

February 25, 2025

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

Re: Termination of the Stone Soap Brownfield Redevelopment Plan

Dear Honorable Council Members:

The Stone Soap Brownfield Redevelopment Plan (the "Plan") was approved by City Council on November 19, 2019. The legal descriptions for the subject Plan are attached (Exhibit A).

At the regularly scheduled January 22, 2025 DBRA Board of Directors meeting, DBRA staff recommended termination of the Plan on the basis that the project has failed to occur in accordance with Section 14(8)(b) of Act 381. The DBRA subsequently adopted a resolution (Exhibit B) approving the termination of the Plan and authorizing the submission of a copy of its resolution to request that City Council adopt a resolution terminating the Plan.

The DBRA, as authorized by City Council, sent a notification of termination 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.) March 4, 2025

Referral of the resolution terminating the Plan to Detroit City Council Planning and Economic Development Standing Committee on March 6, 2025.

b.) March 6, 2025

Consideration of the City Council's Planning and Economic Development Standing Committee to terminate the Plan and opportunity for the Developer to be heard during public comment.

c.) March 11, 2025

City Council adoption of the Resolution (Exhibit D), terminating 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

Legal Description 1450 Franklin Street, Detroit, Wayne County, Michigan:

Parcel: 07000027

S FRANKLIN W 1/2 14 EXC S 30 FT PLAT OF GUOIN FARM L11 P596 DEEDS, W C R 7/3

27.16 X 101.96A

Legal Description 1460 Franklin Street, Detroit, Wayne County, Michigan:

Parcel: 07000026

S FRANKLIN W 27.29 FT ON N LINE BG W 27.62 FT ON S LINE 24 EXC S 30 FT SUB OF RIOPELLE FARM L15 P394-5 CITY RECORDS, WCR 7/2 13 E 1/2 14 EXC S 30 FT PLAT OF GUOIN FARM L11 P596 DEEDS, W C R 7/3 108.77 IRREG

Legal Description 1490 Franklin Street, Detroit, Wayne County, Michigan:

Parcel: 07000025

S FRANKLIN 22-23 E 22.79 FT ON N LINE BG E 22.46 FT ON S LINE 24 EXC S 30 FT OF SAID LOTS SUB OF RIOPELLE FARM L15 P394-5 CITY RECORDS, W C R 7/2122.95 IRREG

Exhibit B DBRA Resolution



CODE DBRA 25-01-218-06

STONE SOAP BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO TERMINATE 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 9, 2019, the DBRA Board of Directors approved the Stone Soap Brownfield Plan (the "Plan") and recommended the approval of the Plan to City Council; and

WHEREAS, on November 19, 2019, City Council approved the Plan; and

WHEREAS, Section 14(8)(b) of Act 381 of 1996, as amended, permits a governing body to terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following: (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted, and (ii) Provides the developer an opportunity to be heard at a public meeting; and

WHEREAS, the "developer" for the Plan is Banyan Investments, LLC (the "Developer"); and

WHEREAS, the DBRA has determined that the project identified in the Plan failed to occur within 2 years of City Council's approval of the Plan; and

WHEREAS, the DBRA Board of Directors desires to recommend termination of the Plan to City Council.

NOW THEREFORE, BE IT 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 termination 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 two 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.

January 22, 2025

Exhibit C Notice of Termination



January 28, 2025 SENT VIA CERTIFIED MAIL

Aamir Farooqi Banyan Investments, LLC PO Box 15096 Detroit, Michigan 48215 PM Environmental 4080 West Eleven Mile Road Berkley, Michigan 48072

RE: Notice of Intent to Terminate Stone Soap Brownfield Redevelopment Plan

Mr. Farooqi:

Per Act 381 of 1996 Section 14 (8)(b), this letter is to inform you that the Detroit City Council has authorized this notice to inform you that termination of the Brownfield Plan for the Stone Soap Redevelopment Project (the "Plan") will be considered in no less than thirty ("30") days.

On October 9, 2019 the DBRA adopted and on November 19, 2019 the Detroit City Council approved the Plan.

It is our understanding that the project as described in the Plan has failed to occur. Because the project failed to occur, the Brownfield Plan will be terminated the for the subject project per Act 381 of 1996 Section 14 (8)(b). Because no Eligible Activities have been submitted, a new Brownfield Plan may be established in the future.

While you are welcome to speak at any public meeting of City Council regarding the proposed termination, the following public meetings have been tentatively scheduled via Zoom regarding the termination of the Plan where, should you desire, you will also have an opportunity to be heard:

- Thursday, March 6, 2025 at 10:00 AM Detroit City Council Planning & Economic Development Standing Committee
- Tuesday, March 11, 2025 at 10:00 AM Detroit City Council of the Whole Meeting

Both meetings will be held at the following Zoom link: https://Detroitmi.gov/Online-CC-Meeting To join via phone, please use one of the phone numbers below and enter the Meeting ID when prompted: US: +1 312 626 6799 +1 301 715 8592 +1 253 215 8782 +1 213 338 8477 +1 267 831 0333 +1 346 248 7799

Meeting ID: 330 332 554

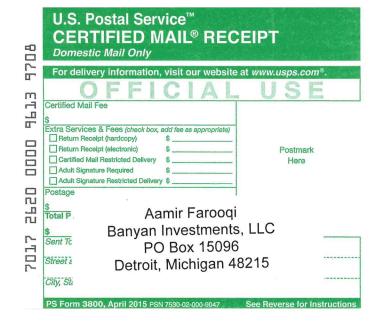
In no event would any termination be effective until at least 30 days after the date of this notice.

Sincerely,

Jennifer Kanalos Authorized Agent

Jenn. Ges Kama to

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





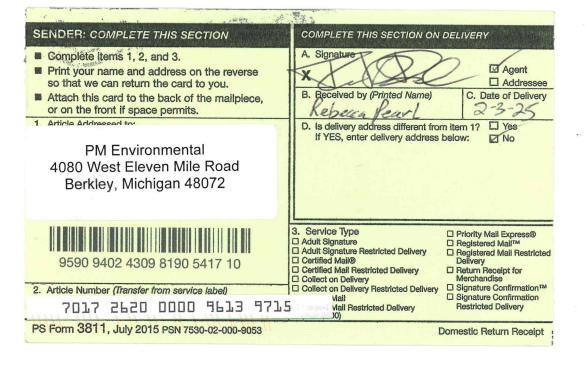


Exhibit D City Council Resolution

RESOLUTION TERMINATING THE BROWNFIELD PLAN OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY FOR THE STONE SOAP 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 19, 2019, City Council approved the Brownfield Plan for the Stone Soap Brownfield Redevelopment Plan (the "Plan"); and

WHEREAS, the eligible property described in <u>Exhibit A</u>, attached hereto, is the eligible property subject to the Plan; and

WHEREAS, Section 14(8)(b) of Act 381 permits a governing body to terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least two (2) years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following: (i) gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted, and (ii) provides the developer an opportunity to be heard at a public meeting; 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 no eligible costs for the project have been submitted pertaining to the eligible activities identified in the Plan within two (2) years of City Council's approval of the Plan; and

WHEREAS, on January 22, 2025, the Board of Directors of the Authority adopted a resolution recommending termination 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, the required notice of the termination of the Plan was given in accordance with Section 14(8)(b)(i) of Act 381, a copy of which is attached as <u>Exhibit B</u>; 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 March 6, 2025.

NOW, THEREFORE, BE IT RESOLVED, THAT:

- 1. The Plan is hereby terminated by City Council in accordance with Section 14(8)(b) of Act 381.
- 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		
RESOLU	TION DECLARED ADOPTE	ΞD.	
		Janice Winfrey, City Clerk City of Detroit County of Wayne, Michigan	

WAIVER OF RECONSIDERATION IS REQUESTED

, ,	a true and complete copy of a resolution			
adopted by the City Council of the City of De	troit, County of Wayne, State of Michigan, at			
a regular meeting held on, 2	2025, 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 Ac	cts 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.				
				
	ice Winfrey, City Clerk			
City	of Detroit			
Col	unty of Wayne, Michigan			