward independent entrepreneurs in the City as well as building out an affordable housing component.

Mr. Razo proposed that the public comment be moved from the end of the agenda to before the CAC vote on the Amended and Restated 20th and Michigan Ave. Brownfield Plan. Dr. Randall made the first motion with a second motion from Mr. Franklin.

Mr. Osbern informed the developer that in attending the CBO meetings, there was concern regarding the dust because of demolishing the hospital asked the development team to speak to how the general contractor will mitigate dust exposure during the demolition. Mr. Mann informed the Committee that during the past month, Ideal Contracting has been conducting work on removing 1.5 million gallons of PFAS containing water from the basement, that DCFC is getting close to awarding the contract for abatement and demolition and that the plan is to meet or exceed any ordinances and requirements of the City of Detroit.

Mr. Osbern asked Mr. Mann to elaborate on (any) local hiring plans. Mr. Mann responded that they have not finalized all contractors but that local hiring is part of the conversation in preconstruction planning and that they have already met with several of the building trades. With respect to operations, Mr. Mann responded that DCFC has sixty (60) full-time employees, that majority of which are Detroit residents.

Mr. Franklin asked if DCFC has met with the Service Employees International Union (SEIU) regarding hiring Detroiters and the requirements already in place with the arenas downtown. Mr. Mann responded that they have not yet met with SEIU but that the CBO process has made it clear that it is important to hire Detroit residents so DCFC will be working toward addressing that coming out of the CBO process. Mr. Franklin advised to reach out to SEIU sooner rather than later.

Mr. Etheridge advised DCFC to be appraised of the work that the Industry Standards Board has been doing in connection with working conditions for stadium employees. Mr. Etheridge added that there would be a report issued soon which would be beneficial to review.

Mr. Evans asked about the status of hiring Detroiters and Detroit based businesses. Mr. Mann stated that the majority of DCFC employees are Detroit residents. Mr. Mann added that they have a great relationship with Detroit Public Schools and have engaged with Martin Luther King High School sports and business track and that more recently a great partnership with Wayne State University including internships the majority being held by Detroit residents. Mr. Mann added that DCFC is in the contract phase of hiring concessionaires which will include outreach in order to include Detroit residents and entrepreneurs as concessionaires in the venue.

Mr. Osbern echoed Mr. Etheridge's comment regarding the Industry Standards Board and that he was part of organizing for that. Mr. Osbern added that Wayne State University conducted a research survey and then provided some of the results from that survey. Mr. Osbern emphasized that DCFC has an opportunity



into equitable employers. Mr. Osbern finally added that workers are part of the community and said that they should be treated fairly at the new venue.

Mr. Osbern then asked about the housing affordability component and how long the units will remain affordable. Mr. Vosburg responded that all of the affordable housing units would remain affordable through the life of the Plan which is estimated to be thirty (30) years.

Mr. Razo asked for clarification regarding the estimated one-hundred and forty-two (142) full-time jobs and whether Mr. Mann's statement earlier regarding DCFC currently employing sixty (60) persons is included in those project job totals. Mr. Mann affirmed that was correct and stated that there would be eighty-two (82) new jobs created for a total of 142 full-time jobs in Detroit.

Mr. Evans asked if Mr. Mann had any expertise in developing a building of the projected size. Mr. Mann informed the Committee that he did not. Mr. Mann provided some of his professional history including various political roles over the past twelve (12) years which included work on various public acts including the Brownfield Redevelopment Financing Act but was never a practitioner. Mr. Mann added that DCFC brought in HOK, one of the world's leader in stadium design and have been working with Ideal Contracting, who is one of the largest contractors in Southwest Detroit which also has stadium experience.

Mr. Evans expressed his concern regarding the lack of experience and asked Mr. Mann if he would consider bringing someone into the office to assist with the urban issues that arise, including financial areas and opportunities. Mr. Mann responded that he is open to that conversation and assistance.

Mr. Franklin asked for confirmation that DCFC will be reaching out to SEIU to discuss opportunities. Mr. Mann responded that he would be glad to have that conversation.

Noting the proposed parking deck and two parking lots, Mr. Osbern inquired about opportunities for additional parking to keep parking out of the neighborhoods. Mr. Mann acknowledged that parking is an important issue that has arisen during the CBO meetings. Mr. Mann noted the parking that is detailed in the Plan and added that there are an additional 700 parking spaces on land that is owned by DCFC, has an option on or a Memorandum of Understanding (MOU). Mr. Mann explained that they are in other conversations regarding additional parking capacity but that they are expected to exceed the overall zoning requirement of 2,500 parking spaces and that they have hired a traffic and engineering consultant. Mr. Mann added that DCFC is unique in that eighteen (18) percent of the season ticket holders are Detroit residents who live within three (3) miles of the site. Mr. Mann also added that by industry standards, it is estimated that 25% of individuals will be riding by rideshare and that they would be working with the City and MDOT to identify the most efficient place to place pick-ups and drop-offs. Mr. Mann finally added that they were anticipating people to be using green infrastructure such as riding bikes to attend games.

Ms. Ali asked about the housing component and the stadium and what the plan was to manage sound and other considerations given that both are in close proximity each other. Mr. Mann responded that the appeal to building housing next to the arena is that people are hopefully seeking out that experience and that DCFC will be following all City sound ordinances. Mr. Mann explained that it is the hope that 20th Street to be an active area with outward facing retail with independent, neighborhood-oriented businesses. Mr. Mann added that he would have to review whether there has been extra consideration to sound proofing the residential units. Ms. Ali noted that the housing is an interesting thing to pursue with the architect as there are three-bedroom units and an affordable housing component so it is possible that there could be families living there who may enjoy the idea of being near a stadium but there has to be certain considerations such as what happens with noise levels at nighttime. Ms. Ali added that the housing component is very important, is great to see and that the hope is that it is successful.



Mr. Franklin asked if there were other partners or business owners for the development. Mr. Mann responded that there was \$50M in equity raised with no single individual behind the funds, that there are twenty (20) different individuals of varying contributions with eighty (80) percent coming from soccer enthusiasts from across the country. Mr. Mann added that in terms of the capital stack, there are 2,700 community investors. Mr. Franklin asked if there is a way that the CAC can get a list of the main funders of the list. Mr. Mann responded that this information is publicly available.

Public Comment

Mr. Razo called for public comments. No member of the public provided comment.

Mr. Razo called for a motion regarding the Amended and Restated 20th and Michigan Ave Brownfield Plan Redevelopment Project.

Mr. Etheridge made a motion to recommend approval of the Amended and Restated 20th and Michigan Ave. Brownfield Plan Redevelopment Project to the DBRA Board. Mr. Osbern seconded the motion. The motion was approved by members Ms. Ali, Mr. Etheridge, Mr. Franklin, Mr. Hasan, Mr. Osbern and Mr. Razo, with members Dr. Randall and Mr. Evans opposed.

DBRA-CAC Resolution Code 25-06-332-02, recommending the Plan, was approved.

Dr. Randall commented that the Committee approved a project for a company that didn't think enough of the CAC process to send more than one (1) individual to represent the project, one who doesn't have the expertise as mentioned earlier, that there were several questions regarding hiring Detroiters without clear responses provided and that it was disrespectful.

Administrative

Election of Officers for FY 2025-2026

Mr. Razo made a motion to table the Election of Officers for FY 2025-2026 to the next CAC meeting. Mr. Etheridge seconded the motion.

DBRA-CAC Resolution Code 25-09-01-67 was tabled.

Other

None.

Adjournment

Citing no further business, on a motion by Mr. Osbern, seconded by Mr. Franklin, Mr. Osbern adjourned the meeting at 5:50 p.m.



CODE DBRA CAC 25-09-02-186

APPROVAL OF MINUTES OF JUNE 11, 2025

RESOLVED, that the minutes of the regular meeting of June 11, 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.

September 24, 2025



CODE DBRA-CAC 25-09-332-02

AMENDED AND RESTATED 20TH & MICHIGAN AVENUE BROWNFIELD REDEVELOPMENT PLAN

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 **Amended and Restated Brownfield Plan for 20th and Michigan Avenue** (the "Plan") to the Community Advisory Committee for consideration and comment; and

WHEREAS, the Community Advisory Committee, at its September 24, 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 an Amended and Restated Brownfield Plan for the **20th & Michigan Avenue 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.

September 24, 2025



DBRA-CAC CODE 25-06-01-67 (TABLED)

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 (Tabled)

September 24, 2025 (Tabled)