

RESOLUTION CONCERNING CODA BRUSH PARK INVESTIGATION

COUNCIL MEMBER _____,

WHEREAS, the CODA BRUSH PARK redevelopment project is currently proceeding on property located at John R and Alfred in the Brush Park neighborhood.

WHEREAS, the CODA BRUSH PARK developer requested assistance through the Detroit Economic Growth Corporation (DEGC), the Brownfield Redevelopment Authority (DBRA) and Detroit City Council and presented plans and reports concerning the project.

WHEREAS, the CODA Brush Park plans included apartments, townhouses, commercial space, restaurant space and a parking structure. The CODA Brush plans promised that an existing carriage house would be saved and incorporated into the project. The CODA Brush Park plans clearly state that the use of the existing carriage house will be an integral part of the project.

WHEREAS, Detroit City Council approved a Brownfield tax incremental financing (TIF) based on the Economic Growth Corporation (DEGC) and the Detroit Redevelopment Authority (DBRA) reports and recommendations including the representation concerning preservation of a portion of the historic carriage house and incorporating the carriage house structure into the project. These representations included passages contained in the BROWNFIELD PLAN OR THE CODA BRUSH PARK REDEVELOPMENT PROJECT prepared by Brush Park Properties, LLC and PM Environmental, Inc. as follows:

- “As the founder of BPP, Michael J. VanOverbeke, has a long history of development and historic preservation in Detroit’s Brush Park Neighborhood.”
- “VanOverbeke envisions a contemporary response and a sustainable re-use of the historic carriage house into a mixed-use development.”
- “By renovating and expanding upon the existing commercial building, the development will total nearly 84,000 square feet.”
- “The existing carriage house building (2827 John R Street) totals approximately 3,267 square feet and was constructed primarily in approximately 1890. The building has been used for a variety of commercial and light industrial purposes. Most recently, the building has served as an art design studio, auto trailer manufacturing, electric motor manufacturing, warehousing, and glazing operations. It is currently vacant.”
- “The Brush Park Project will incorporate the original building façade and expansive additions to construct a five-story mixed-use development featuring commercial and residential spaces. Commercial spaces will be located on the first and second floors and will include a bar and restaurant (spanning approximately 9,306 square feet) and office space (totaling 5,456 square feet).”

- “The building’s redesign incorporates the original building façade and essential considerations specific to modern urban living. Development projects in Brush Park to date fall into two baskets, historic preservation of historic structures or contemporary new construction. This will be the first development in Brush Park incorporating the adaptive re-use of the remaining historic carriage house façade into the contemporary new construction of the five story building. The rehabilitation of the property also includes the repair or replacement of the deteriorated and/or damaged plaster, masonry, brick, and stone. Particular attention will be given to the preservation of the historic nature of the property when economically feasible by ensuring that any damaged decorative details will be replaced with material consistent with the current profile, finish, and color.”
- “Upon completion, this project will bring a functionally obsolete building back to productive use, addressing the growing demand for residential, commercial, and parking space within Brush Park, and will further catalyze economic development in the area.”

WHEREAS, In September 2022, the developer or his agents demolished the historic carriage house making it impossible for anyone to incorporate the carriage house into the project.

WHEREAS, the demolition of the carriage house is inconsistent with the plans presented to the DEGC, DEBRA and Detroit City Council.

WHEREAS, it is important that the members of Detroit City Council and the residents of the City of Detroit are properly informed concerning development plans and changes to development plans, especially developments involving tax incremental financing.

THEREFORE, LET IT BE RESOLVED THAT the Detroit Economic Growth Corporation (DEGC) and the Detroit Brownfield Development Authority (DEBRA) investigate the facts and circumstances surrounding the CODA Brush Park project and the demolition of the carriage house.

FURTHERMORE, LET IT BE RESOLVED THAT DEGC and DBRA shall report back to City Council within sixty days concerning the COBA Brush Park project and the demolition of the carriage house and shall give a recommendation as to any actions that should be taken concerning the demolition of the carriage house.

FUTHERMORE, LET IT BE RESOLVED THAT the City of Detroit Law Department shall report back to City Council within ninety days concerning the CODA Brush Park project and the demolition of the carriage house and whether City Council has the authority to rescind the tax increment financing previously approved by the City of Detroit.