



**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
DANISH BROTHERHOOD HALL BROWNFIELD REDEVELOPMENT PLAN**

**Wednesday, January 4, 2023
Held via Zoom
5:00 PM**

In attendance were:

Cora Capler (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
R. Philip Lockwood (XYZ Development)
Tom Wackerman (ASTI Environmental)
Christine Holmes (Woodbridge Neighborhood Development)
Amy McLaughlin (Woodbridge Citizens Council)
Logan Knoper
Ponce D. Clay

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, the tax increment financing request per the Brownfield Plan, and provided an overview of the project.

Mr. Lockwood provided additional details regarding the redevelopment plan for the project location, the planned programming for the development, the proposed infrastructure improvements, the plans for parking for the development, the community engagement conducted for the project, and more details about the anticipated jobs to be created by the project.

Ms. Holmes stated that Woodbridge Neighborhood Development provided a support letter for the Plan to be included in the minutes of the public hearing and that she is supportive of the project and believes it will once again become an asset to the community. Ms. Holmes asked the DBRA how notices are sent for public hearings. Mr. Vosburg stated that the DBRA Staff notifies, the Department of Neighborhoods, City Council Members and staff, community groups and organizations listed on the Community Development Advocates of Detroit website along with community groups the DBRA is aware of in the area. Ms. Capler added that in addition to the recipients Mr. Vosburg stated, the DBRA uses distribution lists from notices sent for prior projects in the area, other developers that have completed projects in the area, and the Developer is asked to distribute the notice to anyone they have been in contact with regarding the project. Mr. Vosburg stated that the noticing methods for brownfield plan hearings is different from the methods that the City of Detroit is required to follow for notifying residents of proposed rezonings and that the DBRA is not required to mail notices to every resident within a certain radius nor does it have the capacity to do so.

Ms. McLaughlin stated that she is a resident of the Woodbridge neighborhood and Vice President of the Woodbridge Citizens Council and that the Developer had presented the plans for the project to the Woodbridge Citizens Council a little over a year ago and had the opportunity to tour the site, and that on behalf of the Woodbridge Citizens Council she is providing support for the Plan and that given the condition



of the Property, the plans for the development, and her understanding of the brownfield program, she feels that this project is a good fit to receive TIF, and added that she will be forwarding a support letter for the Plan from the Woodbridge Citizens Council.

Mr. Knoper stated that he is a nearby resident to the Property and that he supports the project and believes it will be a great asset to the community and will bring new opportunities to the area.

Citing no additional public comments, Mr. Vosburg closed the public hearing at 5:31 PM.



January 5, 2023

Detroit Brownfield Redevelopment Authority
500 Griswold Street, Suite 2200
Detroit, MI 48226

RE: 1775-1785 West Forest Ave. a/k/a The Danish Brotherhood Hall

Dear DBRA:

Please accept this letter as our support for the proposed Brownfield Development Plan for the Danish Brotherhood Hall in the Woodbridge Neighborhood to be presented at a January 9, 2023 Public Hearing. Woodbridge Neighborhood Development is the nonprofit community development organization serving the Woodbridge community. We understand the development team is seeking Brownfield Tax Increment Financing to make the project financially feasible.

Mr. R. Philip Lockwood, Principal of XYZ Development, shared his plans for the proposed rehab and development of The Danish Brotherhood Hall and adjacent property. Woodbridge Neighborhood Development supports the direction of the proposed development as described in that plan. He has also shared his plans with other members of the community, including the leadership of the Woodbridge Citizens' Council.

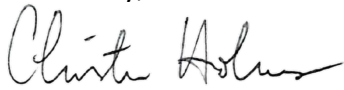
WND's support is based on the following:

- Our neighborhood and its growing population will benefit from new options for food, beverage, and retail-based businesses. In particular, event space is a missing element in Woodbridge and other nearby neighborhoods;
- The focus on walkability, streetscape beautification, and green space reflects the community's desires and also ties into WND's priorities;
- The building is a beautiful, historic structure, and we are happy that it will be rehabilitated rather than demolished and replaced with an inferior structure or remain as another vacant lot. We support the preservation of our historic fabric and the value it brings to our neighborhood and city; and

- Woodbridge would also benefit from the additional informal gathering spaces contemplated in the plan. Those types of spaces further enhance the sense of community already present here.

We appreciate Mr. Lockwood's openness and willingness to share his plans with WND. We are pleased that Mr. Lockwood has attended Woodbridge community meetings about neighborhood development and that many of the plan's concepts are based on resident feedback from those meetings. We welcome this investment and proposed set of uses for this site and look forward to its completion. Please do not hesitate to contact me with any questions.

Sincerely,



Christine Holmes

Director, Policy and Property Development