



May 1, 2025

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

**Re: Termination of the English Village at Islandview Condominium Brownfield Redevelopment Plan**

Dear Honorable Council Members:

The English Village at Islandview Condominium Brownfield Redevelopment Plan (the "Plan") was approved by City Council on February 26, 2003. The legal descriptions for the subject Plan are attached (Exhibit A).

At the regularly scheduled March 12, 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.) May 6, 2025  
Referral of the resolution terminating the Plan to Detroit City Council Planning and Economic Development Standing Committee on May 8, 2025.
- b.) May 8, 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.) May 13, 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

**Exhibit A2 - Legal Descriptions  
English Village at Island View  
Detroit, Michigan**

PARCEL "A"

Lot 329 through Lot 338 inclusive Moses W. Fields Subdivision of that part of P.C. 16 lying between Lafayette St. and Linden Park Ave. (now Kercheval Ave.) Township of Hamtramck (now City of Detroit), Wayne County, Michigan as recorded in Liber 8, Page 37 of Plats, Wayne County Records and more particularly described as:

Commencing at the northwesterly corner of Townsend Avenue 60 feet wide and St. Paul Avenue 60 feet wide; thence North 26 degrees 00 minutes 00 seconds West along the easterly line of said Townsend Avenue 60.11 feet (record 60.00 feet) to the southeasterly corner of said Lot 338 also being the point of beginning:

Thence South 64 degrees 00 minutes 00 seconds West along the southerly line of said Lot 338 a distance of 100.00 feet to a point on the easterly line of a Public Alley 20.24 feet wide (record 20 feet); Thence North 26 degrees 00 minutes 00 seconds West along said easterly line, 300.55 feet (record 300.00 feet) to the northwesterly corner of said Lot 329;

Thence North 64 degrees 00 minutes 00 seconds East along the northerly line of said Lot, 100.00 feet to a point on the westerly line of said Townsend Avenue; thence South 26 degrees 00 minutes 00 seconds East along said westerly line 300.55 feet (record 300.00 feet) to the Point of Beginning.

Subject to any and all easements and rights-of-way of record or otherwise.  
Containing 0.69 acres more or less.

(Lot 329 - Parcel 35, Ward No. 17, Item No. 12503  
(Lot 330-331 - Parcels 7 and 34, Ward 17, Item No. 12504-5  
(Lot 332 - Parcel 33, Ward 17, Item No. 12506  
(Lot 333 - Parcel 32, Ward 17, Item No. 12507  
(Lot 334 - Parcel 31, Ward 17, Item No. 12508  
(Lot 335 - Parcel 30, Ward 17, Item No. 12509  
(Lot 336 - Parcel 29, Ward 17, Item No. 12510  
(Lot 337 - Parcel 28, Ward 17, Item No. 12511  
(Lot 338 - Parcel 27, Ward 17, Item No. 12512

Parcel A-1

Lot 339 and Lot 340 inclusive, Moses W. Fields subdivision of that part of P.C. 16 lying between Lafayette St. and Linden Park Ave. (now Kercheval Ave.), Township of Hamtramck (now City of Detroit), Wayne County, Michigan, as recorded in Liber 8, Page 37 of Plats, Wayne County Records, and more particularly described as:

Beginning at the Southeasterly corner of said Lot 340 also being the intersection of the Westerly line of Townsend Avenue (60feet wide) with the Northerly line of St. Paul Avenue (60 feet wide); thence South 64 degrees 00 minutes 00 seconds West along the Northerly line of St. Paul, 100.00 feet to the Southwest corner of said Lot 340 also being a point on the Easterly line of a Public Alley 20 feet wide; thence North 26 degrees 00 minutes 00 seconds West along said Easterly line, 60.11 feet (record 60.00 feet) to the Northwesterly corner of Lot 339; thence North 64 degrees 00 minutes 00 seconds East along the Northerly line of said Lot 339, a distance of 100.00 feet to the Northeasterly corner of said Lot 339, also being a point on the Westerly line of said Townsend Avenue; thence South 26 degrees 00 minutes 00 seconds East along the Westerly line of said Townsend Avenue 60.11 feet (record 60.00 feet) to the Point of Beginning. Subject to any and all easements and rights-of-way of record or otherwise. Containing 0.14 acres more or less.

Parcel "B"

Lot 298 through Lot 309 inclusive Moses W. Fields Subdivision of that part of P.C. 16 lying between Lafayette St. and Linden Park Ave. (now Kercheval Ave.), Township of Hamtramck (now City of Detroit), Wayne County, Michigan as recorded In Liber 8, Page 37 of Plats, Wayne County Records and more particularly described as:

Beginning at the northeasterly corner of Sheridan Avenue 70 feet wide and St. Paul Avenue 60 feet wide; thence North 26 degrees 00 minutes 00 seconds West 360.66 feet (record 360.00feet) to the northwesterly corner of Lot 309; thence North 64 degrees 00 minutes 00 seconds East along the northerly line of said Lot, 100 feet to a point on the westerly line of a Public Alley 20.24 feet wide (record 20 feet wide); thence South 26 degrees 00 minutes 00 seconds East along said westerly line, 360.66 feet (record 360.00 feet) to a point on the northerly line of St. Paul Avenue, thence South 64 degrees 00 minutes 00 seconds West along said northerly line, 100.00 feet to the Point of Beginning. Subject to any and all easements and rights-of-way of record or otherwise.

Containing 0.83 acres more or less.

(Lots 298 and 299 – Parcel 20 – Ward 17, Item No. 12654  
(Lot 300 - Parcel 21 - Ward 17, Item No. 12655  
(Lot 301 - Parcel 22 – Ward 17, Item No. 12656  
(Lot 302 –Parcel 23 – Ward 17, Item No. 12657  
(Lot 303 – Parcel 24 – Ward 17, Item No. 12658  
(Lot 304 – Parcel 25 – Ward 17, Item No. 12659  
(Lot 305 – Parcel 35 – Ward 17, Item No. 12660  
(Lot 306 – Parcel 36 – Ward 17, Item No. 12661

(Lot 307 – Parcel 37 – Ward 17, Item No. 12662  
(Lot 308 – Parcel 38 – Ward 17, Item No. 12663  
(Lot 309 – Parcel 39 – Ward 17, Item No. 12664

Parcel "C"

Lot 298 through Lot 293 inclusive Moses W. Fields Subdivision of that part of P.C. 16 lying between Lafayette St. and Linden Park Ave. (now Kercheval Ave.), Township of Hamtramck (now City of Detroit), Wayne County, Michigan as recorded in Liber 8, Page 37 of Plats, Wayne County Records and more particularly described as:

Beginning on the Westerly line of Sheridan Avenue 70 feet wide at the southeasterly corner of Lot 293; thence South 64 degrees 00 minutes 00 seconds West 125.00 feet to a point on the easterly line of a Public Alley 20 feet wide; thence North 26 degrees 00 minutes 00 seconds West along said easterly line, 150.28 feet (record 150.00 feet) to the northwesterly corner of Lot 289; thence North 64 degrees 00 minutes 00 seconds East along the northerly line of Lot 289, 125.00 feet to a point on the westerly line of Sheridan Avenue; thence South 26 degrees 00 minutes 00 seconds East along said westerly line, 150.28 feet (record 150.00 feet) to the Point of Beginning. Subject to any and all easements and rights-of-way of record or otherwise. Containing 0.43 acres more or less.

(Lot 289 – Parcel 33 – Ward 17, Item No. 13400  
(Lot 290 – Parcel 32 – Ward 17, Item No. 13401  
(Lot 291 – Parcel 31 – Ward 17, Item No. 13402  
(Lot 292 – Parcel 30 – Ward 17, Item No. 13403  
(Lot 293 – Parcel 29 – Ward 17, Item No. 13404

Parcel "D"

Lot 253, 254 and 255 Moses W. Fields Subdivision of that part of P.C. 16 lying between Lafayette St. and Linden Park Ave. (now Kercheval Ave.), Township of Hamtramck (now City of Detroit), Wayne County, Michigan as recorded in Liber 8, Page 37 of Plats, Wayne County Records and more particularly described as:

Beginning at the northeasterly corner of Field Avenue 80 feet wide and St. Paul Avenue 60 feet wide; thence North 26 degrees 00 minutes 00 seconds West long the easterly line of Field Avenue, 90.16 feet (record 90.00 feet) to the northwesterly corner of Lot 255; thence North 64 degrees 00 minutes 00 seconds East long the northerly line of Lot 255, 125.00 feet to a point on the westerly line of a Public Alley 20 feet wide; thence South 26 degrees 00 minutes 00 seconds East along said westerly line, 90.16 feet (record 90.00 feet) to a point on the northerly line of St. Paul Avenue; thence South 64 degrees 00 minutes 00 seconds West along said northerly line, 125.00 feet to the Point of Beginning. Subject to any and all easements and rights-of-way of record or otherwise. Containing 0.26 acres more or less.

(Lot 253 and South 20' of Lot 254 – Parcel 15 – Ward 17, Item No. 13546  
(n. 10' of Lot 254 and all of Lot 255 – Parcel 14 – Ward 17, Item No. 13547

Parcel "E"

Lot 26, 27 and 28, Fields Subdivision of south 660 feet of that part of P.C. 678 lying East of the Boulevard and North of the North line of St. Paul Ave., City of Detroit, Wayne County, Michigan as recorded in Liber 13, Page 1, Wayne County Records and more particularly described as:

Beginning at the northwesterly corner of Field Avenue 80 feet wide ad St. Paul Avenue 60 feet wide; thence South 64 degrees 00 minutes 00 seconds West along the southerly line of St. Paul Avenue, 179.00 feet to a point on the easterly line of a Public Alley 20 feet wide; thence North 26 degrees 00 minutes 00 seconds West along said easterly line, 130.20 feet (record 130.00 feet) to the northwesterly corner of Lot 26; thence North 64 degrees 00 minutes 00 seconds East along the northerly line of Lot 26, 179.00 feet to a point on the westerly line of said Field Avenue; thence South 26 degrees 00 minutes 00 seconds East along said westerly line, 130.20 feet (record 130.00 feet) to the Point of Beginning. Subject to any and all easements and rights-of-way of record or otherwise. Containing 0.54 acres more or less.

(Lot 26 – Parcel 41 – Ward, 15, Item No. 7467

(Lots 27 and 28 – Parcel 34 – Ward 15, Item Nos. 7468.001 and 7468.002L

Parcel "F"

Lot 148 through 154 inclusive, Moses W. Fields Subdivision of that part of P.C. 16 lying between Lafayette St. and Linden Park Ave. (now Kercheval Ave.), Township of Hamtramck (now City of Detroit), Wayne County, Michigan, as recorded in Liber 8, Page 37 of Plats, Wayne County Records and more particularly described as:

Beginning at the southwesterly corner of Sheridan Avenue 70 feet wide and St. Paul Avenue 60 feet wide; thence South 26 degrees 00 minutes 00 seconds East along the westerly line of Sheridan Avenue, 210.00 feet to the southeasterly corner of Lot 154; thence South 64 degrees 00 minutes 00 seconds West along the southerly line of Lot 154, 125.00 feet to a point on the easterly line of a Public Alley 20 feet wide, thence North 26 degrees 00 minutes 00 seconds West along said easterly line, 210.00 feet to a point on the southerly line of St. Paul Avenue; thence North 64 degrees 00 minutes 00 seconds East along said southerly line, 125.00 feet to the Point of Beginning. Subject to any and all easements and rights-of-way of record or otherwise. Containing 0.60 acres more or less.

(Lot 148 – Parcel 7 – Ward 17, Item No. 13409

(Lot 149 – Parcel 8 – Ward 17, Item No. 13410

(Lot 150 – Parcel 9 – Ward 17, Item No. 13411

(Lot 151 – Parcel 10 – Ward 17, Item No. 13412

(Lot 152 – Parcel 11 – Ward 17, Item No. 13413

(Lot 153 – Parcel 12 – Ward 17, Item No. 13414

(Lot 154 – Parcel 13 – Ward 17, Item No. 13415

Parcel "G"

Lot 183 through 189 inclusive, Moses W. Fields Subdivision of that part of P.C. 16 lying between Lafayette St. and Linden Park Ave. (now Kercheval Ave.), Township of Hamtramck (now City of Detroit), Wayne County, Michigan recorded in Liber 8, Page 37 of Plats, Wayne County Records and more particularly described as:

Beginning at the southeasterly corner of Sheridan Avenue 70 feet wide and St. Paul Avenue 60 feet wide; thence North 64 degrees 00 minutes 00 seconds East along the southerly line of St. Paul, 100.00 feet to a point on the westerly line of a Public Alley 20 feet wide, thence South 26 degrees 00 minutes 00 seconds East along said westerly line, 210.00 feet to the southeasterly corner of Lot 183; thence South 64 degrees 00 minutes 00 seconds East along the southerly line of Lot 183, 100.00 feet to a point on the easterly line of Sheridan Avenue; thence North 26 degrees 00 minutes 00 seconds West along said easterly line, 210.00 feet to the Point of Beginning. Subject to any and all easements and rights-of-way of record or otherwise. Containing 0.48 acres more or less.

(Lot 183 – Parcel 16 – Ward 17, Item No. 12647  
(Lot 184 – Parcel 17 – Ward 17, Item No. 12648  
(Lot 185 – Parcel 6 – Ward 17, Item No. 12649  
(Lot 186 – Parcel 5 – Ward 17, Item No. 12650  
(Lot 187 – Parcel 4 – Ward 17, Item No. 12651  
(Lot 188 – Parcel 3 – Ward 17, Item No. 12652  
(Lot 189 – Parcel 2 – Ward 17, Item No. 12635

Parcel "H"

Lots 143 through 147 inclusive, Moses W. Fields Subdivision of that part of P.C. 16 lying between Lafayette St. and Linden Park Ave. (now Kercheval Ave.), Township of Hamtramck (now City of Detroit). Wayne County, Michigan as recorded in Liber 8, Page 37 of Plats, Wayne County Records and more particularly described as:

Beginning at the southeasterly corner of Field Avenue 80 feet wide and St. Paul Avenue 60 feet wide; thence North 64 degrees 00 minutes 00 seconds East along the southerly line of St. Paul, 125.00 feet to a point on the westerly line of a Public Alley 20 feet wide; thence south 26 degrees 00 minutes 00 seconds East along said westerly line, 150.00 feet to the southeasterly corner of Lot 143; thence South 64 degrees 00 minutes 00 seconds East along the southerly line of Lot 143, 125.00 feet to a point on the easterly line of Field Avenue; thence North 26 degrees 00 minutes 00 second West along said easterly line, 150.00 feet to the Point of Beginning. Subject to any and all easements and rights-of-way of record or otherwise. Containing 0.43 acres more or less.

(Lots 143 and 144 – Parcel 40 – Ward 17, Item No. 13543  
(Lot 145 and South ½ of Lot 146 – Parcel 1 – Ward 17, Item No. 13544  
(North ½ of Lot 146 and all of Lot 147 – Parcel 40 – Ward 17, Item No. 13545

Parcel "J"

Lot 295 through Lot 297 inclusive Moses W. Fields Subdivision of that part of P.C. 16 lying between Lafayette St. and Linden Park Ave. (now Kercheval Ave.) Township of Hamtramck (now City of Detroit), Wayne County, Michigan as recorded in Liber 8, Page 37 of Plats, Wayne County Records and more particularly described as:

Beginning at the northwesterly corner of Sheridan Avenue 70 feet wide and St. Paul Avenue 60 feet wide; thence South 64 degrees 00 minutes 00 seconds West along the northerly line of St. Paul, 125.00 feet to a point on the easterly line of a Public Alley 20 feet wide; thence North 26 degrees 00 minutes 00 seconds West along said easterly line, 90.16 feet (record 90.00 feet) to the northwesterly corner of Lot 295; thence North 64 degrees 00 minutes 00 seconds East along the northerly line of Lot 295, 125.00 feet to a point on the westerly line of Sheridan Avenue; thence South 26 degrees 00 minutes 00 seconds East along said westerly line, 90.16 feet (record 90.00 feet) to the Point of Beginning. Subject to any and all easements and right-of-way of record or otherwise. Containing 0.26 acres more or less.

(Lot 295 – Parcel 28 – Ward 17, Item No. 13406

(Lot 296 – Parcel 27 – Ward 17, Item No. 13407

(Lot 297 – Parcel 26 – Ward 17, Item No. 13408

Parcel K:

Lot 194 through Lot 205 inclusive, Moses W. Fields Subdivision of that part of P.C. 16 lying between Lafayette St. and Linden Park Ave. (now Kercheval Ave.), Township of Hamtramck (now City of Detroit), Wayne County, Michigan, as recorded in Liber 8, Page 37 of Plats, Wayne County Records, and more particularly described as:

Commencing at the Southwesterly corner of Townsend Avenue 60 feet wide and the St. Paul Avenue 60 feet wide; thence South 26 degrees 00 minutes 00 seconds East along the Westerly line of said Townsend Avenue 120.00 feet to the Northeasterly corner of said Lot 194 also being the point of beginning; thence South 26 degrees 00 minutes 00 seconds East along the Westerly line of said Townsend Avenue 360.00 feet to the Southeasterly corner of said Lot 205; thence South 64 degrees 00 minutes 00 seconds West along the southerly line of said Lot 205, a distance of 100.00 feet to the Southwesterly corner of said Lot 205 also being a point on the Easterly line of a Public alley (20 feet wide); thence North 26 degrees 00 minutes 00 seconds West along the Easterly line of said Public Alley 360.00 feet to the Northwesterly corner of said Lot 194; thence North 64 degrees 00 minutes 00 seconds East along the Northerly line of said Lot 194 a distance of 100.00 feet to the Point of Beginning. Subject to any and all easements and rights-of-way of record or otherwise. Containing 0.83 acres more or less.



The following list contains the lots included in the eligible property that are to be added to the Master Deed prior to the commencement of construction.

Lot	Address	Ward/Item	Tax Name	Legal Description
<b>East of Townsend Avenue</b>				
357 & 358	1798 Townsend	17/011861-2	7608 KERCHEVAL CO	E TOWNSEND 357 & 358 MOSES W FIELDS SUB L8 P37 PLATS, WCR 17/40 60 X 100
356	1792 Townsend	17/011860.	BERT W DEARING JR	E TOWNSEND 356 MOSES W FIELDS SUB L8 P37 PLATS, W C R 17/40 30 X 100
355 & 354	1780 Townsend	17/011858-9	CLYTEE THOMAS	E TOWNSEND 354 & 355 MOSES W FIELDS SUB L8 P37 PLATS, W C R 17/40 60 X 100
353	1774 Townsend	17/011857.	SALE PENDING	E TOWNSEND 353 MOSES W FIELDS SUB L8 P37 PLATS, W C R 17/40 30 X 100
352	1768 Townsend	17/011856.	SALE PENDING	E TOWNSEND 352 MOSES W FIELDS SUB L8 P37 PLATS, W C R 17/40 30 X 100
351	1762 Townsend	17/011855.	SALE PENDING	E TOWNSEND 351 MOSES W FIELDS SUB L8 P37 PLATS, W C R 17/40 30 X 100
350	1756 Townsend	17/011854.	BERT W DEARING JR	E TOWNSEND 350 MOSES W FIELDS SUB L8 P37 PLATS, W C R 17/40 30 X 100
349	1750 Townsend	17/011853.	BERT W DEARING JR	E TOWNSEND 349 MOSES W FIELDS SUB L8 P37 PLATS, W C R 17/40 30 X 100
<b>West of Townsend Avenue</b>				
323	1805 Townsend	17/012497.	RESIDENTIAL DETRIOT INC	Not Available at this time
324	1799 Townsend	17/012498.	ANTHONY L. BASSETT	W TOWNSEND 324 MOSES W FIELDS SUB L8 P37 PLATS, W C R 17/40 30 X 100
325	1793 Townsend	17/012499.	B AND D PROPERTY MANAGEMENT	W TOWNSEND 325 MOSES W FIELDS SUB L8 P37 PLATS, W C R 17/40 30 X 100
326	1787 Townsend	17/012500.	RESIDENTIAL DETROIT INC	Not Available at this time
327	1781 Townsend	17/012501.	GEORGE B NELSON	W TOWNSEND 327 MOSES W FIELDS SUB L8 P37 PLATS, W C R 17/40 30 X 100
328	1775 Townsend	17/012502.	GEORGE B NELSON	Not Available at this time

Exhibit B  
DBRA Resolution



**CODE DBRA 25-03-37-02**

**ENGLISH VILLAGE AT ISLAND VIEW CONDOMINIUM 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 January 15, 2003, the DBRA Board of Directors approved the English Village at Island View Condominium Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on February 26, 2003, 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 Residential Detroit, Inc. (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.  
March 12, 2025

Exhibit C  
Notice of Termination



April 1, 2025

SENT VIA CERTIFIED MAIL

Residential Detroit, Inc.  
PO Box 310608  
Detroit, Michigan 48231

The Traverse Group, Inc.  
400 Monroe, Suite 410  
Detroit, Michigan 48226

**RE: Notice of Intent to Terminate English Village at Islandview Condominium Brownfield Redevelopment Plan**

To whom it may concern:

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 English Village at Islandview Condominium Redevelopment Project (the "Plan") will be considered in no less than thirty ("30") days.

On January 15, 2003 the DBRA adopted and on February 26, 2003 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 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, May 8, 2025 at 10:00 AM – Detroit City Council Planning & Economic Development Standing Committee
- Tuesday, May 13, 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

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

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

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The Traverse Group, Inc.  
400 Monroe, Suite 410  
Detroit, Michigan 48226

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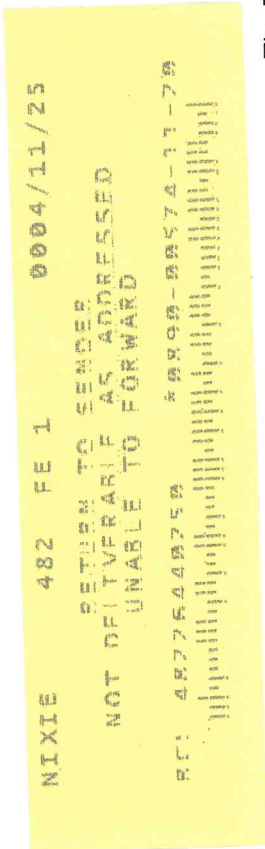
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City

The Traverse Group, Inc.  
400 Monroe, Suite 410  
Detroit, Michigan 48226

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

See Reverse for Instructions

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Residential Detroit, Inc.  
PO Box 310608  
Detroit, Michigan 48231

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

See Reverse for Instructions

Exhibit D  
City Council Resolution

**RESOLUTION  
TERMINATING THE BROWNFIELD PLAN  
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
FOR THE ENGLISH VILLAGE AT ISLANDVIEW CONDOMINIUM 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 February 26, 2003, City Council approved the Brownfield Plan for the English Village at Islandview Condominium 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)(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 March 12, 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 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 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.
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

WAIVER OF RECONSIDERATION IS REQUESTED

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 \_\_\_\_\_, 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 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