



February 17, 2023

Honorable City Council  
City of Detroit  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**Re: Termination of the Detroit Life Building Brownfield Redevelopment Plan**

Dear Honorable Council Members:

The Detroit Life Building Brownfield Redevelopment Plan (the “Plan”) was approved by City Council more than two years ago on July 27, 2007. The legal descriptions for the subject Plan are attached (Exhibit A).

At the special January 30, 2023 DBRA Board of Directors meeting, DBRA staff recommended termination of the Plan on the basis that the project had failed to occur with respect to the eligible property for at least two (2) years following the date of the Plan in accordance with Section 14(8)(b) of Act 381. The DBRA subsequently adopted a resolution (Exhibit B) approving the termination of the Plan and authorizing the submission of a copy of its resolution to request that City Council adopt a resolution terminating the Plan.

The DBRA, as authorized by City Council, sent a notification of termination of the Plan to the developer (Exhibit C) in accordance with Section 14(8)(b).

Authority’s Request

The Authority is respectfully requesting the following action from the City Council:

- a.) February 28, 2023  
Referral of the resolution terminating the Plan to Detroit City Council Planning and Economic Development Standing Committee on March 2, 2023.
- b.) March 2, 2023  
Consideration of the City Council’s Planning and Economic Development Standing Committee to terminate the Plan and opportunity for the Developer to be heard during public comment.
- c.) March 7, 2023  
City Council adoption of the Resolution (Exhibit D), terminating the Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Kanalos". The signature is fluid and cursive, with the first name "Jennifer" written in a larger, more prominent script than the last name "Kanalos".

Jennifer Kanalos  
Authorized Agent

C: Detroit City Council  
City Clerk  
Irvin Corley, Jr.  
Gail Fulton  
Derrick Headd  
Raymond Scott  
Jai Singletary  
Marcel Todd  
Brian Vosburg  
Malik Washington  
David Whitaker

Exhibit A  
Legal Descriptions of Plan to be Terminated

## Detroit Life Building – Legal Description

Address	2210 Park Avenue, Detroit, Michigan 48201
Tax ID	Ward 2, Item 447
Owner	Detroit Life Building LLC
Legal Description	Lot 50, Plat of Park Lots 84, 85, and 86, excepting the northernly 7 1/2 feet thereof which has been taken for the purpose of a public alley, as recorded in Liber 7, page 27, Deeds of Wayne County Records.

Exhibit B  
DBRA Resolution



**CODE DBRA 23-01-138-04**

**DETROIT BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO TERMINATE PLAN**

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) was created pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”); and

WHEREAS, the City Council of the City of Detroit (“City Council”) is the governing body (as that term is defined by Act 381) of the DBRA; and

WHEREAS, on June 28, 2007, the DBRA Board of Directors approved the Detroit Life Building Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on July 27, 2007, City Council approved the Plan; and

WHEREAS, on August 6, 2007, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(b) of Act 381 of 1996, as amended, permits a governing body to terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following: (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted, and (ii) Provides the developer an opportunity to be heard at a public meeting; and

WHEREAS, the “developer” for the Plan is Detroit Life Building, L.L.C. (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan failed to occur within 2 years of City Council’s approval of the Plan; and

WHEREAS, the DBRA Board of Directors desires to recommend termination of the Plan to City Council.

NOW THEREFORE, BE IT RESOLVED, subject to the completion of the notice requirement described in Section 14(8)(b)(i) of Act 381 and the provision to the Developer of an opportunity to be heard at a public meeting pursuant to Section 14(8)(b)(ii) of Act 381, the DBRA Board of Directors hereby recommends termination of the Plan to City Council; and

BE IT FURTHER RESOLVED, subject to the termination of the Plan by City Council, that the DBRA Board of Directors hereby authorizes the termination of any other agreements or contracts between the Developer and the DBRA that were executed in conjunction with the Plan; and

BE IT FINALLY RESOLVED that any two Officers, or any two of the Authorized Agents of the DBRA, shall hereafter have the authority to negotiate and execute any, and all documents, contracts, or other papers necessary to implement the provisions and intent of this resolution on behalf of the DBRA.

January 30, 2023

Exhibit C  
Notice of Termination



January 31, 2023

SENT VIA CERTIFIED MAIL

Bill Leonard  
Detroit Life Building, LLC./ODM  
2211 Woodward Ave.  
Detroit, MI 48201

**RE: Notice of Intent to Terminate Brownfield Plan for the Detroit Life Building Redevelopment Project**

Mr. Leonard:

Per Act 381 of 1996 Section 14 (8)(b)(i), this letter is to inform you that the Detroit City Council has authorized this notice to inform you that termination of the Brownfield Plan for the Detroit Life Building Redevelopment Project (the "Plan") will be considered in no less than thirty ("30") days.

On June 28, 2007 the DBRA adopted and on July 27, 2007 the Detroit City Council approved the Plan.

It is our understanding that the project as described in the Plan has failed to occur. Because the project failed to occur, the Brownfield Plan will be terminated for the subject project per Act 381 of 1996 Section 14 (8)(b). Because no Eligible Activities have been submitted, a new Brownfield Plan may be established in the future.

While you are welcome to speak at any public meeting of City Council regarding the proposed termination, the following public meetings have been tentatively scheduled at the Coleman A. Young Municipal Center, 2 Woodward Avenue, 13<sup>th</sup> Floor, Detroit, MI 48226 regarding the termination of the Plan where, should you desire, you will also have an opportunity to be heard. Due to ongoing COVID concerns, the public is encouraged to attend virtually via Zoom:

- Thursday, March 9, 2023 at 11:00 AM – Detroit City Council Planning & Economic Development Standing Committee
- Tuesday, March 14, 2023 at 10:00 AM – Detroit City Council of the Whole Meeting

In no event would any termination be effective until at least 30-days after the date of this notice.

Sincerely,

Jennifer Kanalos  
Authorized Agent

CC: Rebecca Navin, DEGC/DBRA  
Brian Vosburg, DEGC/DBRA  
Cora Capler, DEGC/DBRA  
Monika McKay-Polly, DEGC/DBRA  
Ngozi Nwaesei, Lewis & Munday  
Rob Garza, MEDC  
Bhushan C. Modi, NTH Consultants, Ltd.  
Emmett Moten, Bagley Development Group





January 31, 2023

**SENT VIA CERTIFIED MAIL**

Emmett Moten  
Bagley Development Group  
600 Woodward, Suite 450  
Detroit, MI 48226

**RE: Notice of Intent to Terminate Brownfield Plan for the Detroit Life Building Redevelopment Project**

Mr. Moten:

Per Act 381 of 1996 Section 14 (8)(b)(i), this letter is to inform you that the Detroit City Council has authorized this notice to inform you that termination of the Brownfield Plan for the Detroit Life Building Redevelopment Project (the "Plan") will be considered in no less than thirty ("30") days.

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Bill Leonard  
Detroit Life Building/ODM  
2211 Woodward Ave.  
Detroit, MI 48201

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- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

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Emmett Moten  
Bagley Development Group  
600 Woodward, Suite 450  
Detroit, MI 48226

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Here

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7017 0660 0001 1322 4954



February 7, 2023

**SENT VIA CERTIFIED MAIL**

Bill Leonard  
Detroit Life Building, LLC./ODM  
2211 Woodward Ave.  
Detroit, MI 48201

**RE: Notice of Intent to Terminate Brownfield Plan for the Detroit Life Building Redevelopment Project – Corrected Date**

Mr. Leonard:

I am writing to correct the date and time of the City Council meeting dates in the previous letter dated January 31, 2023. While the notice was sent 30 days before the hearing as required by State Act, the notice inadvertently listed incorrect dates and times, as Detroit Life Building, LLC/ODM is aware.

Below are the correct dates and times for the City Council meetings which are tentatively scheduled to occur at the Coleman A. Young Municipal Center, 2 Woodward Avenue, 13<sup>th</sup> Floor, Detroit, MI 48226 and by ZOOM:

- Thursday, March 2, 2023, at 10:10 AM – Detroit City Council Planning & Economic Development Standing Committee
- Tuesday, March 7, 2023, at 10:00 AM – Detroit City Council of the Whole Meeting

Sincerely,

Jennifer Kanalos  
Authorized Agent

CC: Rebecca Navin, DEGC/DBRA  
Brian Vosburg, DEGC/DBRA  
Cora Capler, DEGC/DBRA  
Monika McKay-Polly, DEGC/DBRA  
Ngozi Nwaesei, Lewis & Munday  
Rob Garza, MEDC  
Bhushan C. Modi, NTH Consultants, Ltd.  
Emmett Moten, Bagley Development Group



February 7, 2023

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Jennifer Kanalos  
Authorized Agent

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Bill Leonard  
 Detroit Life Building, LLC./ODM  
 2211 Woodward Ave.  
 Detroit, MI 48201

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 600 Woodward, Suite 450  
 Detroit, MI 48226

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### Delivered, Left with Individual

DETROIT, MI 48226

February 9, 2023, 12:24 pm

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February 4, 2023

### Departed USPS Regional Facility

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January 31, 2023, 9:40 pm

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[Preparing for Delivery](#)

## Moving Through Network

### In Transit to Next Facility

February 4, 2023

### Arrived at USPS Regional Facility

PONTIAC MI DISTRIBUTION CENTER

January 31, 2023, 9:20 pm

[See More](#) 



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Exhibit D  
City Council Resolution

**RESOLUTION  
TERMINATING THE BROWNFIELD PLAN  
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
FOR THE DETROIT LIFE BUILDING REDEVELOPMENT PROJECT;**

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City of Detroit  
County of Wayne, Michigan

---

**WHEREAS**, pursuant to 381 PA 1996, as amended (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (“Authority”) has been established by resolution of the City Council of the City of Detroit (the “City Council”) for the purpose of promoting the revitalization of eligible properties in the City of Detroit; and

**WHEREAS**, on July 27, 2007, City Council approved the Brownfield Plan for the Detroit Life Building Brownfield Redevelopment Plan (the “Plan”); and

**WHEREAS**, the eligible property described in Exhibit A, attached hereto, is the eligible property subject to the Plan; and

**WHEREAS**, Section 14(8)(b) of Act 381 permits a governing body to terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least two (2) years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following: (i) gives 30 days’ prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted, and (ii) provides the developer an opportunity to be heard at a public meeting; and

**WHEREAS**, the City Council is the governing body (as that term is defined by Act 381) of the Authority; and

**WHEREAS**, the Authority’s staff has confirmed that no eligible costs for the project have been submitted pertaining to the eligible activities identified in the Plan within two (2) years of City Council’s approval of the Plan; and

**WHEREAS**, on January 30, 2023, the Board of Directors of the Authority adopted a resolution recommending termination of the Plan; and

**WHEREAS**, on October 3, 2017, City Council authorized the Authority, on behalf of City Council, to manage and/or administer the notices required by Act 381 in connection with any brownfield plan or plan amendment terminations; and

**WHEREAS**, the required notice of the termination of the Plan was given in accordance with Section 14(8)(b)(i) of Act 381, a copy of which is attached as Exhibit B; and

**WHEREAS**, in accordance with Section 14(8)(b)(ii) of Act 381, the developer identified in the Plan was provided with an opportunity to be heard at a public meeting on March 2, 2023.

**NOW, THEREFORE, BE IT RESOLVED, THAT:**

1. The Plan is hereby terminated by City Council in accordance with Section 14(8)(b) of Act 381.
2. City Council hereby ratifies the termination, if any, of any agreements or contracts between the developer of the Plan and the Authority that were executed in conjunction with the Plan, including, but not limited to, the reimbursement agreement.

The City Clerk is requested to submit one (1) certified copies of this Resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226

AYES:           Members

---

NAYS:           Members

---

RESOLUTION DECLARED ADOPTED.

---

Janice Winfrey, City Clerk  
City of Detroit  
County of Wayne, Michigan

WAIVER OF RECONSIDERATION IS REQUESTED

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Detroit, County of Wayne, State of Michigan, at a regular meeting held on \_\_\_\_\_, 2023, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

---

Janice Winfrey, City Clerk  
City of Detroit  
County of Wayne, Michigan