



July 10, 2024

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

**Re: Abolishment of the Art Center Town and Carriage Homes, L.L.C. Brownfield Redevelopment Plan**

Dear Honorable Council Members:

The Art Center Town and Carriage Homes, L.L.C. 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 and Parcel Information

Address	Blighted (B) or Adjacent/Contiguous (A)	Ward/Item No.	2003 TV	Legal Description
262-64 Palmer	B	1/1532	0	<i>S PALMER 15 GLOVER &amp; DWIGHTS L11 P28 PLATS, W C R 1/84 50 X 171.12</i>
272 Palmer	B	1/1531	0	<i>S PALMER W 10.36 FT REAR 1 AND RUNNING N TO A POINT BLK 28 BRUSHS SUB L17 P28 PLATS, W C R 1/79 16 GLOVER &amp; DWIGHTS L11 P28 PLATS, W C R 1/84 47 X 171.12</i>
282 Palmer	A	1/1530	11,023	<i>S PALMER 1 EXC 10.36 FT IN REAR &amp; RNG W TO A POINT BLK 28 BRUSHS SUB L17 P28 PLATS, W C R 1/79 50 X 171.64</i>
292 Palmer	B	1/1529	0	<i>S PALMER 2 BLK 28 BRUSHS SUB L17 P28 PLATS, W C R 1/79 50 X 171.64</i>
302 Palmer	B	1/1528	0	<i>S PALMER 3 BLK 28 BRUSHS SUB L17 P28 PLATS, W C R 1/79 50 X 171.64</i>
322 Palmer	B	1/1525	0	<i>S PALMER N 72 FT 5 E 30 FT OF N 72 FT 4 E 9 FT OF W 20 FT OF N 45 FT 4 BLK 28 BRUSHS SUB L17 P28 PLATS, W C R 1/79 105.23 IRREG</i>
5553 Brush	B	1/1526-7	0	<i>S PALMER S 99 FT 5-4 W 20 FT OF N 72 FT 4 EXC E 9 FT OF W 20 FT OF N 45 FT BLK 28 BRUSHS SUB L17 P28 PLATS, W C R 1/79 91.60 IRREG</i>

All parcels are owned by the City of Detroit, except property located at 282 Palmer, which is owned by the developer.

Exhibit B  
DBRA Resolution



**CODE DBRA 19-08-66-03**

**ART CENTER TOWN AND CARRIAGE HOMES NORTH, L.L.C. 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 Art Center Town and Carriage Homes North, L.L.C. 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 Art Center Town and Carriage Homes North, L.L.C. (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 FINALLY RESOLVED that any two Officers, or any one of the Officers and any one 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.

August 28, 2019

Exhibit C  
Notice of Abolishment





June 13, 2024

SENT VIA CERTIFIED MAIL

Colin Hubbell  
Art Center Town and Carriage Homes, L.L.C.  
460 W. Canfield, Suite 101  
Detroit, MI 48201

Richard Barr  
Honigman LLP  
660 Woodward Avenue, #2290  
Detroit, MI 48226

**RE: Notice of Intent to Abolish Brownfield Plan for Art Center Town and Carriage Homes, L.L.C. 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 Art Center Town and Carriage Homes, L.L.C. 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, 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

**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  
 Richard Barr  
 Honigman LLP  
 660 Woodward Avenue, #2290  
 Detroit, MI 48226



9590 9402 4309 8190 5440 49

2. Article Number (Transfer from service label)

7018 2290 0000 8690 7876

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

x *David Biller*

- Agent
- Addressee

B. Received by (Printed Name)

David Biller

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
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- Priority Mail Express
- Registered Mail™
- Registered Mail Restricted Delivery
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- Signature Confirmation
- Signature Confirmation Restricted Delivery

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6/13/24

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Street

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Richard Barr  
 Honigman LLP  
 660 Woodward Avenue, #2290  
 Detroit, MI 48226

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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Exhibit D  
City Council Resolution

**RESOLUTION  
ABOLISHING THE BROWNFIELD PLAN  
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
FOR THE ART CENTER TOWN AND CARRIAGE HOMES, L.L.C.  
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 November 26, 2003, City Council approved the Brownfield Plan for the Art Center Town and Carriage Homes, L.L.C. project (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 August 28, 2019, 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