



October 9, 2025

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

Re: Termination of the Scotten Park Brownfield Redevelopment Plan

Dear Honorable Council Members:

The Scotten Park Brownfield Redevelopment Plan (the "Plan") was approved by City Council on October 6, 2009. The legal descriptions for the subject Plan are attached (Exhibit A).

At the regularly scheduled June 11, 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.) October 14, 2025
Referral of the resolution terminating the Plan to Detroit City Council Planning and Economic Development Standing Committee on October 16, 2025.
- b.) October 16, 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.) October 21, 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
Keyontay Humphries
John George
Brian Vosburg
Malik Washington

Exhibit A
Legal Descriptions of Plan to be Terminated

Scotten Park Scattered Site Project - Attachment B									
Item #	Ward	Item	Address	Street	Legal	Dimension	Owner	Basis of Qualification	Project Description
Project 1									
1	10	6525-35	1309	16th	W 16th N 0.29' Lots 23, 24 BLK 13 Front Sub of Lafontaine Farm Sub L69 P154-5 Deeds, WCR 10/9	40.29 X 106.85	BHA	Blighted: Poor fill	
2	10	6524	1315	16th	W 16th S 29' 25 BLK 13 Front Sub of Lafontaine Farm L69 P154-5 Deeds, WCR 10/9	29 X 106.85	BHA	Blighted: Poor fill	
3	10	6521-3	1337	16th	W 16th 27-28 N 11' 25 BLK 13 Front Sub of Lafontaine Farm L59 P154-5 Deeds, WCR 10/9	87.50 X 106.85	BHA	Blighted: Poor fill	
4	10	6563	1310	17th	E 17th N 1/2 124 Sub of PC 473 L 47 P558-9 Deeds, WCR 10/8	25 X 103	BHA	Blighted: Poor fill	
5	10	6564	1316	17th	E 17th 131 Sub of PC 473 L47 P558-9 Deeds, WCR 10/8	50 X 103	BHA	Blighted: Poor fill	
6	10	6565	1326	17th	E 17th Lot 132 Sub of PC 473 L47 P558-9 Deeds WCR 10/8	50 X 103	BHA	Blighted: Poor fill	
7	10	6566-0	1334	17th	E 17th Lot 137 Sub of PC 473 L47 P558-9 Deeds WCR 10/8	50 X 103	BHA	Blighted: Poor fill	Park
Project 2									
8	10	7132-3	775	17th	W 17th S 6' of Lots 53 & 54 46, 49 & 50 N 25' of 45 and VAC Alley ADJ Sub of PC 473 L47 P558-9 Deeds WCR 10/8	21,131 sq ft (228')	BHA	Blighted: Poor fill	1-2 rental
Project 3									
9	10	7163	1444	18th	E 18th N 1/2 153 Sub of PC 473 L47 P 558-9 Deeds, WCR 10/8	25 X 103	BHA	Blighted: Poor fill	
10	10	7164	1450	18th	E 18th S 37.5' 158 Sub of PC 473 L47 P 558-9 Deeds, WCR 10/8	37.5 X 103	BHA	Blighted: Poor fill	6-8 rental
Project 4									
11	10	8006-11	1207-1237	18th	W 18th S 28' of 103 ALL of 96; 95; 88 N 39' of 87 Sub of PC 473 L47 P558-9 Deeds, WCR 10/8	214 X 102.56	BHA	Blighted: Poor fill	2 rental
Project 5									
12	10	8028.001	1428	St. Anne	E Ste Anne S 73' 61 S 73' of W 9' 62 Wards Sub L1 P263 Plats, WCR 10/21	73 X 49	BHA	Blighted: Poor fill	
13	10	8028.002	1438	St. Anne	E Ste Anne N 35' 61 N 35' of W 9' 62 Wards Sub L1 P263 Plats, WCR 10/21	35 X 49	BHA	Blighted: Poor fill	2 rental
Project 6									
14	10	121	2633	Cromwell	W 1/2 90 Wards Sub L2 P26 Plats, WCR 10/20	27 X 90	BHA	Blighted: Poor fill	
15	10	120	2629	Cromwell	E 1/2 90 Wards Sub L2 P26 Plats, WCR 10/20	27 X 91	BHA	Blighted: Poor fill	

Parcel, Legal, Project and Use Description

Project 10										6-10 rental
27	16	9561	2137	McKinstry	W Hubbard N 40' of 44 Daniel Scottiens Sub of Lot 67 L5 P43 Plats, WCR 14/24	30 X 140	City	City owned tax reverted		
28	16	9560	2143	McKinstry	W McKinstry 25 Sub of OL 33 PC 30 L10 P12 Plats, WCR 16/51	30 X 140	City	City owned tax reverted		
29	16	9559	2149	McKinstry	W McKinstry 26 Sub of OL 33 PC 30 L10 P12 Plats, WCR 16/51	30 X 140	City	City owned tax reverted		
30	16	9558	2155	McKinstry	W McKinstry 27 Sub of OL 33 PC 30 L10 P12 Plats, WCR 16/51	30 X 140	BHA	Blighted: Poor fill City owned tax reverted		
31	16	9557	2161	McKinstry	W McKinstry 28 Sub of OL 33 PC 30 L10 P12 Plats, WCR 16/51	30 X 140	City	City owned tax reverted		
32	16	9556	2165	McKinstry	W McKinstry 29 Sub of OL 33 PC 30 L10 P12 Plats, WCR 16/51	30 X 140	City	City owned tax reverted		
33	16	9555	2173-75	McKinstry	W McKinstry 30 Sub of OL 33 PC 30 L10 P12 Plats, WCR 16/51	30 X 140	City	City owned tax reverted		
34	16	9554	2181	McKinstry	W McKinstry 31 Sub of OL 33 PC 30 L10 P12 Plats, WCR 16/51	30 X 140	City	City owned tax reverted		
35	16	9553	2187	McKinstry	W McKinstry 32 Sub of OL 33 PC 30 L10 P12 Plats, WCR 16/51	30 X 140	City	City owned tax reverted		
36	16	9552	2193	McKinstry	W McKinstry 33 Sub of OL 33 PC 30 L10 P12 Plats, WCR 16/51	30 X 140	City	City owned tax reverted	2-4 rental	
Project 11										
37	14	10328	2134	McKinstry	E McKinstry N 28' 66' Bartholomews EST Sub L10 P12 1/2 Plats, WCR 14/33	28 X 159.80	City	City owned tax reverted		
38	14	10329	2140-44	McKinstry	E McKinstry S 36' 64' Bartholomews EST Sub L10 P12 1/2 Plats, WCR 14/33	36 X 159.80	City	City owned tax reverted		
39	14	10330	2148-50	McKinstry	E McKinstry N 20.50' 64 S 26' 62' Bartholomews EST Sub L10 P12 1/2 Plats, WCR 14/33.	46.50 X 159.80	City	City owned tax reverted		
40	14	10331-2	2162	McKinstry	E McKinstry N 30' of Lot 62 S 28' of Lot 60 Bartholomews EST Sub 1/0 P12 1/2 Plats, WCR 14/33	58 X 159.80	City	City owned tax reverted		

Exhibit B
DBRA Resolution



CODE DBRA 25-06-180-03

SCOTTEN PARK 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, August 13, 2009, the DBRA Board of Directors approved the Scotten Park Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on October 6, 2009, 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 Scotten Park LDHA, LP (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.

June 11, 2025

Exhibit C
Notice of Termination



September 11, 2025

SENT VIA CERTIFIED MAIL

Scotten Park Limited Dividend Housing Association, L.P.
Southwest Housing Solutions
1920 25th Street
Detroit, MI 48216

AKT Peerless
607 Shelby Street, Suite 900
Detroit, MI 48226

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

On August 13, 2009 the DBRA adopted and on October 6, 2009 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, October 16, 2025 at 10:00 AM – Detroit City Council Planning & Economic Development Standing Committee
- Tuesday, October 21, 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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 Housing Association, L.P.
 Southwest Housing Solutions
 1920 25th Street
 Detroit, MI 48216

City, State, ZIP+4® _____

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

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 607 Shelby Street, Suite 900
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Exhibit D
City Council Resolution

**RESOLUTION
TERMINATING THE BROWNFIELD PLAN
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE SCOTTEN PARK 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 October 6, 2009, City Council approved the Scotten Park 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 June 11, 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 July 24, 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