



**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
411 PIQUETTE BROWNFIELD REDEVELOPMENT PLAN**

**Monday, June 20, 2022
Held via Zoom
5:00 PM**

In attendance were:

Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Andrew Sherman (411 Piquette, LLC)
Elizabeth Masserang (PM Environmental)
Steve Shotwell (Ford Piquette Avenue Plant)
Ed Fish

Mr. Vosburg called the meeting to order at 5:05 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.

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

Mr. Sherman provided additional details regarding the project including that the Developer has owned the Property for five years and has been working on plans for the redevelopment for the last two years, how the project will build on the other development projects that are happening in the area, and the efforts that will be made for the historic rehabilitation of the Property to bring it back to the appearance it had when it was first constructed.

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

Mr. Vosburg thanked the development team for their presentation and opened the hearing to public comment.

Mr. Fish stated that he is developing a project in the area that is smaller and was advised not to pursue a brownfield plan for his project due to its smaller size but that he supports the brownfield process and likes that there is public participation. Mr. Vosburg stated that if Mr. Fish would like to contact the DBRA regarding his project or to learn about other funding that may be available to assist with development projects in the City to feel free to reach out to himself or to Ms. Capler to discuss.

Mr. Shotwell stated that the Developer has been a pleasure to work with throughout the planning process for the project and that the Ford Piquette Avenue Plant has formed a good partnership with the Developer and that they are working toward mutual success. Mr. Shotwell also asked if there are opportunities for brownfield funding for projects that the Ford Piquette Avenue Plant has planned. Mr. Vosburg told Mr. Shotwell that because non-profits are exempt from paying property taxes, a brownfield plan would not be



suitable but that if Mr. Shotwell would like to discuss other funding sources, including grant funding, to feel free to reach out to himself or Ms. Capler.

Mr. Vosburg stated that if anyone has any further questions about the project that they can contact Cora Capler at ccapler@degc.org or Brian Vosburg at bvosburg@degc.org.

Citing no questions or public comments, Ms. Kanalos closed the public hearing at 5:22 PM.