



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
MINUTES OF THE
REGULAR COMMUNITY ADVISORY COMMITTEE MEETING
WEDNESDAY, SEPTEMBER 11, 2024, 5:00 PM**

COMMITTEE MEMBERS PRESENT: Omar Hasan
Dr. Regina Randall
Marloshaw Franklin
George Etheridge
Ponce Clay

COMMITTEE MEMBERS ABSENT: Rico Razo
Abir Ali
Jeffrey Evans

OTHERS PRESENT: Byron Osbern (DBRA-CAC)*
Brian Vosburg (DEGC/DBRA)
Jennifer Kanalos (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Sierra Spencer (DEGC/DBRA)
Sidni Smith (DEGC/DBRA)
Tom Wackerman (ASTI Environmental)
Nathan Keup (Ginosko Development Company)
Emery Matthews (Real Estate Interests)
Kya Robertson
Corey Levin
Danielle Hall
Riann Conner
Paul

*Attended via Zoom and was not counted toward quorum.



Call to Order

Acting Chair, Mr. Hasan, called the meeting to order at 5:17 p.m.

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

General

Approval of Minutes

Mr. Hasan called for approval of the minutes of the May 22, 2024 DBRA-CAC meeting, as presented.

The Committee took the following action:

Mr. Etheridge made a motion approving the minutes of the May 22, 2024, meeting, as presented.

Mr. Franklin seconded the motion.

DBRA-CAC Resolution Code 24-09-02-182 was approved.

Projects

7850 East Jefferson Avenue Brownfield Redevelopment Plan

Mr. Vosburg provided a presentation to the CAC Members on the Housing TIF program.

Mr. Vosburg presented the 7850 East Jefferson Avenue Brownfield Redevelopment Plan.

Project Introduction

Ginosko Development Company is the project developer ("Developer"). The property comprising the eligible property consists of one parcel that is currently divided into 151 condominium units, consisting of 150 apartments across two new buildings, owned by separate entities and with rents between 60-80% Area Median Income (AMI), plus one condo unit which will encompass an additional 33 apartment units in a future Building #3 for a total of 184 residential units on the entire campus.

The project seeking Brownfield TIF support is Condominium unit 151, which will house Building #3 which will have a total of 33 rental apartments. It is only Condo Unit 151, and its future 33 apartment units in Building #3 (also known as Phase V), that are the subject of this Brownfield Plan. All 33 new residential units will have two-bedrooms and each of the apartments will be approximately 1,200 gross square feet. Sixteen of the new residential units will be available at 80% of AMI and 17 of the units will be available at 120% of AMI. Additional amenities will include storage and shared laundry facilities and on-site parking. Residents will enjoy a landscaped park area near the Detroit River, created as part of the land balancing required for the project, as well as connecting sidewalks planned throughout the larger community. It is currently anticipated that construction will begin in 2024.

The total investment is estimated to be \$9.3 million. The Developer is requesting \$4,849,258.00 in TIF reimbursement.

There are approximately 118 temporary construction jobs and approximately 3 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel, 7850 East Jefferson Avenue, and is located on the south side of East Jefferson Avenue between Seyburn Street and Van Dyke Avenue in the East Riverfront neighborhood.

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 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) *	\$4,849,258.00
Total Reimbursement to Developer	\$4,849,258.00
2. Authority Administrative Costs	\$1,181,688.00
3. State Brownfield Redevelopment Fund	\$281,850.00
4. Local Brownfield Revolving Fund	\$1,565,123.00
TOTAL Estimated Costs	\$7,877,920.00

** Note: Although the project has eligible activities of \$12,301,650 in Project Rent Loss, this Plan is only requesting \$4,849,258 in TIF Reimbursement, which is the maximum amount of TIF projected to be captured over 25 years.*

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 not seeking additional incentives.

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. Etheridge asked if the requested TIF amount is proportionate to the number of residential units. Mr. Vosburg stated that the requested TIF amount is not necessarily proportionate to the number of affordable residential units. Mr. Wackerman added that the amount of TIF being requested as part of the Project Rent Loss is calculated based on the number of affordable residential units and the calculation is included in the Plan.



Mr. Wackerman and Mr. Keup provided more information about the project including the plans for the residential units to be included in the project and on the larger property, the commitments to providing the residential units at various affordable rental rates, the additional costs that are part of the project but not included in the Plan, the construction timelines for the project, and the plans for outdoor spaces included in the project.

Mr. Clay asked for clarification on the locations of the three new residential buildings on the property. Mr. Keup stated that the residential development included in the Plan is closest to the Detroit Riverfront with the other two buildings not included in the Plan located along Jefferson Avenue.

Mr. Clay asked if the residential building along the Detroit Riverfront will obstruct the view of the Detroit River for the other two residential developments. Mr. Keup stated that the latest design of the residential development located closest to the Detroit River have the building at a lower height so as not to obstruct the view of the Detroit River for the other two residential developments.

Mr. Etheridge asked why the Developer is not including the costs for the environmental remediation needed on the Property in the Plan. Mr. Wackerman stated that the total eligible costs that could be included in the Plan far exceed the total TIF capture estimated to be generated by the redeveloped Property and after discussions with MSHDA, it was determined that the best path for approval of the Plan was to only include a portion of the Project Rent Loss in the Plan.

Mr. Hasan called for a motion regarding the 7850 East Jefferson Avenue Brownfield Redevelopment Plan.

Dr. Randall made a motion to recommend approval of the 7850 East Jefferson Avenue Brownfield Redevelopment Plan to the DBRA Board. Mr. Clay seconded the motion.
DBRA-CAC Resolution Code 24-09-329-01 was approved.

Mr. Clay stated that he supports the project because of the access for all future residents to the Detroit Riverfront and the increased accessibility to Jefferson Avenue for the residents of the two residential developments with deeper affordability.

Mr. Etheridge made a request to the DBRA Staff to include additional information on Housing TIF in the submission to Detroit City Council for the Plan.

Ms. Capler made the CAC aware that CAC Member Byron Osbern had joined the meeting on Zoom and would not be counted toward the quorum.

Arthur Murray Brownfield Redevelopment Plan

Mr. Vosburg presented the Arthur Murray Brownfield Redevelopment Plan.

Project Introduction

Aria Warren Detroit, LLC is the project developer ("Developer"). The Project involves the transformation of the current Arthur Murray Building into a mixed-use development which will feature approximately thirty-two (32) residential rental units (approximately fourteen (14) studio, sixteen (16) one-bedroom, and two (2) two-bedroom units). For the duration of the Plan, no less than twenty percent (20%) of the units (approximately three (3) of the studio units, three (3) of the one-bedroom rental units, and one (1) of the two-bedroom units) will be reserved for lease by occupants earning no more than 80% of the Area Median Income (AMI). There will also be approximately 7,900 square feet of commercial space on the first floor.

It is currently anticipated that construction will begin in the fall of 2024, and the Project will be completed within approximately 20 months thereafter.



The total investment is estimated to be \$14.8 million. The Developer is requesting \$4,693,499.00 in TIF reimbursement.

There are approximately 72 temporary construction jobs and no permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel, located at 16621-16653 E. Warren Avenue, bounded by Yorkshire Road to the east, East Warren Avenue to the south, a private alley to the north, and additional commercial properties and Kensington Avenue to the west in the East English Village neighborhood.

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 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

MSHDA Housing Development Activities	
1. Demolition	\$412,000.00
2. Renovation	\$1,268,659.00
3. Financing Gap (Project Rent Loss) *	\$3,012,840.00
Total Reimbursement to Developer	\$4,693,499.00
4. Authority Administrative Costs	\$863,379.00
5. State Brownfield Redevelopment Fund	\$198,980.00
6. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$5,755,858.00

** Note: Although the Project has eligible activities of approximately \$4,884,8400 in Housing TIF Eligible Activities the Plan only contemplates reimbursement to the Developer in the amount of \$4,693,499.00 over the life of the Plan.*

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 seeking additional incentives, which includes local and/or state approval of a Commercial Rehabilitation Act (PA 210) and 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. Etheridge stated that he will be abstaining from the discussion and vote on this Plan and disclosed that his firm has a financial interest in the project.

Mr. Matthews provided more information about the project including the history of the Property, the goals of the project to restore the Property and help to strengthen the East Warren Avenue commercial corridor, the future tenant of the commercial space included in the project, the various levels of affordability that will be available for the residential units, and the construction timelines for the project.

Mr. Clay asked for more information on the Developer's experience in the City. Mr. Matthews stated that the most recent project that the Developer has worked on is The Murray located in Southwest Detroit, and also has worked as advisors on The Mid in the Midtown area, a master plan effort going on in Core City, and that his very first project that he was involved in was the riverfront plaza that is part of the Renaissance Center downtown.

Mr. Hasan called for a motion regarding the Arthur Murray Brownfield Redevelopment Plan.

Dr. Randall made a motion to recommend approval of the Arthur Murray Brownfield Redevelopment Plan to the DBRA Board with the request for 3-5 additional support letters from the community for the Plan within 30 days. Mr. Franklin seconded the motion. Mr. Etheridge abstained.
DBRA-CAC Resolution Code 24-09-330-01 was approved.

Mr. Matthews stated that he did not believe the number of support letters included in the Plan are not representative of the support they have received from the surrounding community for the project and will be happy to secure additional support letters for the project.

Administrative

Meeting Dates for FY 2024-2025

Ms. Kanalos presented the proposed meeting dates for FY 2024- 2025.

2024

July 10, 2024
July 24, 2024
August 14, 2024
August 28, 2024
September 11, 2024
September 25, 2024
October 9, 2024
October 23, 2024
November 13, 2024
November 20, 2024*
December 11, 2024

2025

January 8, 2025
January 22, 2025
February 12, 2025
February 26, 2025
March 12, 2025
March 26, 2025
April 9, 2025
April 23, 2025
May 14, 2025
May 28, 2025
June 11, 2025



December 18, 2024*

June 25, 2025

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

Mr. Hasan called for a motion to approve the meeting dates for FY 2024-2025.

Mr. Etheridge made a motion to approve the meeting dates for FY 2024-2025 as presented. Mr. Clay seconded the motion.
DBRA-CAC Resolution Code 24-09-01-62 was unanimously approved.

Election of the Ninth Member FY 2024-2025

Ms. Kanalos explained that with the June 30, 2024 expiration of the term of office of Mr. Byron Osbern, who continues to serve until he is reelected or a replacement member is elected, there is a need for a reelection or election of a new person to fill this position for a term to expire June 30, 2025.

Mr. Etheridge made a motion to reelect Mr. Osbern as the ninth committee member. Mr. Clay seconded the motion.
DBRA-CAC Resolution Code 24-09-01-63 was unanimously approved.

Mr. Osbern stated that he would like to continue to serve on the DBRA-CAC and thanked the other CAC Members for their support.

Election of Officers FY 2024-2025

Ms. Kanalos explained that per the DBRA Bylaws, the Officers of the DBRA-CAC shall be elected annually.

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

Mr. Etheridge stated that he had spoken with Mr. Razo and Mr. Osbern who had indicated their desire to continue to serve in their respective roles.

Dr. Randall also indicated her desire to continue to serve as Secretary.

Mr. Hasan made a motion to re-elect the current slate of officers. Mr. Franklin seconded the motion.
DBRA-CAC Resolution Code 24-09-01-64 was unanimously approved.

Ms. Kanalos introduced Sidni Smith as the new Data Analyst for the Board Administration team at the DEGC.

Other

None.

Public Comment

None

Adjournment

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



CODE DBRA CAC 24-09-02-182

APPROVAL OF MINUTES OF MAY 22, 2024

RESOLVED, that the minutes of the regular meeting of May 22, 2024 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 11, 2024



CODE DBRA-CAC 24-09-329-01

BROWNFIELD PLAN FOR 7850 EAST JEFFERSON AVENUE PHASE V

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 7850 East Jefferson Avenue Phase V** (the "Plan") to the Community Advisory Committee for consideration and comment; and

WHEREAS, the Community Advisory Committee, at its September 11, 2024 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 **7850 East Jefferson Avenue Phase V 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 11, 2024



CODE DBRA-CAC 24-09-330-01

BROWNFIELD PLAN FOR ARTHUR MURRAY

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 Arthur Murray** (the "Plan") to the Community Advisory Committee for consideration and comment; and

WHEREAS, the Community Advisory Committee, at its September 11, 2024 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 **Arthur Murray 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 11, 2024



CODE DBRA-CAC 24-09-01-62

ADMINISTRATION: SCHEDULE OF DBRA-CAC MEETINGS FOR FY 2024-2025

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 **second and fourth Wednesday** of each month at **5:00 PM** in the offices of the Detroit Economic Growth Corporation, 500 Griswold Street, Suite 2200, as follows:

2024

July 10, 2024
July 24, 2024
August 14, 2024
August 28, 2024
September 11, 2024
September 25, 2024
October 9, 2024
October 23, 2024
November 13, 2024
November 20, 2024*
December 11, 2024
December 18, 2024*

2025

January 8, 2025
January 22, 2025
February 12, 2025
February 26, 2025
March 12, 2025
March 26, 2025
April 9, 2025
April 23, 2025
May 14, 2025
May 28, 2025
June 11, 2025
June 25, 2025

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

September 11, 2024



DBRA-CAC CODE 24-09-01-63

ADMINISTRATION: REAPPOINTMENT/APPOINTMENT OF NINTH CAC MEMBER

RESOLVED, that Byron Osbern is hereby reappointed/appointed as a DBRA Community Advisory Committee member for a term to expire June 30, 2025.

September 11, 2024



DBRA-CAC CODE 24-09-01-64

ADMINISTRATION: ELECTION OF OFFICERS FOR FY 2024-2025

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

Rico Razo

Chairperson

Byron Osbern

Vice Chairperson

Dr. Regina Randall

Secretary

Omar Hasan

Treasurer

September 11, 2024