



April 24, 2024

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

**Re: Abolishment of the 2627 Clark/VITEC Brownfield Redevelopment Plan**

Dear Honorable Council Members:

The 2627 Clark/VITEC Brownfield Redevelopment Plan (the “Plan”) was approved by City Council on September 10, 2003. The legal descriptions for the subject Plan are attached (Exhibit A).

At the regularly scheduled March 27, 2024 DBRA Board of Directors meeting, DBRA staff recommended termination of the Plan on the basis that the project has been completed and the purposes for which the plan was established are accomplished in accordance with Section 14(8)(a) of Act 381. The DBRA subsequently adopted a resolution (Exhibit B) approving the abolishment of the Plan and authorizing the submission of a copy of its resolution to request that City Council adopt a resolution abolishing the Plan.


The DBRA, as authorized by City Council, sent a notification of abolishment of the Plan (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.) April 30, 2024  
Referral of the resolution abolishing the Plan to Detroit City Council Planning and Economic Development Standing Committee on May 2, 2024.
- b.) May 2, 2024  
Consideration of the City Council’s Planning and Economic Development Standing Committee to abolish the Plan and opportunity for the Developer to be heard during public comment.
- c.) May 7, 2024  
City Council adoption of the Resolution (Exhibit D), abolishing the Plan.

Sincerely,

A handwritten signature in black ink that reads "Jennifer Kanalos". The signature is written in a cursive style with a large initial "J" and a stylized "K".

Jennifer Kanalos  
Authorized Agent

C: Detroit City Council  
City Clerk  
Derrick Headd  
Jai Singletary  
Raymond Scott  
Brian Vosburg  
Malik Washington

Exhibit A  
Legal Descriptions of Plan to be Terminated

EXHIBIT A

Legal Description

PARCEL A-3 DESCRIPTION

PART OF PRIVATE CLAIMS NO. 583 AND 47, ALSO PART OF LOTS 46 AND 47, INCLUDING A VACATED PRIVATE RIGHT-OF-WAY LYING ADJACENT TO SAID LOT 47 OF THE "PLAT OF PRIVATE CLAIM NO. 30 AND BACK CONCESSION THEREOF AS LAID OUT BY THE COMMISSIONERS FOR DIVIDING THE ESTATE OF THE LATE GEN L JOHN R. WILLIAMS, DEC D 1857" AS RECORDED IN LIBER 1 OF PLATS ON PAGE 67, WAYNE COUNTY RECORDS, ALL BEING IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF MICHIGAN AVENUE (120 FEET WIDE, AS WIDENED) AND THE WESTERLY LINE OF CLARK AVENUE (60 FEET WIDE AT THIS POINT) EXTENDED NORTHERLY; RUNNING THENCE SOUTH 27 DEGREES 09 MINUTES 09 SECONDS WEST, ALONG THE EXTENSION NORTHERLY OF THE WESTERLY LINE OF CLARK AVENUE AND ALONG THE WESTERLY LINE OF SAID CLARK AVENUE, A DISTANCE OF 344.24 FEET TO AN ANGLE POINT IN SAID STREET LINE; THENCE SOUTH 28 DEGREES 00 MINUTES 49 SECONDS EAST, ALONG THE WESTERLY LINE OF CLARK AVENUE (WIDTH VARIES), A DISTANCE OF 725.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN BEING DESCRIBED; PROCEEDING THENCE FROM SAID POINT OF BEGINNING SOUTH 28 DEGREES 00 MINUTES 49 SECONDS EAST, ALONG THE WESTERLY LINE OF CLARK AVENUE (WIDTH VARIES), A DISTANCE OF 858.48 FEET TO THE POINT OF INTERSECTION OF SAID STREET LINE WITH THE NORTHERLY LINE OF THE CONRAIL (PENN CENTRAL) RAILROAD RIGHT-OF-WAY (WIDTH VARIES, AS WIDENED); THENCE SOUTH 79 DEGREES 04 MINUTES 03 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 153.74 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 79 DEGREES 40 MINUTES 13 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 200.00 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 79 DEGREES 04 MINUTES 03 SECONDS WEST, ALONG SAID RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 422.11 FEET TO A POINT; THENCE NORTH 28 DEGREES 00 MINUTES 49 SECONDS WEST, A DISTANCE OF 626.57 FEET TO A POINT; THENCE NORTH 61 DEGREES 59 MINUTES 11 SECONDS EAST A DISTANCE OF 741.00 FEET TO THE POINT OF BEGINNING. CONTAINING 549,181 SQUARE FEET OR 12.608 ACRES, MORE OR LESS, OF LAND IN AREA.

Exhibit B  
DBRA Resolution



**CODE DBRA 24-03-55-03**

**2627 CLARK/VITEC BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH 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 July 24, 2003, the DBRA Board of Directors approved the 2627 Clark/VITEC Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on September 10, 2003, City Council approved the Plan; and

WHEREAS, on September 15, 2003, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(a) of Act 381 of 1996, as amended, permits a governing body to abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished; and

WHEREAS, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

WHEREAS, the “developer” for the Plan is VITEC, LLC (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan has been completed and the purposes for which the Plan was established have been accomplished; and

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

NOW THEREFORE, BE IT RESOLVED, subject to the notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

BE IT FURTHER 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 abolishment 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 FURTHER RESOLVED, that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the DBRA's Authorized Agents, shall hereafter have the authority to negotiate and execute all documents with such other terms and conditions that are determined by such Authorized Agents and/or Officers to be customary or appropriate and not inconsistent with this resolution, and to negotiate and execute all other documents, contracts, or papers, and take all actions, necessary or appropriate to implement the provisions and intent of this resolution on behalf of the DBRA.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

March 27, 2024

Exhibit C  
Notice of Abolishment



April 2, 2024

SENT VIA CERTIFIED MAIL

Bruce Thompson  
VITEC  
2627 Clark Street  
Detroit, MI 48210

**RE: Notice of Intent to Abolish Brownfield Plan for 2627 Clark/VITEC Project**

To Whom it May Concern:

Per Act 381 of 1996 Section 14(8)(a), this letter is to inform you that the Detroit City Council has authorized this notice to inform you that abolishment of the Brownfield Plan for 2627 Clark/VITEC Project (the "Plan") will be considered in no less than thirty ("30") days.

On July 24, 2003 the DBRA adopted and on September 10, 2003 the Detroit City Council approved the Plan.

It is our understanding that the project as described in the Plan has been completed, the associated Single Business Tax Credit has been utilized, and the purposes for which the plan was established have been accomplished. Because the project has been completed, the Brownfield Plan will be abolished for the subject project per Act 381 of 1996 Section 14(8)(a). While you are welcome to speak at any public meeting of City Council regarding the proposed abolishment, 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 abolishment of the Plan where, should you desire, you will also have an opportunity to be heard:

- Thursday, May 2, 2024 at 10:00 AM – Detroit City Council Planning & Economic Development Standing Committee
- Tuesday, May 7, 2024 at 10:00 AM – Detroit City Council of the Whole Meeting

In no event would any abolishment be effective until at least 30 days after the date of this notice. Should you have any questions please feel free to contact Brian Vosburg at (313) 237-4612 or [bvosburg@degc.org](mailto:bvosburg@degc.org).

Sincerely,

Jennifer Kanalos  
Authorized Agent

CC: Rebecca Navin, DEGC  
Brian Vosburg, DEGC/DBRA  
Ngozi Nwaesei, Lewis & Munday  
AKT Peerless

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Bruce Thompson  
VITEC  
2627 Clark Street  
Detroit, MI 48210



9590 9402 7279 1284 2841 12

2. Article Number (Transfer from service label)

7018 2290 0000 8690 7654

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

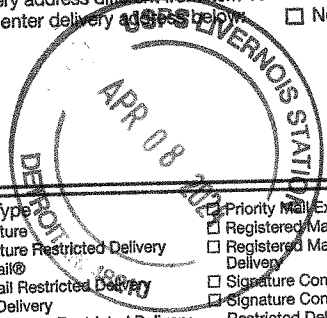
X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below  No



3. Service Type

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all Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Postmark  
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City, State, ZIP

AKT Peerless  
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Detroit, MI 48226

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0215  
20

Postmark  
Here

Postage \$0.68

Total Postage \$5.73 04/02/2024

Sent To  
Street and Apt.  
City, State, ZIP

Bruce Thompson  
VITEC  
2627 Clark Street  
Detroit, MI 48210

PS Form 3800

Exhibit D  
City Council Resolution

**RESOLUTION  
ABOLISHING THE BROWNFIELD PLAN  
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
FOR THE 2627 CLARK/VITEC REDEVELOPMENT PROJECT;**

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City of Detroit  
County of Wayne, Michigan

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**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 September 10, 2003, City Council approved the Brownfield Plan for the 2627 Clark/VITEC 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)(a) of Act 381 permits a governing body to abolish a brownfield plan or plan amendment for an eligible property if finds that the purposes for which the plan was established are accomplished; 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 the project has been completed and the purposes for which the plan was established are accomplished; and

**WHEREAS**, on March 27, 2024, the Board of Directors of the Authority adopted a resolution recommending abolishment 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**, a notice of the abolishment 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 April 11, 2024.

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

1. The Plan is hereby abolished by City Council in accordance with Section 14(8)(a) 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

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NAYS:           Members

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RESOLUTION DECLARED ADOPTED.

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

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 \_\_\_\_\_, 2024, 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.

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