



October 16, 2024

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

**Re: Abolishment of the Northeast Guidance Center Conner Campus Brownfield Redevelopment Plan**

Dear Honorable Council Members:

The Northeast Guidance Center Conner Campus Brownfield Redevelopment Plan (the "Plan") was approved by City Council on July 15, 2008. The legal descriptions for the subject Plan are attached (Exhibit A).

At the regularly scheduled August 28, 2024 DBRA Board of Directors meeting, DBRA staff recommended abolishment 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.) October 22, 2024  
Referral of the resolution abolishing the Plan to Detroit City Council Planning and Economic Development Standing Committee on October 24, 2024.
- b.) October 24, 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.) October 29, 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

**2920 Conner Avenue**

E CONNER 16JEFFERSON-CONNER INDUSTRIAL SUB NO 1 L111 PI-3 PLATS W  
C R 21/1049 37,857 SQ FT

**2950 Conner Avenue**

E CONNER 17JEFFERSON-CONNER INDUSTRIAL SUB NO 1 L111 PI-3 PLATS W  
C R 21/1049 21,299 SQ FT

**2970 Conner Avenue**

E CONNER 18JEFFERSON-CONNER INDUSTRIAL SUB NO 1 L111 PI-3 PLATS W  
C R 21/1049 21,299 SQ FT

**2912 Anderdon Avenue**

E ANDERDON 193&4 DANIEL J CAMPAUS SUB US P20 PLATS, W C R 211410  
75 X IRREG

**2916 Anderdon Avenue**

E ANDERDON 195 DANIEL J CAMPAUS SUB U 5 P20 PLATS, W C R 211410 35 X  
122

**2922 Anderdon Avenue**

E ANDERDON 196 DANIEL J CAMPAUS SUB L35 P20 PLATS, W C R 211410 35  
X 122

**2932 Anderdon Avenue**

E ANDERDON 197 DANIEL J CAMPAUS SUB L35 P20 PLATS, W C R 211410 35  
X 122

Exhibit B  
DBRA Resolution



**CODE DBRA 24-08-155-03**

**NORTHEAST GUIDANCE CENTER CONNER CAMPUS 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 June 12, 2008, the DBRA Board of Directors approved the Northeast Guidance Center Conner Campus Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on July 15, 2008, City Council approved the Plan; and

WHEREAS, on July 28, 2008, 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 Northeast Guidance Center (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.

August 28, 2024

Exhibit C  
Notice of Abolishment





September 17, 2024

SENT VIA CERTIFIED MAIL

Northeast Guidance Center  
12800 East Warren Avenue  
Detroit, MI 48215

AKT Peerless Environmental Consultants  
333 W Fort St #100  
Detroit, Michigan 48226

**RE: Notice of Intent to Abolish Brownfield Plan for Northeast Guidance Center Conner Campus**

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 the Northeast Guidance Center Conner Campus Project (the "Plan") will be considered in no less than thirty ("30") days.

On June 12, 2008 the DBRA adopted and on July 15, 2008 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, October 24, 2024 at 10:00 AM – Detroit City Council Planning & Economic Development Standing Committee
- Tuesday, October 29, 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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Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Northeast Guidance Center  
 12800 East Warren Avenue  
 Detroit, MI 48215

City, State, ZIP+4®

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

7018 2290 0000 8690 9528

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AKT Peerless Environmental  
 Consultants  
 333 W Fort St #100  
 Detroit, Michigan 48226

City, State, ZIP+4®

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

7018 2290 0000 8690 9535

**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:

Northeast Guidance Center  
 12800 East Warren Avenue  
 Detroit, MI 48215



9590 9402 4309 8190 5423 80

2. Article Number (Transfer from service label)

7018 2290 0000 8690 9528

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*Ronda Coger*  Agent  Addressee

B. Received by (Printed Name)

*Ronda Coger*

C. Date of Delivery

*9/15*

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

3. Service Type

- Adult Signature  Priority Mail Express®
- Adult Signature Restricted Delivery  Registered Mail™
- Certified Mail®  Registered Mail Restricted Delivery
- Certified Mail Restricted Delivery  Return Receipt for Merchandise
- Collect on Delivery  Signature Confirmation™
- Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery
- Mail (over \$500)

Domestic Return Receipt

Exhibit D  
City Council Resolution

**RESOLUTION  
ABOLISHING THE BROWNFIELD PLAN  
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
FOR THE NORTHEAST GUIDANCE CENTER CONNER CAMPUS  
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 July 15, 2008, City Council approved the Brownfield Plan for Northeast Guidance Center Conner Campus (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, 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 25, 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