



July 10, 2024

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

Re: Abolishment of the West Town Homes Brownfield Redevelopment Plan

Dear Honorable Council Members:

The West Town Homes Brownfield Redevelopment Plan (the "Plan") was approved by City Council on November 26, 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.) July 16, 2024
Referral of the resolution abolishing the Plan to Detroit City Council Planning and Economic Development Standing Committee on July 18, 2024.
- b.) July 18, 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.) July 23, 2024
City Council adoption of the Resolution (Exhibit D), abolishing the Plan.

Sincerely,

Jennifer Kanalos
Authorized Agent

C: Detroit City Council
City Clerk
Lakisha Barclift

Jai Singletary
Raymond Scott
Brian Vosburg
Malik Washington

Exhibit A
Legal Descriptions of Plan to be Terminated

ATTACHMENT B
Legal Descriptions of Eligible Property to which the Plan Applies

Ward	Item	Address	Legal	Owner
22	1136-7	16301 Tireman	Lot 11 and the East 15 feet of Lot 10, MORIN PARK SUBDIVISION, as recorded in Liber 41, Page 94 of Plats, Wayne County Records	City of Detroit
22	1138-9	16309 Tireman	The West 5 feet of Lot 10, Lot 9 and the East 10 feet of Lot 8, MORIN PARK SUBDIVISION NO. 1, as recorded in Liber 41, Page 94 of Plats, Wayne County Records	City of Detroit
22	1092	15681 Tireman	Lot 286, GAYNOR PARK SUBDIVISION NO. 1, as recorded in Liber 46, Page 64 of Plats, Wayne County Records.	City of Detroit
22	1093	15691 Tireman	Lot 287, GAYNOR PARK SUBDIVISION NO. 1, as recorded in Liber 46, Page 54 of Plats, Wayne County Records.	City of Detroit
22	1094	15703 Tireman	Lot 326, GAYNOR PARK SUBDIVISION NO. 1, as recorded in Liber 46, Page 64 of Plats, Wayne County Records	City of Detroit
22	1095-6	15707 Tireman	Lot 327 & Lot 328, GAYNOR PARK #1 SUBDIVISION, as recorded in Liber 46, Page 64 of Plats, Wayne County Records	City of Detroit
22	1098	15717 Tireman	Lot 330, GAYNOR PARK SUBDIVISION NO. 1, as recorded in Liber 46, Page 64 of Plats, Wayne County Records.	City of Detroit
22	1100	15727 Tireman	Lot 332, GAYNOR PARK SUBDIVISION NO. 1, as recorded in Liber 46, Page 64 of Plats, Wayne County Records.	City of Detroit
22	1102	15733 Tireman	Lot 334, GAYNOR PARK #1 SUBDIVISION, as recorded in Liber 46, Page 64 of Plats, Wayne County Records	City of Detroit
22	1103	15735 Tireman	Lot 335, GAYNOR PARK #1 SUBDIVISION, as recorded in Liber 46, Page 64 of Plats, Wayne County Records	City of Detroit
22	1104	15737 Tireman	Lot 336, GAYNOR PARK #1 SUBDIVISION, as recorded in Liber 46, Page 64 of Plats, Wayne County Records	City of Detroit
22	1108	15801 Tireman	Lot 378, GAYNOR PARK #1 SUBDIVISION, as recorded in Liber 46, Page 64 of Plats, Wayne County Records	City of Detroit

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Legal Descriptions of Eligible Property to which the Plan Applies

Ward	Item	Address	Legal	Owner
22	1109	15803 Tireman	Lot 379, GAYNOR PARK #1 SUBDIVISION, as recorded in Liber 46, Page 64 of Plats, Wayne County Records	City of Detroit
22	1111	15815 Tireman	Lot 381, GAYNOR PARK SUBDIVISION NO. 1, as recorded in Liber 46, Page 64 of Plats, Wayne County Records.	City of Detroit
22	1112	15819 Tireman	Lot 382, GAYNOR PARK #1 SUBDIVISION, as recorded in Liber 46, Page 64 of Plats, Wayne County Record	City of Detroit
22	1113	15823 Tireman	Lot 383, GAYNOR PARK SUBDIVISION NO. 1, as recorded in Liber 46, Page 64 of Plats, Wayne County Records	City of Detroit
22	61078-9	8464 Asbury Park	Lot 99 and the South 10 feet and Lot 100 and the West 9 feet of vacated alley, BASSETT AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	61089	8610 Asbury Park	Lot 110, BASSETT AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	61090	8620 Asbury Park	Lot 111, BASSETT AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	61091	8630 Asbury Park	Lot 112, BASSETT AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	60779	8515 Mettetal	Lot 137 and the North 5 feet of Lot 138 and the East 9 feet of vacated alley, BASSETT AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	60780	8513 Mettetal	The South 25 of Lot 138 and the East 9 feet of vacated alley, BASSETT AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	60781	8511 Mettetal	Lot 139 and the East 9 feet of the vacated alley, BASSETT AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit

ATTACHMENT B
Legal Descriptions of Eligible Property to which the Plan Applies

Ward	Item	Address	Legal	Owner
22	60782	8509 Mettetal	Lot 140 and the East 9 feet of the vacated alley, BASSETT AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	60783-4	8491 Mettetal	Lot 141 and the North 5 feet of Lot 142 and the East 9 feet of the vacated alley, BASSETT AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	60794	8427 Mettetal	The South 15 feet of Lot 151 and the North 20 feet of Lot 152, BASSETT AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	60793	8435 Mettetal	The South 20 feet of Lot 150 and the North 15 feet of Lot 151, and the East 9 feet of vacated alley, BASSETT AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	59656-7	8270 Mettetal	Lot 216 and the South 10 feet of Lot 217, BASSETT AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	59673	8448 Mettetal	Lot 233 BASSETT & SMITH'S TIREMAN AVE. SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	59674	8454 Mettetal	Lot 234 BASSETT & SMITH'S TIREMAN AVE. SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	59675	8460 Mettetal	Lot 235 BASSETT & SMITH'S TIREMAN AVE. SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	59676	8466 Mettetal	Lot 236 BASSETT & SMITH'S TIREMAN AVE. SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Record	City of Detroit
22	59677	8472 Mettetal	Lot 237 BASSETT & SMITH'S TIREMAN AVE. SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Record	City of Detroit
22	59678	8478 Mettetal	Lot 141 and the North 5 feet of Lot 142 and the East 9 feet of the vacated alley, BASSETT AND SMITH'S TIREMAN AVENUE SUBDIVISION,	City of Detroit

ATTACHMENT B
Legal Descriptions of Eligible Property to which the Plan Applies

Ward	Item	Address	Legal	Owner
			as recorded in Liber 44, Page 7 of Plats, Wayne County Records	
22	59373	8451 St. Marys	Lot 283, BASSETT AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	59374	8445 St. Marys	Lot 284, BASSETT AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	58314	8054 St. Marys	Lot 330, BASSETT AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	58315	8060 St. Marys	Lot 331, BASSETT AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	57006	8242 Mansfield	Lots 414 and 415, BASSETT AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	57007	8248 Mansfield	Lot 416, BASSETT AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	56733	8231 Rutherford	Lot 424, BASSETT AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	56734	8225 Rutherford	Lot 425, BASSETT AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	56735	8221 Rutherford	Lot 426, BASSETT AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	56736	8211 Rutherford	Lot 427, and the North 15 feet of Lot 428, BASSETT AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	56737	8201 Rutherford	South 15 feet of Lot 428, and all of Lot 429, BASSETT AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit

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Legal Descriptions of Eligible Property to which the Plan Applies

Ward	Item	Address	Legal	Owner
			Plats, Wayne County Records	
22	1840	16000 Tireman	Lot 1 and Lot 2, BASSET AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records.	City of Detroit
22	1834	16040 Tireman	Lot 8, BASSET AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	1833	16042 Tireman	Lot 9, BASSET AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	1832	16044 Tireman	Lot 10, BASSET AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	1831	16064 Tireman	Lot 11, BASSET AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	1830	16070 Tireman	Lot 12, BASSET AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	1829	16050 Tireman	Lot 13, BASSET AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records.	City of Detroit
22	1828	16090 Tireman	Lot 14, BASSET AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	1820-1	16128 Tireman	Lots 21 and 22, BASSET AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	1819	16132 Tireman	Lot 23, BASSET AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit
22	1818	16138 Tireman	Lot 24, BASSET AND SMITH'S TIREMAN AVENUE SUBDIVISION, as recorded in Liber 44, Page 7 of Plats, Wayne County Records	City of Detroit

Exhibit B
DBRA Resolution



CODE DBRA 24-03-67-03

WEST TOWN HOMES I, LLC 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 October 29, 2003, the DBRA Board of Directors approved the West Town Homes I, LLC Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on November 26, 2003, City Council approved the Plan; and

WHEREAS, on December 9, 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 Community Planning Association (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



June 13, 2024

SENT VIA CERTIFIED MAIL

Stephanie Madden
Community Planning Association
243 Congress, Suite 350
Detroit, MI 48226

Barton Berman
Urban Entity Group VI, LLC
1245 Chicago Road
Troy, MI 48083

Dirk Mammen
ETC Consulting and Technology
719 Griswold St., Suite 520
Detroit, MI 48226

RE: Notice of Intent to Abolish Brownfield Plan for West Town Homes I, LLC 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 West Town Homes I, LLC Project (the "Plan") will be considered in no less than thirty ("30") days.

On October 29, 2003 the DBRA adopted and on November 26, 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, 13th Floor, Detroit, MI 48226 regarding the abolishment of the Plan where, should you desire, you will also have an opportunity to be heard:

- Thursday, July 18, 2024 at 10:00 AM – Detroit City Council Planning & Economic Development Standing Committee
- Tuesday, July 23, 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.

Sincerely,

Jennifer Kanalos
Authorized Agent

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

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Dirk Mammen
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Dirk Mammen
 ETC Engineers and Consultants
 422 W. Congress St. Suite 402
 Detroit, MI 48226

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2. Article Number (Transfer from service label)

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PS Form 3811, July 2015 PSN 7530-02-000-9063

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 Addressee

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Stephanie Madden
 Community Planning Association
 243 Congress, Suite 350
 Detroit, MI 48226

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Barton Berman
 Urban Entity Group VI, LLC
 1245 Chicago Road
 Troy, MI 48083

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Stephanie Madden
 Community Planning Association
 243 Congress, Suite 350
 Detroit, MI 48226

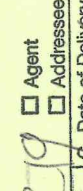
9590 9402 4309 8190 5449 26

2. Article Number (Transfer from service label)

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PS Form 3811, July 2015 PSN 7530-02-000-9053

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Barton Berman
 Urban Entity Group VI, LLC
 1245 Chicago Road
 Troy, MI 48083

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2022 0698 0000 0622 8702

Exhibit D
City Council Resolution

**RESOLUTION
ABOLISHING THE BROWNFIELD PLAN
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE WEST TOWN HOMES I, LLC REDEVELOPMENT PROJECT;**

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 November 26, 2003, City Council approved the Brownfield Plan for the West Town Homes I, LLC 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 July 18, 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

NAYS: Members

RESOLUTION DECLARED ADOPTED.

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.

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