



May 1, 2025

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

Re: Termination of the 5981 West Warren Avenue Brownfield Redevelopment Plan

Dear Honorable Council Members:

The 5981 West Warren Avenue Brownfield Redevelopment Plan (the "Plan") was approved by City Council on February 21, 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 B
DBRA Resolution

Exhibit C
Notice of Termination

Exhibit D
City Council Resolution

Exhibit A – Parcel Information

Address	Tax ID	Owner	Legal Description
5981 Warren	16/001880-1	Coca-Cola Bottling Co.	S WARREN W 40 SULLIVAN & RUSSELLS SUB L14 P54 PLATS, W C R 16/101 A TALBOTS SUB L18 P80 PLATS, W C R 16/137 ALSO THAT PT OF NE ¼ FRL SEC 10 T 2 S R 11 E ALSO THAT PT OF PC 171 DESC AS FOLS: BEG AT A PTE IN N LINE MC GRAW AVE (50 FT WD) BG ALSO IN E LINE OF PMRR RW (60 FT WD); TH N 27D 58M W 278.50 FT TO A PTE ON PC LINE; TH N 62D 10M E 359.64 FT TO A PTE; TH S 27D 58M E 278.51 FT TO A PTE ON N LINE OF MC GRAW AVE; TH S 62D 10M W 359.64 FT TO P O B 16/--- 352,656 SQ FT
5935 Milford	16/001945	BASF Corp.	S MILFORD ALL THAT PT OF W 1.2 OF FRL SEC 3 LYG BETW WARREN AVE AND TIREMAN AVE DESC AS FLOS BEG AT A PTE IN S LINE OF MILFORD AVE DIST N 63D 04M E 100 FT FROM INNT SEC OF SD LINE WITH E LINE OF PMRR RW TH S 27D 26M E 171.16 FT TH S 63D 04M W 62.36 FT TH NLY ALG A 12D CURVE TO THE RT TH CH N 48D 04M W 110.64 FT TO A PTE ON E LINE OF PMRR RW TH S 26D 30M E ALG E LINE OF PMRR RW 920.47 FT TO A PTE IN N LINE WARREN AVE TH S 89D 54M E 359.94 FT TO A PTE OF INT SEC OF N LINE WARREN AVE WITH W LINE J MOTT WILLIAM SUB TH N 29D 47M W 1157.04 FT TO PTE IN S LINE MILFORD AVE TH S 363D 04M W 225.16 FT ALG SD LINE TO PTE OF BEG 16/--- 323,672 SQ FT
5600 Wesson	16/015411	Tal S Lever	E WESSON 86 & 87 TALBOTS SUB L18 P80 PLATS, W C R 16/137 60 X 105.39
5620 Wesson	16/015414	Roy L Steward	E WESSON 90 TALBOTS SUB L18 P80 PLATS, W C R 16/137 30 X 105.39
5660 Wesson	16/015419	State of Michigan	E WESSON 29 SULLIVAN & RUSSELLS SUB L14 P54 PLATS, W C R 16/101 30 X 105.39
5672 Wesson	16/015421	City of Detroit	E WESSON 31 SULLIVAN & RUSSELLS SUB L14 P54 PLATS, W C R 16/101 30 X 105.39

5678 Wesson	16/015422	City of Detroit	E WESSON 32 SULLIVAN & RUSSELLS SUB L14 P54 PLATS, W C R 16/101 30 X 105.39
5686 Wesson	16/015423	City of Detroit	E WESSON 33 SULLIVAN & RUSSELLS SUB L14 P54 PLATS, W C R 16/101 30 X 105.39
5700 Wesson	16/015426	John R. Wilson	E WESSON 36 SULLIVAN & RUSSELLS SUB L14 P54 PLATS, W C R 16/101 30 X 105.39
5710 Wesson	16/015427	John R. Wilson	E WESSON 37 SULLIVAN & RUSSELLS SUB L14 P54 PLATS, W C R 16/101 30 X 105.39
5900 McGraw	16/015429-32	Union Building Corp.	W WESSON B TALBOTS SUB L18 P80 PLATS, W C R 16/137 6,086 SQ FT
5034 Military	16/016092-99	Homrich Wrecking, Inc.	E MILITARY PART OF LOT 3 S & ADJ MCGRAW AVE 50 FT WD E & ADJ VAC MILITARY AVE DANIEL LIVERNOIS SUB L181 P450 DEEDS, W C R 16/458 N 21.72 FT OF 21 22 THRU 47 S 12,40 FT OF VAC MCGRAW AVE LYG N OF & ASJ LOT 47 EXC LIVERNOIS AVE AS WD S 12 FT OF 69 70 THRU 95 N 26.12 FT OF 96 ALSO VAC ALLEY & VAC MILITARY AVE ADJ SD LOTS W T HURDS SUB L6 P17 PLATS, W C R 16/156 DESC AS BEG AT THE INTERSEC OF THE SLY LN OF MCGRAW AVE 50 FT WD & ELY LN OF LIVERNOIS AVE TH N 62D 12M 57S E ALG THE SLY LN OF SD MCGRAW AVE 685.06 FT TH S 27D 56M 00S E ALG WLY LN OF THE C. & O. R.R. 665.08 FT TH S 62D 044M 00S W 117.43 FT TH S 06D 08M 33S W 179.14 FT TH S 62D 12M 16S W 469.22 FT TH N 27D 47M 44S W ALG ELY LN OF SD LIVERNOIS AVE 814.12 FT TO THE PTE OF BEG 16/-- 533,548.27 SQ FT

Exhibit B
DBRA Resolution



CODE DBRA 25-03-38-02

5981 WEST WARREN AVENUE 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 5981 West Warren Avenue Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on February 21, 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 Miller & Martin LLP (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

Miller & Martin LLP
1275 Peachtree Street, NE
Seventh Floor
Atlanta, Georgia 30309-3576

RE: Notice of Intent to Terminate 5981 West Warren Avenue 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 5981 West Warren Avenue Redevelopment Project (the "Plan") will be considered in no less than thirty ("30") days.

On January 15, 2003 the DBRA adopted and on February 21, 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

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Miller & Martin LLP
 1275 Peachtree Street, NE
 Seventh Floor
 Atlanta, Georgia 30309-3576

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

See Reverse for Instructions

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CERTIFIED MAIL

Detroit Brownfield Redevelopment
 Authority

500 Griswold Street, Suite 2200
 Detroit, MI 48226



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1275 Peachtree
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Exhibit D
City Council Resolution

**RESOLUTION
TERMINATING THE BROWNFIELD PLAN
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE 5981 WEST WARREN AVENUE 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 February 21, 2003, City Council approved the Brownfield Plan for the 5981 West Warren Avenue 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

NAYS: Members

RESOLUTION DECLARED ADOPTED.

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.

Janice Winfrey, City Clerk
City of Detroit
County of Wayne, Michigan