



July 10, 2024

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

**Re: Abolishment of the Warren and Conner Shopping Center Brownfield Redevelopment Plan**

Dear Honorable Council Members:

The Warren and Conner Shopping Center Brownfield Redevelopment Plan (the "Plan") was approved by City Council on June 9, 2004. 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

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Friday, November 07, 2003

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# City of Detroit

## Real Property Inquiry System

### Property Data & Long Legal Descriptions

### The Following Information Was Found

[Click Here to View City Services](#)

<b>Property</b> Address: 11870 WARREN E	Ward/Item: 21/002593.	Tax Name: CLIFFTON MGMT CORP
Tax Address: 7200 HUTCHINSON ST STE 100 City/State/Zipcode: XX CAN	Tax Info. Last Updated On: 05/19/2002	DIMEN_ID: 19,188 SQ FT Land Value Map Number: 521
2002 Assessed Value: \$14,400.00 2001 Assessed Value: \$14,400.00 2000 Assessed Value: \$14,400.00	2002 True Cash Value: \$28,800.00 2001 True Cash Value: \$28,800.00 2000 True Cash Value: \$28,800.00	LOT Number-Text: SEE COMPLETE LEGAL Subdivision Codes (Liber: 00000/ Page: 000)
2002 State Equalized Value: \$14,400.00 2001 State Equalized Value: \$14,400.00 2000 State Equalized Value: \$14,400.00	2002 Capped Value: \$14,860.80 2001 Capped Value: \$14,860.80 2000 Capped Value: \$14,673.60	2002 Taxable Value: \$14,400.00 2001 Taxable Value: \$14,400.00 2000 Taxable Value: \$14,400.00

Land Use Description: Vacant Land Land Type: COMMERCIAL

Primary Structure Description: ()

Primary Structure Area Units Unknown: Not Available Year Built: Not Available



[Click Here](#)  
To View Map of The  
Area



AKA Address: Sub-Division Text: MORE THAN ONE SUBDIVISION INVOLVED

Legal Description
S WARREN PT OF PCS 392 & 687 DESC AS FOLS BEG AT A PTE IN S LINE WARREN AVE S 81D 11M W 8.31 FT TH S 63D 59M W 2.61 FT FROM E LINE PC 687 TH S 60D E 375 FT TH S 30D W 20 FT TH N 68D 42M 30S W 297.24 FT TH N 60D W 125 FT TH N 63D 59M E 78.39 FT

TO P O B 21/-- 19,188 SQ FT

### *Search Criteria*

#### **Address**

House Number:  Street Name:  Street Direction:

#### **Property ID**

Ward:  Item:



#### **Transaction Counters**

**Internet: 1504485**

**Intranet: 30970**

[Feedback/Problems Click Here](#)[New Features Click Here](#)

Friday, November 07, 2003

[Address Search Click Here](#)

# City of Detroit

Real Property Inquiry System  
Property Data & Long Legal Descriptions

## The Following Information Was Found

[Click Here to View City Services](#)

<b>Property Address:</b> 11860 - 11982 WARREN E	<b>Ward/Item:</b> 21/046422.	<b>Tax Name:</b> WHITNEY MANAGEMENT CORPORATION
<b>Tax Address:</b> 7200 HUTCHISON STE 100 <b>City/State/Zipcode:</b> XX CAN	<b>Tax Info. Last Updated On:</b> 05/19/2002	<b>DIMEN_ID:</b> 371,782 SQ FT <b>Land Value Map Number:</b> 532
<b>2002 Assessed Value:</b> \$861,200.00 <b>2001 Assessed Value:</b> \$861,650.00 <b>2000 Assessed Value:</b> \$862,650.00	<b>2002 True Cash Value:</b> \$1,722,400.00 <b>2001 True Cash Value:</b> \$1,723,300.00 <b>2000 True Cash Value:</b> \$1,725,300.00	<b>LOT Number-Text:</b> SEE COMPLETE L Subdivision <b>Codes (Liber: 00000/ Page: 000)</b>
<b>2002 State Equalized Value:</b> \$861,200.00 <b>2001 State Equalized Value:</b> \$861,650.00 <b>2000 State Equalized Value:</b> \$862,650.00	<b>2002 Capped Value:</b> \$889,222.80 <b>2001 Capped Value:</b> \$890,254.80 <b>2000 Capped Value:</b> \$879,549.85	<b>2002 Taxable Value:</b> \$861,200.00 <b>2001 Taxable Value:</b> \$861,650.00 <b>2000 Taxable Value:</b> \$862,650.00

**Land Use Description:** RETAIL OR WHOLESALE BUILDINGS **Land Type:** COMMERCIAL

**Primary Structure Description:** SHOPPINGCTR (Shopping centers)

**Primary Structure Square Footage:** 18200 **Year Built:** 1954



[Click Here](#)  
[To View Map of The](#)  
[Area](#)



**AKA Address:** WARREN-CONNER CTR Sub-Division Text: MORE THAN ONE SUBDIVISION INVOLVED

### Legal Description

W CONNER ALL THAT PT OF P CS 392, 128,385 & 386 DESC AS FOLS BEG AT INT SEC S

LINE WARREN AVE & W LINE CONNER AVE TH ALG SD W LINE S 64D 0M 40S E 513.94  
FT TH S 64D 20M W 714.18 FT TH N 61D 09M W 94.09 FT TH N 26D 11M W 7 FT TH N 67D  
59M 20S W 89.10 FT TH N 60D W 607.50 FT TH N 26D 11M W 10.51 FT TH ALG S LINE  
WARREN AVE N 81D 11M E 890.72 FT TO P O B 21/— 371,782 SQ FT

### Search Criteria

#### Address

House Number:  Street Name:  Street Direction:

#### Property ID

Ward:  Item:



#### Transaction Counters

Internet: 1504513

Intranet: 30970

Exhibit B  
DBRA Resolution





**CODE DBRA 24-03-69-03**

**WARREN CONNER 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 April 21, 2004, the DBRA Board of Directors approved the Warren Conner Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on June 9, 2004, City Council approved the Plan; and

WHEREAS, on June 16, 2004, 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 Thor Gallery Warren Conner 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



June 13, 2024

SENT VIA CERTIFIED MAIL

Lino Solis  
Thor Gallery Warren Conner LLC  
139 Fifth Avenue  
New York, NY 10010

Randy S. Smith  
TTL Associates, Inc.  
16100 Moross Road  
Detroit, MI 48205

**RE: Notice of Intent to Abolish Brownfield Plan for Warren and Conner Shopping Center 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 Warren and Conner Shopping Center Project (the "Plan") will be considered in no less than thirty ("30") days.

On June 9, 2004 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, 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](mailto:bvosburg@degc.org).

Sincerely,

Jennifer Kanalos  
Authorized Agent

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

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

6/13/24

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City, State, ZIP+4®

Randy S. Smith  
 TTL Associates, Inc.  
 16100 Moross Road  
 Detroit, MI 48205

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

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
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City, State, ZIP+4®	

6/13/24

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Lino Solis  
 Thor Gallery Warren Conner LLC  
 139 Fifth Avenue  
 New York, NY 10010

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

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. SLIT AND FOLD AT DOTTED LINE.

**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.

Lino Solis  
 Thor Gallery Warren Conner LLC  
 139 Fifth Avenue  
 New York, NY 10010

9590 9402 4309 8190 5448 96



2. Article Number (Transfer from service label)

7028 2290 0000 8690 7722

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Address

B. Received by (Printed Name) C. Date of Delivery

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

- |  |  |
|--|--|
| 3. Service Type<br><input type="checkbox"/> Adult Signature<br><input type="checkbox"/> Adult Signature Restricted Delivery<br><input type="checkbox"/> Certified Mail®<br><input type="checkbox"/> Certified Mail Restricted Delivery<br><input type="checkbox"/> Collect on Delivery<br><input type="checkbox"/> Collect on Delivery Restricted Delivery<br><input type="checkbox"/> Restricted Mail<br><input type="checkbox"/> Restricted Delivery | <input type="checkbox"/> Priority Mail Express®<br><input type="checkbox"/> Registered Mail™<br><input type="checkbox"/> Registered Mail Restricted Delivery<br><input type="checkbox"/> Return Receipt for Merchandise<br><input type="checkbox"/> Signature Confirmation™<br><input type="checkbox"/> Signature Confirmation Restricted Delivery |
|--|--|

Domestic Return Receipt

Exhibit D  
City Council Resolution

**RESOLUTION  
ABOLISHING THE BROWNFIELD PLAN  
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
FOR THE WARREN AND CONNER SHOPPING CENTER 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 June 9, 2004, City Council approved the Brownfield Plan for the Warren and Conner Shopping Center 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

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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