



**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
GROBBEL COLD STORAGE BROWNFIELD REDEVELOPMENT PLAN**

**Thursday, October 29, 2020
Held via Zoom
5:00 PM**

In attendance were:

Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Malinda Jensen (DEGC/DBRA)
Catherine Frazier (DEGC)
Jason Grobbel (Grobbel)
Ryan Chapp (Grobbel)
Bret Stuntz (SME)
David Tobar (Eastern Market)
Vince Keenan (City of Detroit)
Zavia Ferguson (City of Detroit)
Sarah Stoolmiller
Steve Watson
Karen Slaughter-DuPerry
Dan Carmody (Eastern Market)
Melia Howard (City of Detroit)
John Sivills (City of Detroit)
Jamie Murphy
Sharlene Burris
Valerie Strassberg
Byron W.
Lisa Walick
Jacqueline Glasker
Jaren Glasker
Karen
Frank
"Down with the sickness"

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.

Mr. Vosburg then 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. Grobbel provided additional details regarding the developer and its history in the City of Detroit and the redevelopment plan for the project location.



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

Ms. Burris stated that she attended the DBRA-CAC meeting at which this Plan was presented for review and she thought it was so disheartening that the DBRA-CAC voted to recommend approval of the Plan to the DBRA Board and Detroit City Council without waiting for the results of the local public hearing and stated that it leads people in communities to feel that their voices are not being heard. Mr. Vosburg provided more information on the DBRA and DBRA-CAC review and approval process for brownfield plans.

Mr. Watson asked 1) if the renderings presented during the meeting representative of both phases of the project or just the first phase; and 2) if the building façade will be white as shown in the renderings or if there will be other colors or artwork added to resemble some of the other buildings in Eastern Market. Mr. Grobbel stated that the renderings presented during the meeting represent only the first phase of the project and that the second phase would expand on the north side of the structure built in the first phase. Mr. Grobbel then stated that the building façade will be white for a couple of reasons including recently the exterior of large industrial buildings are painted white to increase energy efficiency of the buildings and to blend in with its surroundings more than if they were other colors, and specifically for a cold storage building a white exterior is best for temperature control and energy efficiency. Ms. Frazier added clarification on the anticipated square footage of each phase of the project.

Mr. Glasker stated that he thought the meeting should have been scheduled for later than 5:00 pm to allow more members of the community to attend and that he would like the developer to do more for the community surrounding the project and he would like more members of the community to provide input on the project and other projects in their neighborhood.

Ms. Glasker stated that she has been the president of a block club in her neighborhood since 1974 and that she and other residents have been working very hard to improve their neighborhood and community over the years with little help from the City of Detroit due to lack of resources and that she wished the public hearing had been held in person so that more members of the community could attend and that she would like more retail options in her neighborhood. Mr. Keenan thanked Ms. Glasker for all she has done for her community over the years and stated that he wants to make sure that Ms. Glasker's concerns are heard and addressed. Mr. Keenan and Ms. Ferguson provided their contact information to Ms. Glasker and the other participants of the public hearing to continue conversations regarding the concerns about this project and the other development projects in the Eastern Market area.

Mr. W stated that he agrees with the concerns of Ms. Burris and Mr. and Ms. Glasker about the project and that at prior meetings about the development plans for the Eastern Market area held at the Detroit Edison Public School Academy additional residential developments were discussed and that residential developments are preferred. Ms. Howard provided her contact information to Ms. Glasker and the other participants of the public hearing to continue conversations regarding the concerns about this project and the other development projects in the Eastern Market area. Mr. Keenan stated that the previous community meetings regarding the plans for development in the Eastern Market area were held at the Detroit Edison Public School Academy and that there was a desire to expand the food production and processing operation currently present in the Eastern Market Area and that food processing should be conducted as close as possible to where the food will be available for purchase and consumption. Mr. Grobbel added that it is the developer's goal to be a good neighbor to the residents in the area and to draw in more residents to the area and that the developer's operations have been in the Eastern Market area since 1925 and an updated facility is needed in order to meet modern food safety standards and the developer would like to stay in the City of Detroit and the Eastern Market area to support the local economy with goods and employment



opportunities and that the historic portion of Eastern Market is moving toward becoming an area with more food and retail options for the community.

Ms. Slaughter-DuPerry (Detroit Riverfront Conservancy) asked if the development plans have considered the expansion of the Dequindre Cut Greenway/Joe Louis Greenway. Mr. Grobbel stated that the development plans have considered the expansion of the Dequindre Cut Greenway/Joe Louis Greenway and that the part of the greenway that runs along the project location is at grade level and that and that there may be truck traffic on Dequindre Road into and out of the new development. Ms. Frazier showed the current site plan for the project and added that there are greenspace buffers between the greenway and the development and that the Eastern Market Framework Plan took into consideration the plans for the greenway.

Mr. W stated that he would like this project to be located somewhere else and not in his neighborhood, that he would like more consideration for the residents across from the project location, and asked if the developer has asked anyone in the community if they would like to work for Grobbel and be involved in food processing. Ms. Frazier stated that through the planning study process for the Eastern Market area this location was determined to be suitable for a food manufacturing use and the close proximity to the other food production operations within the Eastern Market area fits with the City of Detroit's long term goals of the Eastern Market area and that there has been a lot of thought and consideration put into how to have both the manufacturing and residential land uses together in one area. Mr. Grobbel stated that it is the developer's goal to hire local residents for the new job opportunities and that currently a majority of their employees live in the City of Detroit.

Mr. Glasker stated that he would like the developer to provide more resources to the surrounding community and to help the residents with their needs and that he would like to build the residential community around the Detroit Edison Public School Academy. Mr. Grobbel stated that he welcomes the opportunity to work with the members of the community.

Mr. Sivills stated that more information on the planning study conducted for the Eastern Market area can be obtained through the City of Detroit Planning and Development Department.

Ms. Burris stated that she attended the community meetings in the past regarding the plans for the Eastern Market area and she remembers discussions about the plans for storm water management but does not recall hearing about the plans for the Grobbel expansion. Ms. Frazier stated that the three goals of the Eastern Market Framework Plan are job creation for Detroit residents, to improve the quality of life for residents, and to preserve the authenticity and function of Eastern Market and at the community meetings regarding the Framework Plan there were discussions on the expansion of the food processing operations in the Eastern Market area and how to allow for such expansion while being considerate of the residential areas. Mr. Keenan added that at the time of the community meetings for the Eastern Market Framework Plan there were several companies currently operating in the Eastern Market area who expressed an interest and a need in expanding their operations the Eastern Market area.

Ms. Capler provided a recap on the DBRA and Detroit City Council review and approval process for the Plan.

Citing no further public comments, Ms. Capler closed the public hearing at 6:30 PM.