



October 9, 2025

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

Re: Termination of the Samaritan Wellness Center Brownfield Redevelopment Plan

Dear Honorable Council Members:

The Samaritan Wellness Center 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

Samaritan Wellness Center Parcel Information

No.	Detroit Address	Ward/Item Number	Legal Description
25	11889 Warren E	21/002686	N Warren E all that pt of P CS 638, 687, 392, 128 & frl sec 25 T 1 S R 12 E desc as fols-beg at a pte in S line Shoemaker Ave 66 ft wd dist N 34D 54M 30S E 34.35 ft from intsec sd S line & W line pc 638 th cont n 34D 54M 30S E 195.16 ft th alg E line pc 638 S 25D 56M E 249.15 ft th S 58D 01M E 64.69 ft th S 21D 28M E 175.63 ft th S 44D 56M 10S E 31.36 ft th S 40D 15M 18S E 483.42 ft th N 44D 42M 40S E 158.13 ft th S 48D 48M E 867.31 ft th alg N line Warren Ave 105 ft wd S 81D 11M W 261.50 ft th cont alg sd N line S 64D 03M W 88.48 ft th N 60D 0M 30S W 835.18 ft th N 25D 56M W 861.62 ft to P O B 21/-- 482,418 sq ft
34	5415 Conner	21/046420.002L	W Conner all that pt of frl sec 25 T 1 S R 12 E lyg W & adj Conner Ave & incl pt of lot 4 Corbys Sub desc as fols begat int sec s line Warren pk no 2 sub & W line Conner Ave th S 81D 06M 40S W 350.08 ft alg sd s line & its ext wly th s 40D 02M 20S E 483.42 ft th N 44D 47M 50S E 342.42 ft th N 48 D 42S 50M W 139.65 ft alg w line of Conner Ave th S 44D 17M 10S W 250 ft th N 48D 42M 50S W 135 ft th N 44D 17M 10S E 250 ft to P O B 21/---85,656 sq ft
35	5405 Conner	21/046421.001	W Conner 1 Westerberg Sub L87 P78 Plats, W C R 21/1038 49,405 sq ft

Exhibit B
DBRA Resolution



CODE DBRA 25-06-178-03

SAMARITAN WELLNESS CENTER 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 Samaritan Wellness Center 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 Ford Health & Wellness Center (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

Ford Health and Wellness Center LLC
8759 Clinton-Macon Road
Clinton, MI 49236

ASTI Environmental
10448 Citation Drive
Brighton, MI 48353

RE: Notice of Intent to Terminate the Samaritan Wellness Center 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 Samaritan Wellness Center 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

7022 3330 0000 4234 6609

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Ford Health and Wellness Center LLC
8759 Clinton-Macon Road
Clinton, MI 49236

Postage
\$ _____
Total F
\$ _____
Sent 7
Street,
City, State, ZIP+4®

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

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

9-15-25 are
9-30-25
Actual date 9/30

CERTIFIED MAIL



7022 3330



PROPLEX MI 480
12 SEP 2025 PM 17 L

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Ford Health and Wellness
8759 Clinton-Macon
Clinton, MI

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RETURN TO SENDER
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UNC

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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X Alyssa Celano Agent Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

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

1. Addressee

ASTI Environmental
 10448 Citation Drive
 Brighton, MI 48353



3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Mail Restricted Delivery (over \$500)	

2. Article Number (Transfer from service label)

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ _____
Total	\$ _____
Sent to	_____
Street	_____
City, State, ZIP+4™	_____

Postmark Here

ASTI Environmental
 10448 Citation Drive
 Brighton, MI 48353

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 SAMARITAN WELLNESS CENTER 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 Samaritan Wellness Center 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