



**MINUTES OF THE  
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
PUBLIC HEARING FOR THE  
NORTH END LANDING BROWNFIELD REDEVELOPMENT PLAN**

**Monday, April 10, 2023  
Held via Zoom  
5:00 PM**

In attendance were:

Jennifer Kanalos (DEGC/DBRA)	Everett Stone
Cora Capler (DEGC/DBRA)	Monica Edmonds
Brian Vosburg (DEGC/DBRA)	Kimberly Young
Nikki Donald (DEGC)	Quincy Jones
JoMeca Thomas (DEGC)	Yolanda Eddins
Byron Osbern (DBRA-CAC)	Detroit's Otter.ai
Ponce Clay (DBRA-CAC)	AWILL654
Richard Barr (Honigman)	Phil Talbert
Sheila Cockrel (Crossroads Consulting)	Pinky Jones
Ron McDonald (Avanath North End Parcel Owner I, LLC)	Edi Demaj
Jason Jones (Tekton Development)	Dennis Talbert
Ari Ruttenberg (Council President Sheffield's Office)	Tyson Gersh
Sarah Pavelko	Nathaniel
Galaxy J2	Mary Bennett King
Joeleosmith	Lisa Tucker
Cindy Darrah	Linda Boyd
Reghan E.	Phillis Judkins
Laura Kraftowicz	iPhone
Ronald Glover	Samsung SM-A136U
Kevin Harris	The Perry's iPhone
Chenita W. Gary	Electra
Beatrice Taylor	Fireflies Notetaker
James Custer	Phone Number Ending in 1314
Gregg Smith	Phone Number Ending in 1879
Community Engagement	Phone Number Ending in 7850
	Phone Number Ending in 4763

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, and the tax increment financing request per the Brownfield Plan.

Mr. McDonald provided additional details about the Developer and the project including the partnerships with Vanguard CDC and Tekton Development, the use of Detroit-based firms for the architectural services and environmental services, the engagement with the Housing and Revitalization Department regarding the use of Section 8 vouchers for the project, the design of the development to blend with the current



housing structures in the community, the community engagement conducted for the project and the efforts to respond to concerns from the community including the inclusion of for-sale residential units, the preference for local Detroit residents for the affordable residential units, the addition of greenspace in the development, programming for art in the area, the creation of a \$100,000 fund for small businesses in the North End neighborhood, \$3,000 to the property owners adjacent to the Property for exterior improvements to their homes, programming for art in the area, and covered the anticipated construction timeline for the project including the phasing of the project so as to limit the impacts of the construction and the influx of new residential units. Mr. McDonald added that the anticipated rental rates for the affordable units will be studios at \$1,050 per month and the two-bedroom units at \$1,500 per month, and the market rate studio units will be \$1,250 per month and the two-bedroom units will be \$2,200 per month.

Mr. Vosburg opened the Question-and-Answer segment of the public hearing and stated that questions will be limited to one minute per person.

Pinky asked for clarification on the tax capture under the Plan and if the project is supposed to increase the number of residents and the increase the tax base of the City, why the Developer will not be paying taxes for the first 30 years of the development. Mr. Vosburg stated that the Developer will be paying property taxes for the first 30 years of the project and that those property taxes will increase after the project is constructed, but through the tax increment financing (TIF) under the Plan, a portion of that increase in property taxes will be reimbursed to the Developer for Eligible Costs for an estimated 20 years. Mr. McDonald added that the Developer intends to leverage economic development tools available for the project which includes the TIF as well as property tax abatements but would not be seeking any direct public funding for the project.

Tyson Gersh stated that he is a property owner and business owner in the neighborhood, and asked why the Developer is pursuing the development in the North End neighborhood given the controversy that has erupted as a result of the proposed project. Mr. McDonald stated that he has been looking to invest in the City of Detroit for some time and was approached by the CEO of Vanguard CDC about a project in this location and after reviewing the proposed plans for the project, the Developer thought it was a good fit and saw an opportunity to develop an area of the City that is outside of Downtown and Midtown areas and believe that the project will serve as a catalyst for further investment in the neighborhood.

Quincy asked what the parking plans are for the project and if the parking for the future residents will be located off the streets. Mr. McDonald stated that there will be off-street parking located behind the residential structures for the residents to avoid on-street parking.

Joanne Warwick asked why the public hearing was not being held in-person, and why the planning of the project has not been inclusive of all residents near the Property and why there was not a planning study done in the neighborhood. Mr. McDonald stated that the Developer has spent a significant amount of time meeting with residents and community organizations in the neighborhood to discuss the project and receive feedback and he understands that not everyone in a community will agree on a new development and the Developer has made an effort to incorporate feedback from the community in the plans for the project. Mr. Vosburg stated that because there is not a meeting of a public body, the public hearing is not required to be held in person, and that the DBRA has experienced an increase in attendance for public hearings since holding them online.

Community Engagement asked if the parking will be accessible from the street or through the alley given the concerns of neighboring residents about damage to their properties due to the increased traffic in the alleys, and asked what will be done for the community in terms of greenspace. Mr. McDonald stated that the parking will be accessed through the alleys in compliance with codes from the Planning and



Development Department, and that the greenspace in the project has been increased to about 30% of the project.

Linda Boyd asked for more information on how the residential units will be filled and if there will be any regulation on the residential units to prevent them from being used as Airbnb units. Mr. McDonald stated that there was a market study conducted on residential occupancy in the area and the Developer is confident that the residential units will be filled, and that the terms of the leases on the residential units will be at least 12 months and that the Developer is not in the business of providing Airbnb units.

Yolanda Eddins asked what the makeup of residential units is expected to be given the desire to attract and maintain families in the neighborhood. Mr. McDonald stated that the bulk of the residential units will be for senior residents with 82 multifamily units which will be studios, one-bedroom and two-bedroom units.

Cindy Darrah asked if there will be any improvements made to the combined water and sewage system in the neighborhood as part of the project and asked for more information on the environmental remediation to be conducted on the Property. Mr. Vosburg stated that there have been environmental studies conducted on the Property to determine the extent of environmental remediation needed and that approximately \$2.5M of the \$7.6M in TIF is for environmental remediation activities. Mr. Barr added that there are stormwater management systems planned for the project which will lessen the amount of rainwater going into the City's water system.

Joeleosmith stated that he is happy to see the North End Landing project and asked if the project will have an impact on the sewer drainage issues that are occurring further north on Brush Street. Mr. McDonald stated that the Great Lakes Water Authority is performing work near the Property but isn't sure how that will impact the properties further north on Brush Street.

Citing no additional questions, Mr. Vosburg closed out the Question-and-Answer segment and opened the floor for public comment stating that public comments would be limited to one minute per person.

Phillis Judkins stated that she has lived in the North End neighborhood since 1978 and is in support of the North End Landing project because it will bring more housing for seniors in the area as well as additional families.

Joanne Warwick stated that she is opposed to the project because of the disingenuous community engagement conducted for the project, and that the planning study should've been conducted prior to the project being planned, and that she would be open to meeting with the Developer to discuss the project since she is an impact resident.

Laura Kraftowicz stated that if the Developer is going to receive public funding for the project, then feedback from the community should be included in the project including the desire for more residential units that will be for-sale instead of rental units.

Phil Talbert stated that he has been a volunteer in the North End community for 40 years and that he supports the project that he believes will bring the neighborhood vitality that it used to have.

Cindy Darrah stated that the water and sewer system should be separated, and the stormwater should go into cisterns for the Michigan Urban Farming Initiative to use and that the proposed levels of affordability for the residential units isn't accessible for current Detroit residents.



Joeleosmith stated that he supports the project and thinks that it will help improve the North End neighborhood and will attract more businesses to the area.

Sarah Pavelko stated that she was a resident of the North End neighborhood for 20 years and recently moved out of the neighborhood because she was tired of being attacked by feral dogs in the area which are a result of the amount of vacant land in the area and that she supports the project and any project that will develop the vacant land, and added that she continues to own property in the neighborhood and looks to continue her investment and thanked the Developer for their efforts in talking to the community about the project.

Linda Boyd stated that she lives across the street from Delores Bennett Park and that street parking near the park in the summer is overwhelmed and an issue that needs to be resolved before the project is constructed and adds more demand for parking in the area and doesn't think that the project should receive tax incentives.

Quincy stated that he is a resident of the North End and supports the project that will bring more residents to the neighborhood and that there is a need for more families in the area.

Reghan stated that she is a Gen Z member and supports the project and thinks it will be good for the neighborhood.

Ronald Glover stated he has concerns about the current taxpayers in the area being taxed out of the neighborhood as a result of the project.

Perry's iPhone stated that he represents First Independence Bank and that they support the project in the area because of its new housing for seniors and affordable residential units.

Nathaniel stated that he does not support the project because the Developer did not incorporate enough residential units for-sale after receiving feedback from the community.

Community Engagement stated that she is against the project and that the Developer has not engaged residents that live adjacent to the Property to take their feedback into account and that the Developer is not listening to what the community has to say about the project.

Pinky Jones stated that she is against the project because she thinks the Developer has been exploitive and patronizing to the community about the project and that tax incentives should not be approved for the project.

Dennis Talbert stated that on behalf of the young people in the neighborhood, he is in support of the project and the new possibilities that the project will bring to the area.

Phone number ending in 4763 stated that she is a property owner on Smith Street and that she is not opposed to new development in the community, but that the project needs to be reconfigured because there are too many people in the neighborhood that oppose the project and there should be a compromise with the community about the project.

Tyson Gersh stated that he has been living in the area for 12 years and his big issue with the project is that 600 people signed a petition for the Detroit Land Bank Authority (DLBA) not to sell the properties to the Developer for the project and that the changes the community has asked for the project have not been included.



Mary Bennett King stated that she represents the North End Youth Improvement Council and that she applauds neighbors for moving into the neighborhood but there are too many vacant lots in the neighborhood that need to be redeveloped to bring life back to the neighborhood and thanked the Developer for their efforts for the project.

Yolanda Eddins stated that she supports the project and thinks the neighborhood needs to attract more residents and families to the community and that she would like to see ongoing community engagement for the project.

Citing no additional public comments, Mr. Vosburg restated that written public comments can be submitted to Cora Capler via email at [ccapler@degc.org](mailto:ccapler@degc.org) to be included in the minutes of the public hearing, and then closed the public hearing at 6:23 PM.

## Cora Capler

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**From:** Linda Boyd <linderboyd@gmail.com>  
**Sent:** Monday, April 10, 2023 10:27 AM  
**To:** Cora Capler  
**Subject:** North End Landing Proposed Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear DEGC members,

I am writing to express my opposition to the Brownfield Plan for the North End Landing project in Detroit. I believe that this project is not in the best interests of the community and will have a negative impact on the surrounding area.

First of all, the project is not well-suited to the neighborhood. The North End is a historic and vibrant community with a strong sense of identity. The proposed development would be out of scale with the surrounding area and would destroy the character of the neighborhood.

Secondly, the project would displace many residents. The North End is home to a large number of low-income residents, many of whom are elderly or have disabilities. The proposed development would force these residents to move, disrupting their lives and communities.

Thirdly, the project would have a negative impact on the environment. The site of the proposed development is currently home to a number of brownfield sites, which are contaminated with hazardous materials. The developer has not provided adequate plans for the cleanup of these sites, and I am concerned that the project will only further pollute the environment.

Finally, I believe that the project is not financially viable. The developer has not provided a realistic budget for the project, and I am concerned that the city and the taxpayers will be left with the bill if the project fails.

For these reasons, I urge you to vote against the Brownfield Plan for the North End Landing project. I believe that this project is not in the best interests of the community and will have a negative impact on the surrounding area.

Thank you for your time and consideration.

Sincerely,

Linda Boyd  
445 Smith Street  
Detroit 48202