



**MINUTES OF THE  
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
PUBLIC HEARING FOR THE  
FORMER UNITED ARTISTS THEATRE BUILDING REDEVELOPMENT PROJECT AT  
150 BAGLEY STREET BROWNFIELD REDEVELOPMENT PLAN**

**Monday, April 3, 2023  
Held via Zoom  
5:00 PM**

In attendance were:

Cora Capler (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Emmett Moten (Bagley Development Group)  
Jared Belka (Warner Norcross)  
Ponce Clay (DBRA-CAC Member)  
Theo Pride (Detroit People's Platform)

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 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. Pride asked for clarification on the amount of TIF capture that is being requested under the Plan and the amount that will be reimbursed over the life of the Plan. Mr. Vosburg stated that the version of the Plan that was presented to the DBRA Board on March 22, 2023 is being revised to change the projected amount of TIF to be captured over the life of the Plan to match more closely what can be expected.

Mr. Pride asked if based on the total investment for the project if the Developer has considered voluntarily completing the Community Benefits Ordinance (CBO) process. Mr. Moten stated that while the Developer did not voluntarily complete the CBO process for the project, they have worked with the historic district commission about the project, as well as members of the community to find out what they would like to see included in the development, such as greenspaces, and that there have been significant efforts made to use all union labor for the construction of the project as well as the hiring of as many Detroit residents on the construction as possible. Mr. Vosburg added that the DBRA Staff checked with the Planning and Development Department to make sure the project did not meet the investment threshold for the CBO process.

Mr. Clay stated that he had a chance to review the project and while he doesn't know the members of the Developer personally, he is familiar with their development experience.

Mr. Moten stated that he believes this project is an example of the type of project that can happen when a group of African American developers get together and try to make a difference in the City and that he encourages other young developers in the City to work together to make more projects like this one happen.

Citing no additional public comments or questions, Mr. Vosburg closed the public hearing at 5:23 PM.