



July 10, 2024

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

Re: Abolishment of the Gratiot McDougall Homes, LLC Brownfield Redevelopment Plan

Dear Honorable Council Members:

The Gratiot McDougall Homes, LLC 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
13	767	3163 E. Vernor	Lot 34, excluding Vernor Highway as opened and widened, SUB OF PT OF THE B CHAPOTON FARM Subdivision as recorded in Liber 11, Page 83, Wayne County Records.	City of Detroit
13	768	3169 E. Vernor	Lot 33, excluding Vernor Highway as opened and widened, SUB OF PT OF THE B CHAPOTON FARM Subdivision as recorded in Liber 11, Page 83, Wayne County Records.	City of Detroit
13	775	3331 E. Vernor	Lot 25, excluding Vernor Highway as opened and widened, PULTES Subdivision as recorded in Liber 7, Page 50, Wayne County Records.	City of Detroit
13	776	3337 E. Vernor	Lot 24, excluding Vernor Highway as opened and widened, PULTES Subdivision as recorded in Liber 7, Page 50, Wayne County Records.	City of Detroit
13	777	3343 E. Vernor	Lot 23, excluding Vernor Highway as opened and widened, PULTES Subdivision as recorded in Liber 7, Page 50, Wayne County Records.	City of Detroit
13	778	3349 E. Vernor	Lot 22, excluding Vernor Highway as opened and widened, PULTES Subdivision as recorded in Liber 7, Page 50, Wayne County Records.	City of Detroit
13	779	3355 E. Vernor	Lot 21, excluding Vernor Highway as opened and widened, PULTES Subdivision as recorded in Liber 7, Page 50, Wayne County Records.	City of Detroit
13	780	3361 E. Vernor	Lot 20, excluding Vernor Highway as opened and widened, PULTES Subdivision as recorded in Liber 7, Page 50, Wayne County Records.	City of Detroit
13	781	3367 E. Vernor	Lot 19, excluding Vernor Highway as opened and widened, PULTES Subdivision as recorded in Liber 7, Page 50, Wayne County Records.	City of Detroit
13	782	3373 E. Vernor	Lot 18, excluding Vernor Highway as opened and widened, PULTES Subdivision as recorded in Liber 7, Page 50, Wayne County Records.	City of Detroit

Exhibit A
 Gratiot McDougall Homes, LLC
 Brownfield Redevelopment Plan

13	783	3381 E. Vernor	Lot 17, excluding Vernor Highway as opened and widened, PULTES Subdivision as recorded in Liber 7, Page 50, Wayne County Records.	City of Detroit
13	789	3415 E. Vernor	Lot 11, excluding Vernor Highway as opened and widened, PULTES Subdivision as recorded in Liber 7, Page 50, Wayne County Records.	City of Detroit
13	793	3439 E. Vernor	Lot 7, excluding Vernor Highway as opened and widened, PULTES Subdivision as recorded in Liber 7, Page 50, Wayne County Records.	City of Detroit
13	803	3631 E. Vernor	Lot 45, except Vernor highway as opened and widened, BURLAGES Subdivision as recorded in Liber 9, Page 33, Wayne County Records.	City of Detroit
13	804	3635 E. Vernor	Lot 46, except Vernor highway as opened and widened, BURLAGES Subdivision as recorded in Liber 9, Page 33, Wayne County Records.	City of Detroit
13	808	3661 E. Vernor	Lot 50, except Vernor highway as opened and widened, BURLAGES Subdivision as recorded in Liber 9, Page 33, Wayne County Records.	City of Detroit
13	809	3665 E. Vernor	Lot 51, except Vernor highway as opened and widened, BURLAGES Subdivision as recorded in Liber 9, Page 33, Wayne County Records.	City of Detroit
13	810	3671 E. Vernor	Lot 52, except Vernor highway as opened and widened, BURLAGES Subdivision as recorded in Liber 9, Page 33, Wayne County Records.	City of Detroit
13	813	3686 Hendricks	Lot 55, except Vernor highway as opened and widened, BURLAGES Subdivision as recorded in Liber 9, Page 33, Wayne County Records.	City of Detroit
13	815	3672-74 Hendricks	Lot 57, except Vernor highway as opened and widened, BURLAGES Subdivision as recorded in Liber 9, Page 33, Wayne County Records.	City of Detroit
13	819	3654 Hendricks	Lot 61, except Vernor highway as opened and widened, BURLAGES Subdivision as recorded in Liber 9, Page 33, Wayne County Records.	City of Detroit
13	820	3648 Hendricks	Lot 62, except Vernor highway as opened and widened, BURLAGES Subdivision as recorded in Liber 9, Page 33, Wayne County Records.	City of Detroit
13	834	3422 Hendricks	Lot 20, GLADEWITZ Subdivision as recorded in Liber 16, Page 84, Wayne County Records.	City of Detroit
13	835	3416 Hendricks	Lot 19, GLADEWITZ Subdivision as recorded in Liber 16, Page 84, Wayne County Records.	City of Detroit
13	836	3410 Hendricks	Lot 18, GLADEWITZ Subdivision as recorded in Liber 16, Page 84, Wayne County Records.	City of Detroit
13	837	3404 Hendricks	Lot 17, GLADEWITZ Subdivision as recorded in Liber 16, Page 84, Wayne County Records.	City of Detroit

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 Brownfield Redevelopment Plan

13	838	3400 Hendricks	Lot 16, GLADEWITZ Subdivision as recorded in Liber 16, Page 84, Wayne County Records.	City of Detroit
13	839	3384 Hendricks	Lot 13, GLADEWITZ Subdivision as recorded in Liber 16, Page 84, Wayne County Records.	City of Detroit
13	840	3380 Hendricks	Lot 14-15, GLADEWITZ Subdivision as recorded in Liber 16, Page 84, Wayne County Records.	City of Detroit
13	841	3374-3376 Hendricks	Lot 11, GLADEWITZ Subdivision as recorded in Liber 16, Page 84, Wayne County Records.	City of Detroit
13	843	3362 Hendricks	Lot 10, GLADEWITZ Subdivision as recorded in Liber 16, Page 84, Wayne County Records.	City of Detroit
13	844	3358-3360 Hendricks	Lot 9, GLADEWITZ Subdivision as recorded in Liber 16, Page 84, Wayne County Records.	City of Detroit
13	845	3352 Hendricks	Lot 8, GLADEWITZ Subdivision as recorded in Liber 16, Page 84, Wayne County Records.	City of Detroit
13	850	3196-3200 Hendricks	Lot 113, A SHELEYS Subdivision as recorded in Liber 8, Page 24, Wayne County Records.	City of Detroit
13	851	3190 Hendricks	Lot 112, A SHELEYS Subdivision as recorded in Liber 8, Page 24, Wayne County Records.	City of Detroit
13	856	3162 Hendricks	Lot 107, A SHELEYS Subdivision as recorded in Liber 8, Page 24, Wayne County Records.	City of Detroit
13	857	3156 Hendricks	Lot 106, A SHELEYS Subdivision as recorded in Liber 8, Page 24, Wayne County Records.	City of Detroit
13	859	3146 Hendricks	Lot 8, A M CAMPAUS RE/SUB Subdivision as recorded in Liber 4, Page 96, Wayne County Records.	City of Detroit
13	861	3132 Hendricks	Lot 10, A M CAMPAUS RE/SUB Subdivision as recorded in Liber 4, Page 96, Wayne County Records.	City of Detroit
13	866	3157 Hendricks	Lot 103, A SHELEYS Subdivision as recorded in Liber 8, Page 24, Wayne County Records.	City of Detroit
13	868	3169 Hendricks	Lot 101, GLADEWITZ Subdivision as recorded in Liber 16, Page 84, Wayne County Records.	City of Detroit
13	869	3175 Hendricks	Lot 100, GLADEWITZ Subdivision as recorded in Liber 16, Page 84, Wayne County Records.	City of Detroit

13	870	3181 Hendricks	Lot 99, GLADEWITZ Subdivision as recorded in Liber 16, Page 84, Wayne County Records.	City of Detroit
13	846	3344 Hendricks	Lot 7, GLADEWITZ Subdivision as recorded in Liber 16, Page 84, Wayne County Records.	City of Detroit
13	872	3193-3195 Hendricks	Lot 97, A SHELEYS Subdivision as recorded in Liber 8, Page 24, Wayne County Records.	City of Detroit
13	873	3199 Hendricks	Lot 96, A SHELEYS Subdivision as recorded in Liber 8, Page 24, Wayne County Records.	City of Detroit
13	895	3615 Hendricks	Lot 72, BURLAGES Subdivision as recorded in Liber 9, Page 33, Wayne County Records.	City of Detroit
13	906	3677 Hendricks	Lot 83, BURLAGES Subdivision as recorded in Liber 9, Page 33, Wayne County Records.	City of Detroit
13	907	3683 Hendricks	Lot 84, BURLAGES Subdivision as recorded in Liber 9, Page 33, Wayne County Records.	City of Detroit
13	908	3691 Hendricks	Lot 85, BURLAGES Subdivision as recorded in Liber 9, Page 33, Wayne County Records.	City of Detroit
13	915	3702 Hunt	Lot 99, BURLAGES Subdivision as recorded in Liber 9, Page 33, Wayne County Records.	City of Detroit
13	925	3640 Hunt	Lot 109, BURLAGES Subdivision as recorded in Liber 9, Page 33, Wayne County Records.	City of Detroit
13	927	3630 Hunt	Lot 111, BURLAGES Subdivision as recorded in Liber 9, Page 33, Wayne County Records.	City of Detroit
13	963	3164-3166 Hunt	Lot 81, A SHELEYS Subdivision as recorded in Liber 8, Page 24, Wayne County Records.	City of Detroit
13	964	3158 Hunt	Lot 80, A SHELEYS Subdivision as recorded in Liber 8, Page 24, Wayne County Records.	City of Detroit
13	10427	2520 Elmwood	Lot 27, except Vernor highway as opened and widened, PULTES Subdivision as recorded in Liber 7, Page 50, Wayne County Records.	City of Detroit
13	10429	2530 Elmwood	Lot 2, GLADEWITZ Subdivision as recorded in Liber 16, Page 84, Wayne County Records.	City of Detroit
13	10430	2538 Elmwood	Lot 3, GLADEWITZ Subdivision as recorded in Liber 16, Page 84, Wayne County Records.	City of Detroit

Exhibit A
 Gratiot McDougall Homes, LLC
 Brownfield Redevelopment Plan

13	10606	2639 Elmwood	Lot 88 - 89, A SHELEYS Subdivision as recorded in Liber 8, Page 24, Wayne County Records.	City of Detroit
13	10608	2625-27 Elmwood	Lot 91, BURLAGES Subdivision as recorded in Liber 9, Page 33, Wayne County Records.	City of Detroit
13	791	3425 E. Vernor	Lot 9, except Vernor highway as opened and widened, PULTES Subdivision as recorded in Liber 7, Page 50, Wayne County Records.	City of Detroit
13	10766	2534-38 McDougall	Lot 1, A M CAMPAUS RE/SUB Subdivision as recorded in Liber 4, Page 96, Wayne County Records.	City of Detroit
13	000862.01-.02	3131-33 Hendricks	Lot 5, A M CAMPAUS RE/SUB Subdivision as recorded in Liber 4, Page 96, Wayne County Records.	City of Detroit

Exhibit B
DBRA Resolution



CODE DBRA 24-03-62-03

GRATIOT MCDOUGALL HOMES, 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 Gratiot McDougall Homes, 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 Gratiot McDougall United Community Development Corporation (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

Gratiot McDougall United
Community Development Corporation
Jennifer Hatchett
3360 Charlevoix
Detroit, MI 48207

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

ETC Engineers and Consultants
Kevin Kruszewski
601 W. Fort Street, Suite 340
Detroit, MI 48226

RE: Notice of Intent to Abolish Brownfield Plan for Gratiot McDougall Homes, 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 Gratiot McDougall Homes 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

DBRA

Detroit Brownfield Redevelopment Authority
500 Griswold • Suite 2200
Detroit, MI 48226



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See Reverse for Instructions

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 Urban Entity Group V, LLC
 1245 Chicago Road
 Troy, MI 48083

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Jennifer Hatchett
 Gratiot McDougall United Community
 Development Corporation
 3360 Charlevoix
 Detroit, MI 48207

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

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Jennifer Hatchett
 Gratiot McDougall United Community
 Development Corporation
 3360 Charlevoix
 Detroit, MI 48207

6/13/24
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Exhibit D
City Council Resolution

**RESOLUTION
ABOLISHING THE BROWNFIELD PLAN
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE GRATIOT MCDUGALL HOMES, 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 Gratiot McDougall Homes, 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