



**MINUTES OF THE  
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
PUBLIC HEARING FOR THE  
CORKTOWN MIXED-USE BROWNFIELD REDEVELOPMENT PLAN**

**Monday, June 21, 2021  
Held via Zoom  
5:00 PM**

In attendance were:

Jennifer Kanalos (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Malinda Jensen (DEGC/DBRA)  
Seth Herkowitz (Hunter Pasteur)  
Matt Kalt (Oxford Perennial)  
Sheila Cockrel (Crossroads Consulting)  
Peter Rhoades (DBRA-CAC Member)  
Bob Roberts (Corktown Business Association)  
Number ending in 3748

Ms. Kanalos called the meeting to order at 5:05 PM.

Ms. Kanalos 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.

Ms. Capler informed the hearing of the way tax increment financing works, the structure of the Detroit Brownfield Redevelopment Authority, the tax increment financing request per the Brownfield Plan, and provided an overview of the project.

Mr. Herkowitz provided additional details regarding the redevelopment plan for the project location.

Mr. Roberts stated that he would like to provide his support for the project which will provide much needed housing in a high-demand area and will increase walkability and safety along Michigan Avenue and Trumbull and will redevelop two vacant lots. Mr. Roberts added that the Developer has proven itself to be a good neighbor through the Community Benefits Ordinance process and that the Corktown Business Association would like to provide its support for the Plan.

Mr. Rhoades stated that the DBRA-CAC voted 4-1 to recommend approval of the Plan and that he was the only dissenting vote and asked if the privately-owned parking garage and the cost of demolition of the former Bucharest Grill is included in the TIF request. Mr. Herkowitz confirmed that the privately-owned parking garage and the cost of demolition of the former Bucharest Grill is included in the TIF request.

Mr. Rhoades stated that he thinks that it is a wonderful project but the TIF request is too high for the project and that the Property is not blighted by the common definition of the term, there are other developments adjacent to the Property, and that he doesn't think the parking structure should be included in the TIF request.

Citing no additional public comments, Ms. Kanalos closed the public hearing at 5:25 PM.