

*Referrals*  
1/8/19

**PLANNING AND  
ECONOMIC  
DEVELOPMENT  
STANDING  
COMMITTEE**



79

**EXECUTIVE ORDER NO. 2019-1**

**TO: ALL BOARDS, COMMISSIONS, DEPARTMENT DIRECTORS, AGENCY HEADS, CITY COUNCIL MEMBERS, AND THE CITY CLERK**

**SUBJECT: MORATORIUM ON APPLICATIONS FOR PERMITS AND/OR LICENSES FOR NEW OR EXPANDED JUNKYARDS, SCRAP TIRE PROCESSING AND RECYCLING FACILITIES, SCRAP TIRE STORAGE FACILITIES, MAJOR AND MINOR MOTOR VEHICLE REPAIR, AND USED CAR SALES LOTS**

**DATE: JANUARY 2, 2019**

In recent years, the City of Detroit has seen an increase in the establishment and/or expansion of junkyards, scrap tire processing and recycling facilities, scrap tire storage facilities, minor and major motor vehicle repair and used car sales lots. Under Chapter 61 of the 1984 Detroit City Code, 'Zoning,' the term "junkyard" includes junk dealers, scrap iron and metal processors, and automobile dismantling and wrecking yards. Regulation and enforcement of these businesses has been a challenge for the City of Detroit due to an overconcentration of such uses and lack of compliance with zoning, property maintenance, and licensing standards, in addition to evidence of criminal activity furthered or condoned by some of these operations. Many businesses are currently operating without benefit of a permit, a certificate of compliance, or a business license. Once permitted, some of these uses have illegally intensified the services offered such as presenting more used cars for sale than allowed, or providing more intense vehicle repair activities than allowed. At the same time, such uses that have been abandoned can leave vacant, blighted buildings and contaminated land on commercial corridors. Finally, these uses can present deleterious effects on neighboring residential districts, resulting in excessive blight, traffic, noise, crime and environmental concerns requiring excessive enforcement resources, due to more frequent neighborhood complaints and aesthetic issues.

The City has determined that an examination of the applicable provisions in the City Code, Detroit Zoning Ordinance and the Detroit Master Plan of Policies is required to evaluate the current regulatory scheme pertaining to junkyards, scrap tire processing and recycling facilities, scrap tire storage facilities, major and minor motor vehicle repair, and used car sales lots. The review will identify appropriate measures and potential new regulations to limit overconcentration, increase compliance with property maintenance, zoning, and licensing standards, decrease crime, and curtail illegal business operations.

Therefore, it is ordered that as of April 1, 2019, no City department may accept any application for a permit or license to establish or expand a junkyard, scrap tire processing and recycling facility, scrap tire storage facility, minor or major motor vehicle repair, or used car sales lot for a period of twelve (12) months—to give the City the opportunity to review its City Code, Zoning Ordinance and Master Plan of Policies, to implement a compliance strategy, and to develop

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consistent, cohesive and sensible regulation of such land uses in the City. This Order shall not be construed to prohibit the annual renewal of existing business licenses or certificates of compliance required by the City Code for applicable uses included herein, which shall continue.

Pursuant to the powers vested in me by the 1963 Michigan Constitution and by the 2012 Detroit City Charter, I, Michael E. Duggan, Mayor of the City of Detroit, issue this Executive Order. This Executive Order is effective on April 1, 2019.

A handwritten signature in blue ink, appearing to read "M. E. Duggan", written over a horizontal line.

Michael E. Duggan  
Mayor



**OFFICE OF CONTRACTING  
AND PROCUREMENT**

December 19, 2018

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

2911480      100% Federal Funding – AMEND 1 – To Provide Construction Management Services for 0% Interest Home repair Loan Program. – Contractor: GS Group, LLC – Location: 17800 Woodward, Ste. 200, Detroit, MI 48203 – Contract Period: July 1, 2017 through October 31, 2018 – Contract Increase: Time Only, No Increase – Total Contract Amount: \$0.00. **PLANNING AND DEVELOPMENT** *(This Amendment is for an Increase of Time Only, Original Contract for \$1,050,000.00 from 2015 to June 30, 2017. Contract had a 1 year Renewal Option.)*

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer  
Office of Contracting and Procurement

**BY COUNCIL MEMBER**           **TATE**          

**RESOLVED**, that Contract No. 2911480 referred to in the foregoing communication dated December 19, 2018, be hereby and is approved.



December 18, 2018

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, Michigan 48226

**Re: Proposed Amendment of Chapter 26 of the 1984 Detroit City Code, *Housing*, by adding Article V, *Fair Chance Access to Rental Housing*.**

Honorable City Council:

At the request of Council Member Ayers, the Law Department had prepared, approved as to form, and filed with the Clerk on October 26<sup>th</sup> the above-referenced ordinance for your consideration. The proposed ordinance will add an Article to Chapter 26 to provide citizens with criminal records a fair opportunity to secure housing by regulating the use of criminal background checks as part of the tenant screening process.

Attached please find an updated version of the ordinance, dated December 18, 2018, which has also been approved as to form and filed with the Clerk's Office on today's date. Please note the updated ordinance contains the following modifications to the October 26<sup>th</sup> version:

- 1) Adds the following language to the definition of directly-related conviction: "In determining whether the conviction or unresolved arrest is directly related to the housing, the housing provider shall consider whether the housing offers the opportunity for the same or similar offense to occur and whether circumstances leading to the conduct for which the person was convicted will recur in the housing, and whether supportive services that might reduce the likelihood of a recurrence of such conduct are available on-site. Those matters identified in Section 26-5-5(2) about which a housing provider may not inquire and as to which they may not base an adverse action may not qualify as a directly-related convictions." p 4, lines 5-11.
- 2) Addition of two definitions which mirror those found in Chapter 9 of the City Code:

*Dwelling* or *dwelling unit* means a single unit providing complete, independent living facilities occupied, or intended to be occupied, in whole or in part by one (1) or more persons, including permanent space and provisions for living, cooking, eating, sanitation, and sleeping. p 4, lines 12-14.



-and-

*Rental property* means a non-owner occupied dwelling unit or dwelling units that:

- (1) Is or are let or occupied by persons, including a family member of the owner, pursuant to an oral or written rental contract, or lease, or other oral or written agreement or understanding for occupation, with or without, monetary compensation; or
- (2) Will be offered for occupancy under an oral or written rental contract or lease, or other oral or written agreement or understanding for occupation, with or without, monetary compensation to any person; or
- (3) Is or are contained within a building with two (2) or more dwelling units that are not occupied by the owner; or
- (4) Has or have been advertised to the public or previously registered with the city as rental property. p 5, line 20 through p 6, line 7.

- 3) Modification of the definition of eligible housing on p 4, line 15-17 from:

*Eligible housing* means any property in the City of Detroit available for rent or lease where a single structure contains more than four (4) dwelling units.

-to-

*Eligible housing* means any rental property in the City of Detroit available for rent or lease where a single structure contains more than four (4) dwelling units or more than four (4) rental properties are owned by the same person.

- 4) Inclusion of verification of COO & rental registration as part of investigation. Starting on p 16, lines 13-20 to read:

(iii) To obtain verification from the City of Detroit Buildings, Safety Engineering and Environmental Department that the eligible housing is in compliance with the registration of residential rental properties in accordance with Section 9-1-82 of this Code;

(iv) To obtain verification from the City of Detroit Buildings, Safety Engineering and Environmental Department that the eligible housing has a valid certificate of compliance required by Michigan law, Section 9-1-36 of this Code, or by other provision of this Code;

- 5) Delete “have a direct and specific negative bearing on the safety of persons or real property, given the nature of the housing, and” from page 7, line 15 of the October 26<sup>th</sup> version as that language is encompassed in the definition of directly-related conviction.



In addition to the above modifications, a delayed effective date is also recommended so that the administering agencies will have an opportunity to prepare for and successfully implement this important initiative, should it be enacted by this Honorable Body.

Respectfully submitted,

A handwritten signature in cursive script that reads "Julianne Pastula".

Julianne V. Pastula  
Senior Assistant Corporation Counsel  
City of Detroit Law Department  
(313) 237-2935

## S U M M A R Y

**AN ORDINANCE** to amend Chapter 26 of the 1984 Detroit City Code, *Housing*, by adding Article V, *Fair Chance Access to Rental Housing*, consisting of Sections 26-5-1 through 26-5-20, to provide for the maintenance and protection of the health, safety and general welfare of the public and to provide citizens with criminal records a fair opportunity to secure housing by regulating the use of criminal background checks as part of the tenant screening process, thereby facilitating re-integration into society and reducing the likelihood those citizens will reoffend; to establish that the City undertaking is limited to promotion of the general welfare; to set forth definitions and applicability of the article; to regulate the use and inquiry of criminal convictions by housing providers; to establish standards for adverse action; to set forth exceptions to this article; to establish procedures for the use of evidence of rehabilitation or other mitigating factors in housing decisions; to require individualized assessments in certain circumstances; to set forth notice and posting requirements for housing providers; to establish guidelines for maintenance of records by housing providers; to protect the exercise of rights and prohibit retaliation; to require community outreach; to set forth confidentiality provisions; to establish implementation and enforcement provisions, including penalties for violations; and to establish administrative rules and annual reporting requirements.



1 **BY COUNCIL MEMBER** \_\_\_\_\_:

2 **AN ORDINANCE** to amend Chapter 26 of the 1984 Detroit City Code, *Housing*, by  
3 adding Article V, *Fair Chance Access to Rental Housing*, consisting of Sections 26-5-1 through  
4 26-5-20, to provide for the maintenance and protection of the health, safety and general welfare of  
5 the public and to provide citizens with criminal records a fair opportunity to secure housing by  
6 regulating the use of criminal background checks as part of the tenant screening process, thereby  
7 facilitating re-integration into society and reducing the likelihood those citizens will reoffend; to  
8 establish that the City undertaking is limited to promotion of the general welfare; to set forth  
9 definitions and applicability of the article; to regulate the use and inquiry of criminal convictions  
10 by housing providers; to establish standards for adverse action; to set forth exceptions to this  
11 article; to establish procedures for the use of evidence of rehabilitation or other mitigating factors  
12 in housing decisions; to require individualized assessments in certain circumstances; to set forth  
13 notice and posting requirements for housing providers; to establish guidelines for maintenance of  
14 records by housing providers; to protect the exercise of rights and prohibit retaliation; to require  
15 community outreach; to set forth confidentiality provisions; to establish implementation and  
16 enforcement provisions, including penalties for violations; and to establish administrative rules  
17 and annual reporting requirements.

18 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

19 **Section 1.** Chapter 26 of the 1984 Detroit City Code, *Housing*, be amended by adding  
20 Article V, *Fair Chance Access to Rental Housing*, consisting of Sections 26-5-1 through 26-5-20,  
21 to read as follows:

22

1 **Chapter 26. HOUSING**

2 **Article V. Fair Chance Access to Rental Housing**

3 **Sec. 26-5-1. Purpose.**

4 The purpose of this article is to enhance the health, safety and general welfare of the public  
5 by ensuring citizens with arrest and conviction records have a fair opportunity to secure housing  
6 by regulating the use of criminal background checks as part of the tenant screening process, thereby  
7 facilitating re-integration into society, reducing recidivism and its associated criminal justice and  
8 societal costs. Barriers to opportunities for people with arrest or conviction records increase  
9 recidivism and jeopardize the safety of the public, disrupt the financial and overall stability of  
10 affected families and communities, and impede the City from achieving its maximum potential of  
11 economic growth.

12 **Sec. 26-5-2. City undertaking limited to promotion of general welfare.**

13 (a) This article does not intend, and shall not be construed, to require a housing  
14 provider to give preference to anyone or to rent to an unqualified tenant with an arrest or conviction  
15 record. Moreover, this article shall not be construed to limit a housing provider's ability to choose  
16 the most qualified and appropriate candidate from applicants for housing.

17 (b) This article does not intend, and shall not be construed, to create or impose a duty  
18 or create a private cause of action against the City, its elected officials, appointees, officers, agents,  
19 or employees.

20 **Sec. 26-5-3. Definitions.**

21 For the purposes of this article, the following words and phrases shall have the meaning  
22 respectively ascribed to them by this section:

23 *Administering agency* means the City's Department of Civil Rights, Inclusion and

1 Opportunity or CRIO.

2 Adverse action means to evict an individual, fail or refuse to rent or lease real property to an  
3 individual, or fail or refuse to continue to rent or lease real property to an individual, or fail or  
4 refuse to add a household member to an existing lease, or to reduce any tenant subsidy. The adverse  
5 action must relate to real property located in the City of Detroit.

6 Applicant means an individual applying to rent or lease eligible housing. It also includes an  
7 individual applying to be added to an existing lease for eligible housing.

8 Arrest means a record from any jurisdiction that does not result in a conviction and includes  
9 information indicating that a person has been questioned, apprehended, taken into custody or  
10 detained, or held for investigation by a law enforcement, police, or prosecutorial agency or charged  
11 with, indicted, or tried and acquitted for any felony, misdemeanor, or other criminal offense.

12 Arrest is a term that is separate and distinct from, and that does not include, unresolved arrest.

13 Background check report means any criminal history report, including but not limited to those  
14 produced by the Michigan State Police, the Federal Bureau of Investigation, other law enforcement  
15 or police agencies, courts, or by any consumer reporting, or tenant screening, agency or business.

16 Conviction means a record from any jurisdiction that includes information indicating that a  
17 person has been convicted of a felony or misdemeanor, provided that the conviction is one for  
18 which the person has been placed on probation, fined, imprisoned or paroled. Those matters  
19 identified in Section 26-5-5 about which a housing provider may not inquire and as to which they  
20 may not base an adverse action, are not considered convictions for purposes of this article.

21 Conviction history means information regarding one or more convictions or unresolved  
22 arrests, transmitted orally or in writing or by any other means, and obtained from any source,  
23 including but not limited to the individual to whom the information pertains or a background check

1 report.

2 Directly-related conviction means that the conduct for which the person was convicted or that  
3 is the subject of an unresolved arrest that has a direct and specific negative bearing on the health,  
4 safety, or right to peaceful enjoyment of the premises by persons and includes one or more of the  
5 offenses listed in Section 26-5-6(b). In determining whether the conviction or unresolved arrest is  
6 directly related to the housing, the housing provider shall consider whether the housing offers the  
7 opportunity for the same or similar offense to occur and whether circumstances leading to the  
8 conduct for which the person was convicted will recur in the housing, and whether supportive  
9 services that might reduce the likelihood of a recurrence of such conduct are available on-site.  
10 Those matters identified in Section 26-5-5(2) about which a housing provider may not inquire and  
11 as to which they may not base an adverse action may not qualify as a directly-related convictions.

12 Dwelling or dwelling unit means a single unit providing complete, independent living facilities  
13 occupied, or intended to be occupied, in whole or in part by one (1) or more persons, including  
14 permanent space and provisions for living, cooking, eating, sanitation, and sleeping.

15 Eligible housing means any rental property in the City of Detroit available for rent or lease  
16 where a single structure contains more than four (4) dwelling units or more than four (4) rental  
17 properties are owned by the same person.

18 Enforcing agency means the Detroit Police Department or DPD.

19 Evidence of rehabilitation or other mitigating factors means, but shall not be limited to, a  
20 person's satisfactory compliance with all terms and conditions of parole or probation (however,  
21 inability to pay fines, fees, and restitution due to indigence shall not be considered noncompliance  
22 with terms and conditions of parole or probation or both); employer recommendations, especially  
23 concerning a person's post-conviction employment; educational attainment or vocational or

1 professional training since the conviction, including training received while incarcerated;  
2 completion or active participation in rehabilitative treatment e.g., alcohol or drug treatment; letters  
3 of recommendation from community organizations, counselors or case managers, teachers,  
4 community leaders or probation or parole officers who have observed the applicant since his or  
5 her conviction(s); and the age of the person at the time of the conviction. Successful completion  
6 of parole, probation, mandatory supervision, or post release community supervision shall create a  
7 presumption of rehabilitation. Examples of mitigating factors that are offered voluntarily by the  
8 person may include, but are not limited to, explanation of the precedent coercive conditions,  
9 intimate physical or emotional abuse, or untreated substance abuse or mental illness that  
10 contributed to the conviction.

11 *Housing provider* means any entity that owns, master leases, manages, or rents eligible  
12 housing in the City of Detroit. Any agent, such as a property management company, that makes  
13 tenancy decisions on behalf of the aforementioned entities shall also be considered a housing  
14 provider.

15 *Inquire* means any direct or indirect conduct intended to gather information from or about an  
16 applicant, potential applicant or candidate, using any mode of communication, including but not  
17 limited to application forms, interviews, and background check reports.

18 *Person* means any individual, partnership, firm, company, corporation, association, sole  
19 proprietorship, limited liability company, joint venture, estate, trust, or any other legal entity.

20 *Rental property* means a non-owner occupied dwelling unit or dwelling units that:

21 (1) Is or are let or occupied by persons, including a family member of the owner, pursuant  
22 to an oral or written rental contract, or lease, or other oral or written agreement or understanding  
23 for occupation, with or without, monetary compensation; or

1        (2) Will be offered for occupancy under an oral or written rental contract or lease, or other  
2 oral or written agreement or understanding for occupation, with or without, monetary  
3 compensation to any person; or

4        (3) Is or are contained within a building with two (2) or more dwelling units that are not  
5 occupied by the owner; or

6        (4) Has or have been advertised to the public or previously registered with the city as rental  
7 property.

8        Unresolved arrest means an arrest that is undergoing an active pending criminal investigation  
9 or trial that has not yet been resolved. An arrest has been resolved if the arrestee was released and  
10 no accusatory pleading was filed charging him or her with an offense, or if the charges have been  
11 dismissed or discharged by the prosecuting attorney or the court.

12        **Sec. 26-5-4. Applicability; eligible housing.**

13        This article shall apply to all housing providers with eligible housing as defined in this article  
14 available for rent or lease located in the City of Detroit.

15        **Sec. 26-5-5. Prohibition on housing provider to inquire into criminal convictions of**  
16 **applicants and their household members until being interviewed or qualified; basis for**  
17 **adverse action.**

18        (a) Except as provided in Section 26-5-6, housing providers shall not:

19            (1) Inquire about or require applicants to disclose conviction history as part of tenant  
20 screening process until the housing provider has first:

21            (i) Determined the applicant is qualified to rent the housing unit under all of the  
22 housing provider's criteria not related to potential past criminal convictions or  
23 an unresolved arrest; and

1           (ii) Provided to the applicant a conditional lease agreement that commits the unit to  
2           the applicant as long as the applicant passes the conviction history review.

3           (2) Base an adverse action in whole or in part on:

4           (i) An unresolved arrest or an arrest not leading to a conviction;

5           (ii) Participation in or completion of a diversion or a deferral of judgment program;

6           (iii) A conviction that has been judicially dismissed, expunged, voided, invalidated  
7           or otherwise rendered inoperative by a court of law or by executive pardon.

8           (iv) A conviction or any other determination or adjudication in the juvenile justice  
9           system, or information regarding a matter considered in or processed through  
10           the juvenile justice system;

11           (v) A misdemeanor conviction that is more than 5 years old, measured from the date  
12           of sentencing; or

13           (vi) Information pertaining to an offense or violation other than a felony or  
14           misdemeanor, such as a civil infraction.

15           (3) A housing provider shall not include questions regarding or require applicants to  
16           disclose on any housing application the facts or details of any conviction history or  
17           any matter identified in Subsection (2) of this Section.

18           (b) It is the responsibility of a housing provider to ensure that its employees and agents  
19           comply with this article.

20           **Sec. 26-5-6. Exceptions to prohibition.**

21           (a) This article does not limit the right of a housing provider to take any of the  
22           following actions:

23           (1) Conduct conviction history or obtain background check reports on applicants where

1 there is a statutory duty to do so; or

2 (2) Notify applicants that applicable laws, including those set forth in Subsection (b) of  
3 this Section will disqualify an individual with a particular conviction history from  
4 eligibility for tenancy.

5 (b) Regarding applicants and their household members, a housing provider may base  
6 an adverse action in whole or in part on directly-related convictions that includes one or more of  
7 the following:

8 (1) Any conviction where state or federal law prohibits the applicant from being eligible  
9 for public housing; or

10 (2) Any conviction that leads to the applicant becoming a lifetime registered sex  
11 offender; or

12 (3) Any conviction for violent or drug-related felonies; or

13 (4) Conviction for felonies committed within the last 10 years or imprisonment for  
14 felonies within the last 5 years; or

15 (5) Any conviction for crimes against landlords, management agents, their employees or  
16 agents, or other tenants or real property; or

17 (6) Any conviction or plea to any crime involving arson; or

18 (7) Any conviction or plea to any crime involving metal theft, vandalizing or otherwise  
19 damaging real property.

20 **Sec. 26-5-7. Procedures for use of evidence of rehabilitation or other mitigating factors in**  
21 **housing decisions; requirement for individualized assessment.**

22 (a) Consistent with the procedures in this section and subject to state and federal law,  
23 a housing provider shall offer the applicant a reasonable opportunity to present evidence of



1 rehabilitation or other mitigating factors related to convictions within the previous 5 years.

2 (b) In reviewing an applicant's criminal history and making a decision related to  
3 eligible housing based on such history, a housing provider shall conduct an individualized  
4 assessment, considering only:

5 (1) Convictions that warrant denial based on local, state or federal law; and

6 (2) Time that has elapsed since the conviction; and

7 (3) Whether it is a directly-related conviction that has direct and specific negative  
8 bearing on the safety of persons or real property; and

9 (4) Any evidence of inaccuracy or evidence of rehabilitation or other mitigating factors  
10 presented by the applicant.

11 (c) If a housing provider intends to base an adverse action related to eligible housing  
12 on an item or items in the applicant's conviction history, prior to taking any adverse action the  
13 housing provider shall provide the applicant with a copy of the background check report, and shall  
14 notify the applicant of the prospective adverse action and the items forming the basis for the  
15 prospective adverse action.

16 (d) If, within 14 calendar days of the date that the notice described in Subsection (c) of  
17 this Section is provided by the housing provider to the applicant, the applicant gives the housing  
18 provider notice in writing of evidence of the inaccuracy of the item or items of conviction history  
19 or evidence of rehabilitation or other mitigating factors set forth in this Section, the housing  
20 provider shall delay any adverse action for a reasonable period of not less than 5 calendar days  
21 after receipt of the information. During that time the housing provider shall reconsider the  
22 prospective adverse action in light of the information provided by the applicant or potential  
23 applicant.

1           (e) The housing provider shall promptly notify the applicant of any final adverse action  
2 based upon their conviction history or contents of the criminal background check.

3           (f) It shall be unlawful for any housing provider to engage in any communication,  
4 including the production or dissemination of advertisements, related to eligible housing that  
5 expresses, directly or indirectly, that any person with an arrest or conviction record will not be  
6 considered for the rental or lease of real property or may not apply for the rental or lease of real  
7 property, except as required by local, state, or federal law. For purposes of this Subsection,  
8 engaging in a communication includes, but is not limited to, making a verbal statement or  
9 producing or disseminating any solicitation, advertisement, or signage.

10 **Sec. 26-5-8. Notice and posting requirements for housing providers.**

11           (a) A housing provider shall state in all solicitations or advertisements for the rental or  
12 lease of eligible housing, or made on their behalf, that the housing provider shall consider qualified  
13 applicants consistent with this article. This language shall include, at minimum, the following  
14 statement:

15           “The rental or lease of this property must comply with the City of Detroit ordinance  
16 regulating the use of criminal background checks as part of the tenant screening  
17 process to provide citizens with criminal backgrounds a fair opportunity. For  
18 additional information, please contact the City of Detroit Office of Civil Rights,  
19 Inclusion and Opportunity.”

20           (b) The administering agency shall publish and make available to housing providers,  
21 in all languages spoken by more than 5% of the city population, a notice suitable for posting that  
22 informs applicants for eligible housing of their rights under this article. This notice shall be updated  
23 on or before December 1<sup>st</sup> of any year in which there is a change in the languages spoken by more

1 than 5% of the city population.

2 (c) In addition to the requirements for solicitations or advertisements in Subsection (a)  
3 of the Section, housing providers shall post a notice prominently on their website and at any  
4 location under their control that is frequently visited by applicants or potential applicants for the  
5 rental or lease of eligible housing in the City. This notice shall also be available to applicants in  
6 hard copy and provided with an application. The notice requirements in this Section shall contain  
7 the following additional information which may be summarized by the housing provider or  
8 available from the administering agency pursuant to 26-5-14(a)(1):

9 (1) A description of those matters identified in Section 26-5-5 that may not be considered  
10 by the housing provider;

11 (2) A description of the restrictions and requirements that Section 26-5-5 imposes on  
12 housing providers when inquiring about conviction history in connection with an  
13 application for the rental or lease of eligible housing in the City;

14 (3) The circumstances and timeline under which the applicant or potential applicant has  
15 a right to provide evidence of rehabilitation and other mitigating factors as provided  
16 in Section 26-5-7; and

17 (4) The telephone number, email address, and mailing address of the administering  
18 agency that the applicant or potential applicant may use to make a report if he or she  
19 believes the housing provider has violated this article in their interactions with the  
20 applicant or potential applicant.

21 **Sec. 26-5-9. Housing Provider records.**

22 (a) Unless prohibited by federal or state law, a housing provider shall maintain and  
23 retain records of tenant application forms, and other pertinent data and records required under this

1 article, for a minimum of one year from the date of application, and shall allow the administering  
2 or enforcing agencies access to such records, with appropriate notice and at a mutually agreeable  
3 time, to monitor or verify compliance with the requirements of this article.

4 (b) At no time shall the administering or enforcing agencies require a housing provider  
5 to provide any information or documents the disclosure of which would violate local, state or  
6 federal law.

7 (c) Where a housing provider does not maintain or provide adequate records  
8 documenting compliance with this article or does not allow reasonable access to such records, the  
9 Office of the Chief Financial Officer or other city department or agency shall have the authority  
10 to provide all nonfinancial information necessary to fulfill the administering or enforcing agencies  
11 responsibilities under this article subject to confidentiality provisions of this article and all  
12 applicable laws.

13 **Sec. 26-5-10. Exercise of rights protected; retaliation prohibited.**

14 (a) It shall be unlawful for a housing provider or any other person to interfere with,  
15 restrain, or deny the exercise of, or the attempt to exercise, any right provided under this article.

16 (b) It shall be unlawful for a housing provider to interrupt, terminate, or fail or refuse  
17 to initiate or conduct a transaction involving the rental or lease of eligible housing, including  
18 falsely representing that such property is not available for rental or lease, or otherwise take adverse  
19 action against a person in retaliation for exercising rights protected under this article. Such rights  
20 include but are not limited to:

21 (1) The right to file a complaint or inform any person about a housing provider's alleged  
22 violation of this article;

23 (2) The right to inform the administering agency about a housing provider's alleged

1 violation of this article;

2 (3) The right to cooperate with the administering or enforcing agencies or other persons  
3 in the investigation or prosecution of any alleged violation of this article; or

4 (4) The right to inform any person of his or her rights under this article.

5 (c) Protections of this Section shall apply to any person who mistakenly but in good  
6 faith alleges violations of this article.

7 (d) Taking adverse action against a person within 90 calendar days of the exercise of  
8 one or more of the rights described in this Section shall create a rebuttable presumption in the  
9 administering agency's investigation that such adverse action was taken in retaliation for the  
10 exercise of those rights.

11 **Sec. 26-5-11. Community Outreach.**

12 (a) The administering agency, in consultation with the Mayor's Office, may establish  
13 a community-based outreach program to conduct education and outreach to applicants and  
14 potential applicants for housing regarding rights and procedures under this article. The program  
15 may be targeted at individuals or communities where, in the judgment of the administering agency,  
16 the need for education and outreach is greatest.

17 (b) In establishing an outreach program pursuant to Subsection (a) of this Section, the  
18 administering agency may partner with community-based organizations. Nothing in this Section  
19 shall preclude the administering agency, by contract or grant, and consistent with other provisions  
20 of local laws, from engaging the services of such organizations in establishing such community-  
21 based outreach programs, participating in such programs, or developing materials for such  
22 programs. Nothing in this Section shall preclude the administering agency from combining the  
23 outreach programs required by Subsection (a) of this Section with other related community

1 outreach programs.

2 **Sec. 26-5-12. Confidentiality.**

3 The City shall keep confidential, to the extent permitted by applicable laws, any identifying  
4 information or other data pertaining to an applicant's criminal history.

5 **Sec. 26-5-13. Implementation and enforcement; penalties.**

6 (a) The administering agency shall investigate complaints regarding a housing  
7 provider's alleged violation of this article. The administrative agency may engage third party  
8 assistance to conduct its investigation.

9 (1) Where the Director of the administering agency determines that a violation has not  
10 occurred, he or she shall issue a determination that a housing provider is not in  
11 violation of this article. This determination shall be provided to the housing provider  
12 and the complainant.

13 (2) Where the Director of the administering agency determines that a violation has  
14 occurred, he or she shall issue a determination that a housing provider is in violation  
15 of this article; provided, however, for a first violation, or for any violation during the  
16 first twelve months following the operative date of this article, the Director must  
17 issue warnings and notices to correct, and offer the housing provider technical  
18 assistance on how to comply with the requirements of this article. For a second  
19 violation, the administering agency shall refer its determination for each applicant as  
20 to whom the violation occurred or is continuing to the enforcing agency for action,  
21 to the housing provider and the complainant.

22 (3) Where the Director of the administering agency determines that a violation has  
23 occurred, he or she shall forward a copy of the determination to the State of Michigan

1           Department of Civil Rights for consideration.

2           (b) The administering agency, in consultation with the Mayor's Office, is authorized  
3 to take appropriate steps to assist in the enforcement of this article, including the investigation of  
4 any possible violations of this article. The administering or enforcing agencies shall not find a  
5 violation based on a housing provider's decision that an applicant's conviction history is directly  
6 related unless the housing provider failed to conduct the individualized assessment as required  
7 under Section 26-5-7.

8           (c) If multiple applicants are impacted by the same violation at the same time e.g. all  
9 applicants for a certain housing unit are asked for their conviction history on the initial application,  
10 each violation shall be treated as a separate violation.

11           (d) In accordance with Section 4i(k) of the Michigan Home Rule Cities Act, being  
12 MCL 117.4i(k), the penalty upon conviction for violation of this article shall be imprisonment for  
13 not more than 90 days or a fine of not more than \$500.00, or both, for each such violation, in the  
14 discretion of the court.

15           (e) An applicant or potential applicant may report to the administering agency any  
16 suspected violation of this article within 60 calendar days of the date the suspected violation  
17 occurred. The City shall encourage reporting pursuant to this Subsection by keeping confidential,  
18 to the maximum extent permitted by applicable laws, the name and other identifying information  
19 of the applicant or potential applicant reporting the violation; provided, however, that with the  
20 authorization of such person, the City may disclose his or her name and identifying information as  
21 necessary to enforce this article or for other appropriate purposes, which shall include enabling the  
22 housing provider to respond to the alleged violation as part of an investigation by the administering  
23 agency.

1 **Sec. 26-5-14. Implementation and enforcement; administrative rules and annual reporting**  
2 **requirements.**

3 (a) Within 120 calendar days after the effective date of the ordinance that added this  
4 article, the administering agency shall promulgate administrative rules pursuant to Section 2-111  
5 of the Charter. These rules shall include, at minimum, procedures for the following:

6 (1) Preparing standardized language for the notice in Sec. 26-5-8(c) that housing  
7 providers may use to satisfy the requirements of that Subsection.

8 (2) Timeframe and process, including notification, for the following:

9 (i) To housing providers that a complaint has been filed alleging violation of  
10 this article and that an investigation will occur;

11 (ii) Provide the housing provider a right to respond to the allegations in the  
12 complaint;

13 (iii) To obtain verification from the City of Detroit Buildings, Safety  
14 Engineering and Environmental Department that the eligible housing is in  
15 compliance with the registration of residential rental properties in accordance with  
16 Section 9-1-82 of this Code;

17 (iv) To obtain verification from the City of Detroit Buildings, Safety  
18 Engineering and Environmental Department that the eligible housing has a valid  
19 certificate of compliance required by Michigan law, Section 9-1-36 of this Code, or  
20 by other provision of this Code;

21 (v) Receipt and consideration by the administering agency of any response and  
22 supporting information from a housing provider regarding the alleged violation; and

23 (vi) Dissemination of the administering agency's determination of whether an



1 alleged violation in the complaint was substantiated to the housing provider and  
2 complainant. If a violation is substantiated, dissemination to the enforcing agency  
3 and State of Michigan Department of Civil Rights.

4 (b) The administering and enforcing agencies shall prepare and jointly submit an  
5 annual report to the Mayor and City Council that includes, at a minimum, the following  
6 information for the preceding year:

7 (1) The number and types of complaints it received alleging violations of this article;

8 (2) The number and types of violations of this article represented by the number of  
9 determinations issued by the Director of the administering agency substantiating the  
10 alleged violations;

11 (3) The number and types of violations of this article represented by the number of  
12 determinations issued by the Director of the administering agency where the  
13 allegations of violations of this article were unsubstantiated;

14 (4) The number and types of determinations forwarded to the State of Michigan  
15 Department of Civil Rights;

16 (5) The number and types of tickets issued by the enforcing agency;

17 (6) Data regarding the outcome of tickets issued in court itemizing the number of  
18 dismissals, convictions or plea arrangements, including the penalties assessed; and

19 (7) The costs associated with the implementation and administration of this article.

20 **Sec. 26-5-15 – 26-5-20. Reserved.**

**Section 2.** This ordinance is hereby declared necessary to preserve the public peace, health, safety, and welfare of the People of the City of Detroit.

**Section 3.** All ordinances, or parts of ordinances, that conflict with this ordinance are repealed.

**Section 4.** In the event this ordinance is passed by two-thirds (2/3) majority of City Council Member serving, it shall be given immediate effect and become effective upon publication in accordance with Section 4-118 of the 2012 Detroit City Charter. Where this ordinance is passed by less than a two-thirds (2/3) majority of City Council Members serving, it shall become effective on the thirtieth (30) day after enactment, or on the first business day thereafter, in accordance with Section 4-118 of the 2012 Detroit City Charter.

**Approved as to form:**



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Lawrence T. Garcia  
Corporation Counsel

City of Detroit



82

Brownfield Redevelopment Authority  
500 Griswold Street • Suite 2200  
Detroit, Michigan 48226  
Phone: 313 963-2940  
Fax: 313 963-8839

December 10, 2018

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

**Re: Termination of the Jefferson North Park Brownfield Redevelopment Plan**

Dear Honorable Council Members:

The Jefferson North Park Brownfield Redevelopment Plan (the "Plan") was approved by City Council more than two years ago in 2007. The legal descriptions for the subject Plan are attached (Exhibit A).

At the regularly scheduled October 24, 2018 DBRA Board of Directors meeting, DBRA staff recommended termination of the Plan on the basis that the project described in the Plan has failed to occur at least two (2) years following the date of the resolution approving the brownfield plan or plan amendment 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.) January 8, 2019  
Referral of the resolution terminating the Plan to Detroit City Council Planning and Economic Development Standing Committee on January 10, 2019.
  
- b.) January 10, 2019  
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.) January 15, 2019

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Kanalos", with a stylized flourish at the end.

Jennifer Kanalos  
Authorized Agent

C: Detroit City Council  
City Clerk  
Marcel Todd  
Irvin Corley, Jr.  
David Whitaker  
Kevin Johnson  
Malinda Jensen  
Matthew Walters  
Allen Rawls  
Brian Vosburg  
Stephanie Washington  
DeAndree Watson

Exhibit A  
Legal Descriptions of Plans to be Terminated

CITY OF DETROIT  
 BROWNFIELD REDEVELOPMENT AUTHORITY  
 JEFFERSON NORTH PARK RESIDENTIAL REDEVELOPMENT PROJECT

ATTACHED  
 LEGAL DESCRIPTIONS

Item Number	Address	Legal	Owner
043177	2602 BENITEAU	E BENITEAU 82 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 150	C & E D D SD111111
043179	2614 BENITEAU	E BENITEAU 80 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 150	P&DD 3-31-97 SD189157
043180	2620 BENITEAU	E BENITEAU 79 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 150	C & E D D SD 116248
043181	2628 - 2630 BENITEAU	E BENITEAU 78 S 15 FT 77 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 45 X 150	CITY OF DETROIT ACQ
043182	2636 BENITEAU	E BENITEAU N 15 FT 77 76 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 45 X 150	C&EDD SD 113201
043183	2646 BENITEAU	E BENITEAU N 15 FT 74 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 45 X 150	C&EDD SD-
043184	2654 BENITEAU	E BENITEAU N 15 FT 74 73 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 45 X 150	C&EDD SD # 126958
043185	2662 BENITEAU	E BENITEAU 72 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 150	C&EDD SD # 126958
043481	2669 BENITEAU	W BENITEAU AVE 138 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 152.50	C&EDD -17/91 SD153252
043482	2661 - 2665 BENITEAU	W BENITEAU AVE 137 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 152.50	C & EDD HU79-8
043483	2657 BENITEAU	W BENITEAU AVE 136 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 152.50	C&EDD SD # 126958
043484	2649 - 2651 BENITEAU	W BENITEAU AVE 135 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 152.50	C&EDD - 11/27/85 SD 132672
043485	2645 BENITEAU	W BENITEAU AVE 134 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 152.50	P&EDD 10-3-94 SD176258
043486	2639 BENITEAU	W BENITEAU AVE 133 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 152.50	CEDD-FCL (07-03-84)
043487	2631 - 2635 BENITEAU	W BENITEAU AVE 132 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 152.50	C & E D D SD111111
043488	2627 BENITEAU	W BENITEAU AVE 131 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 152.50	C & E D D SD107229
043490	2615 BENITEAU	W BENITEAU AVE 129 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 152.50	P&EDD 10-3-94 SD176258
043491	2609 - 2611 BENITEAU	W BENITEAU AVE 128 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 152.50	P&DD 3-31-97 SD189157
043500	2545 BENITEAU	W BENITEAU AVE 117 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 152.50	C&EDD 3-1-93 SD# 168967
043501	2539 BENITEAU	W BENITEAU AVE 116 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 152.50	P&DD 3-31-97 SD189157
043502	2531 BENITEAU	W BENITEAU AVE 115 N 15 FT 114 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 45 X 152.50	P&DD 3-31-97 SD189157
043503	2523 BENITEAU	W BENITEAU S 15 FT 114 113 N 1.50 FT 112 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 46.50 X 152.50	CITY OF DETROIT ACQ
043504	2513 - 2515 BENITEAU	W BENITEAU S 28.50 FT 112 N 11.50 FT 111 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 40 X 152.50	CITY OF DETROIT - ACQ
043511	2247 BENITEAU	W BENITEAU AVE 27 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 152.50	C & E D D SD 116248
043512	2241 BENITEAU	W BENITEAU 28 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 152.50	C & E D D SD 116248
043529	1635 BENITEAU	W BENITEAU AVE E 106 FT 45 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 106	C&EDD SD # 126958
043525	1659 BENITEAU	W BENITEAU AVE E 106 FT 53 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 106	C&EDD SD-120441
043514-23	2229 BENITEAU	W BENITEAU AVE 30 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 152.50	C&EDD SD # 126958
043505	11127 VERNOR E	W BENITEAU AVE W 39 FT OF S 15 FT 111 W 39 FT 110 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 45 X 39	C & E D D SD113571
043506	11135 VERNOR E	W BENITEAU E 47.50 FT OF W 86.50 FT 110 ALSO E 47.50 FT OF W 86.50 FT OF S 18.50 FT & S 3.50 FT OF N 15.0 FT OF W 39 FT 111 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 48.50 IRREG	C&EDD SD-123057
043531	1623 BENITEAU	W BENITEAU AVE E 106 FT 41 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 106	C&EDD SD-120441
043532	1617 BENITEAU	W BENITEAU AVE E 106 FT 39 BENITEAU SUB L7 P59 PLATS, W C R 21/320 30 X 106	CITY OF DETROIT - ACQ
043533	1611 BENITEAU	W BENITEAU AVE E 106 FT 37 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 106	C & E D D SD 116248
043534	1603 - 1607 BENITEAU	W BENITEAU AVE E 106 FT 35 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 106	C&EDD - 11/27/85 SD 132672
043535	1599 BENITEAU	W BENITEAU AVE E 106 FT 33 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 106	C & E D D SD 116248
043536	1593 BENITEAU	W BENITEAU AVE E 106 FT 31 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 106	C&EDD 1/30/87 SD 138208
043537	1585 BENITEAU	W BENITEAU AVE E 106 FT 29 E 106 FT 27 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 60 X 106	C&EDD 3-1-93 SD# 168967
043538	1575 BENITEAU	W BENITEAU AVE E 106 FT 25 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 106	C & E D D SD 116248
043541	1557 BENITEAU	W BENITEAU AVE E 106 FT 19 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 106	C & E D D SD111114
043705	1534 - 1536 DEFER PL	E DEFER PL 52&51 DEFERS SUB L25 P37 PLATS, WCR 21/319 61.41 IRREG	CEDD JEFF CONNER
043706	1542 DEFER PL	E DEFER PL 50 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.50	C&EDD JEFF-CONNER
043707	1550 DEFER PL	E DEFER PL 49 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.50	C&EDD JEFF-CONNER
043708	1556 DEFER PL	E DEFER PL 48 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.50	C&EDD JEFF-CONNER

CITY OF TROIT  
 BROWN...D REDEVELOPMENT AUTHORITY  
 JEFFERSON NORTH PARK RESIDENTIAL REDEVELOPMENT PROJECT

ATTACHMENT B  
 LEGAL DESCRIPTIONS

Parcel	Item Number	Address	Legal	Owner
21	043709.	1564 DEFER PL	E DEFER PL 47 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.50	C&EDD JEFF-CONNER
21	043710.	1570 DEFER PL	E DEFER PL 46 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.50	C&EDD JEFF-CONNER
21	043711.	1578 DEFER PL	E DEFER PL 45 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.50	C&EDD JEFF-CONNER
21	043712.	1582 DEFER PL	E DEFER PL 44 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.50	C&EDD JEFF-CONNER
21	043713.	1592 DEFER PL	E DEFER PL 43 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.50	C&EDD JEFF-CONNER
21	043714.	1598 DEFER PL	E DEFER PL 42 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.50	C&EDD JEFF-CONNER
21	043715.	1606 DEFER PL	E DEFER PL 41 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.50	C&EDD JEFF-CONNER
21	043716.	1614 DEFER PL	E DEFER PL 40 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.50	C&EDD JEFF-CONNER
21	043717.	1620 DEFER PL	E DEFER PL 39 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.50	C&EDD JEFF-CONNER
21	043718.	1626 DEFER PL	E DEFER PL 38 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.50	C&EDD JEFF-CONNER
21	043719.	1632 - 1636 DEFER PL	E DEFER PL 37 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.50	C&EDD JEFF-CONNER
21	043720.	1640 DEFER PL	E DEFER PL 36 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.50	C&EDD JEFF-CONNER
21	043721.	1646 - 1650 DEFER PL	E DEFER PL 35 DEFERS SUB L25 P37 PLATS, WCR 21/319 31.53 IRREG	C&EDD JEFF-CONNER
21	043724.	1607 DEFER PL	W DEFER PL 64 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.87A	C & E D S D 116248
21	043725.	1599 - 1603 DEFER PL	W DEFER PL 63 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.81A	CITY OF DETROIT ACQ
21	043727.	1587 DEFER PL	W DEFER PL 61 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.69A	C & E D S D 116248
21	043728.	1579 DEFER PL	W DEFER PL 60 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.63A	CITY OF DETROIT ACQ
21	043729.	1573 DEFER PL	W DEFER PL 59 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.57A	C & E D S D 116248
21	043730.	1565 DEFER PL	W DEFER PL 58 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.51A	C & E D S D 116248
21	043734.	1537 DEFER PL	W DEFER PL 54 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.27A	C&EDD SD # 126958
21	043735.	1531 DEFER PL	W DEFER PL 53 DEFERS SUB L25 P37 PLATS, WCR 21/319 32.50 IRREG	CEDD 13087 SD138208
21	043731.	1559 DEFER PL	W DEFER PL 57 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.45A	C&EDD SD-123057
21	043732.	1549 - 1553 DEFER PL	W DEFER PL 56 DEFERS SUB L25 P37 PLATS, WCR 21/319 35 X 68.39A	C & E D S D 113202
21	042716.	2588 LILLIBRIDGE	E LILLIBRIDGE 157 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 37.20 X 101.89	C & E D S D 107229
21	042935.	2573 LILLIBRIDGE	W LILLIBRIDGE 193 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 103	DET PROP MGT SD 99324
21	042936.	2567 LILLIBRIDGE	W LILLIBRIDGE 192 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 103	&EDD - 11/27/85 SD 132672
21	042937.	2561 - 2563 LILLIBRIDGE	W LILLIBRIDGE 191 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 103	CITY OF DETROIT - ACQ
21	042938.	2557 LILLIBRIDGE	W LILLIBRIDGE 190 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 103	CITY OF DETROIT - ACQ
21	042939.	2551 LILLIBRIDGE	W LILLIBRIDGE 189 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 103	C&EDD 3-1-93 SD# 168967
21	042940.	2545 LILLIBRIDGE	W LILLIBRIDGE 188 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 103	P&DD 3-31-97 SD189157
21	042941.	2539 LILLIBRIDGE	W LILLIBRIDGE 187 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 103	P&DD 3-31-97 SD189157
21	042942.	2531 - 2535 LILLIBRIDGE	W LILLIBRIDGE 186 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 103	C&EDD SD-123057
21	042943.	2525 - 2529 LILLIBRIDGE	W LILLIBRIDGE 185 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 103	C&EDD SD-123057
21	042944.	2521 LILLIBRIDGE	W LILLIBRIDGE 184 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 103	COMMUNITY-EC DEV DEPT
21	042945.	2513 - 2517 LILLIBRIDGE	W LILLIBRIDGE 183 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 103	CITY OF DETROIT ACQ
21	042946.	2507 - 2509 LILLIBRIDGE	W LILLIBRIDGE 182 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 103	C&EDD 1/30/87 SD 138208
21	042947.	2501 - 2503 LILLIBRIDGE	W LILLIBRIDGE 181 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 103	CITY OF DETROIT - ACQ
21	042961.	2187 - 2191 LILLIBRIDGE	W LILLIBRIDGE 71 CHARESTS SUB L12 F55 PLATS, W C R 21/360 30 X 103	COMMUNITY-EC DEV DEPT
21	042962.	2183 LILLIBRIDGE	W LILLIBRIDGE 70 CHARESTS SUB L12 F55 PLATS, W C R 21/360 30 X 103	C&EDD SD-120441
21	042963.	2177 LILLIBRIDGE	W LILLIBRIDGE 69 CHARESTS SUB L12 F55 PLATS, W C R 21/360 30 X 103	C&EDD SD 113201
21	042983.	1623 LILLIBRIDGE	W LILLIBRIDGE 43 CHARESTS SUB L12 F55 PLATS, W C R 21/360 30 X 103	C & EDD HU79-10
21	042981.	1635 LILLIBRIDGE	W LILLIBRIDGE 45 CHARESTS SUB L12 F55 PLATS, W C R 21/360 30 X 103	C & E D SD111111
21	042984.	1619 LILLIBRIDGE	W LILLIBRIDGE 42 CHARESTS SUB L12 F55 PLATS, W C R 21/360 30 X 103	C & E D S D 105508
21	042985.	1611 LILLIBRIDGE	W LILLIBRIDGE 16 WEISE & RABAUTS SUB L24 P63 PLATS, W C R 21/321 30 X 103	COMMUNITY-EC DEV DEPT
21	042986.	1607 LILLIBRIDGE	W LILLIBRIDGE 17 WEISE & RABAUTS SUB L24 P63 PLATS, W C R 21/321 30 X 103	C&EDD JEFF-CONNER
21	000686.	1674 DEFER PL	S KERCHEVAL 33&34 DEFERS SUB L25 P37 PLATS, W C R 21/319 42.60 X 120	C & E D SD107229
21	000689.	11100 - 11112 KERCHEVAL	S KERCHEVAL S 4.62 FT 111 112 CHARESTS SUB L12 P55 PLATS, W C R 21/360 101.89 X 36.7A	P&DD 10-3-94SD176258
21	000711.	11003 KERCHEVAL	N KERCHEVAL 27 THRU 25 CHARESTS SUB L12 P55 PLATS, W C R 21/360 103 X 74.2A	



CITY OF DETROIT  
 BROWN J REDEVELOPMENT AUTHORITY  
 JEFFERSON NORTH PARK RESIDENTIAL REDEVELOPMENT PROJECT

ATTACHED  
 LEGAL DESCRIPTIONS

APPENDIX B

Item Number	Address	Legal	Owner
21	11201 - 11213 KERSCHEVAL	N KERSCHEVAL 17&16 EXC N 54.27 FT HUTTON & NALLS SUB L23 P82 PLATS, W C R 21/349 70.06 IRREG	C&EDD-CITY 2/14/85 SD# 130329
21	11231 KERSCHEVAL	N KERSCHEVAL 13 HUTTON & NALLS SUB L23 P82 PLATS, W C R 21/349 30.02 X 123A	C&EDD-CITY 2/14/85 SD# 130329
21	000889-905	S CHARLEVOIX 35834 S 4.94 FT VAC CHARLEVOIX ADJ DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 150 X 64.94	C&EDD- JEFF-CONNER
21	000909.	S CHARLEVOIX E 70 FT OF S 12.98 FT OF 7 E 70 FT OF N 17 FT OF 8 DE VOGELAERS EUREKA SUB L18 P32 PLATS, W C R 21/357 70 X 29.98	C&EDD 1/30/87 SD 138208
21	000913.	S CHARLEVOIX S 13.07 FT ON E LINE & BG S 13.15 FT ON W LINE OF 45 46 DE VOGELAERS EUREKA SUB L19 P32 PLATS, W C R 21/357 100 X 43.11A	DET PROP MGT 100100
21	039869.002L	W HARDING W 40 FT OF 56 W 40 FT OF N 25.14 FT OF 55 HENDRIES SUB L25 P38 PLATS, W C R 21/528 52.55 IRREG	C&EDD SD # 126958
21	041300.	E LEMAY 36835 TROESTERS ORCHARD SUB L18 P15 PLATS, W C R 21/322 60 X 107.91A	C&EDD SD-120441
21	041318.	E LEMAY 59 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 112.93A	C&EDD 3-1-93 SD# 168967
21	041336.	E LEMAY S 40.06 FT 128 EUREKA SUB L18 P60 PLATS, WCR 21/356 40.06 IRREG	C&EDD-17/91 SD153252
21	041360.	E LEMAY 162 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 126.74A	C & E D S D 116248
21	041361.	E LEMAY 161 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 127A	C & E D S D 116248
21	041363.	E LEMAY 21 DE VOGELAERS EUREKA SUB L19 P32 PLATS, W C R 21/357 30 X 127.49A	C & E D S D 116248
21	041364.	E LEMAY 22 DE VOGELAERS EUREKA SUB L19 P32 PLATS, W C R 21/357 30 X 127.75A	C & E D S D 116248
21	041782.	W LEMAY 48 DE VOGELAERS EUREKA SUB L19 P32 PLATS, W C R 21/357 30 X 100	C&EDD - 11/27/85 SD 132672
21	041783.	W LEMAY 49 DE VOGELAERS EUREKA SUB L19 P32 PLATS, W C R 21/357 30 X 100	C&EDD SD-123057
21	041792.	W LEMAY 58 DE VOGELAERS EUREKA SUB L19 P32 PLATS, W C R 21/357 30 X 100	C&EDD-17/91 SD153252
21	041806.	W LEMAY 146 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 100	C&EDD-17/91 SD153252
21	041807.	W LEMAY 145 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 100	C&EDD SD # 126958
21	041808.	W LEMAY 144 N 21.60 FT 143 EUREKA SUB L18 P60 PLATS, WCR 21/356 51.60 X 100	CDC SD 103700
21	041809.	W LEMAY 140 AND S 8.40 FT VAC WATERLOO EUREKA SUB L18 P60 PLATS, WCR 21/356 38.40 X 100	C&EDD SD # 126958
21	041810.	W LEMAY 139 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 100	CDC SD 103700
21	041827.	W LEMAY 27 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 100	CITY OF DETROIT-ACQ
21	041828.	W LEMAY 26 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 100	C&EDD SD # 126958
21	041829.	W LEMAY 25 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 100	CDC SD 103700
21	041831.	W LEMAY 23 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 100	CITY OF DETROIT-ACQ
21	041832.	W LEMAY 22 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 100	C & E D S D 116248
21	041833.	W LEMAY 21 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 100	CITY OF DETROIT ACQ
21	041836.	W LEMAY 11 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 100	CITY ACQ SD178126
21	041845.	W LEMAY 2 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 100	DET PROP MGT SD 99324
21	041846.	W LEMAY 1 EUREKA SUB L18 P60 PLATS, WCR 21/356 51 TROESTERS ORCHARD SUB L18 P15 PLATS, W C R 21/322 39.25 IRREG	DET PROP MGT SD 99324
21	041849.	W LEMAY 48 TROESTERS ORCHARD SUB L18 P15 PLATS, W C R 21/322 30 X 100	C & E D S D 113571
21	041852.	W LEMAY 45 TROESTERS ORCHARD SUB L18 P15 PLATS, W C R 21/322 30 X 100	C&EDD 1/30/87 SD 138208
21	042073.	E FAIRVIEW S 30 FT OF N 92 FT B WEISE & RABAUTS SUB L24 P63 PLATS, W C R 21/321 30 X 103	DET PROP MGT SD 99325
21	042075.	E FAIRVIEW N 30.50 FT B WEISE & RABAUTS SUB L24 P63 PLATS, W C R 21/321 30.50 X 103	CITY OF DETROIT-ACQ
21	042076.	E FAIRVIEW 41 CHARESTS SUB L12 P55 PLATS, W C R 21/360 30 X 103	C&EDD 1/30/87 SD 138208
21	042077.	E FAIRVIEW 40 CHARESTS SUB L12 P55 PLATS, W C R 21/360 30 X 103	C&EDD 1/30/87 SD 138208
21	042084.	E FAIRVIEW 24 CHARESTS SUB L12 P55 PLATS, W C R 21/360 30 X 103	C & E D S D 116248
21	042099.	E FAIRVIEW 9 CHARESTS SUB L12 P55 PLATS, W C R 21/360 30 X 103	CEDD 4-1-88 SD 143626
21	042108.	E FAIRVIEW 216 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 103	P&EDD 10-3-94 SD176258
21	042120.	E FAIRVIEW 201 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 103	C&EDD - 11/27/85 SD 132672
21	042122.	E FAIRVIEW 199 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 103	C&EDD 3-1-93 SD# 168967
21	042123.	E FAIRVIEW 198 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 103	P&DD 3-31-97 SD189157
21	042473.	W FAIRVIEW 191 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 127.24A	C&EDD-17/91 SD153252



CITY OF TROIT  
 BROWN, \_D REDEVELOPMENT AUTHORITY  
 JEFFERSON NORTH PARK RESIDENTIAL REDEVELOPMENT PROJECT

ATTA ENT B  
 LEGAL DESC...TIONS

Item Number	Address	Legal	Owner
042474	2591 FAIRVIEW	W FAIRVIEW 190 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 127A	C & E D S D 107229
042477	2575 - 2577 FAIRVIEW	W FAIRVIEW 187 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 126.23A	C & E D S D 116248
042478	2567 - 2569 FAIRVIEW	W FAIRVIEW 186 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 125.98A	C & E D S D 116248
042489	10940 VERNOR E	W FAIRVIEW 110 S 8.4 FT OF VAC VERNOR HWY LYG N OF & ADJ LOT 110 EUREKA SUB L18 P60 PLATS, WCR 1/356 38.4 X 122.47A	C&EDD SD-120441
042493	2243 FAIRVIEW	W FAIRVIEW 106 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 121.42A	C&EDD-17/91 SD153252
042499	2207 FAIRVIEW	W FAIRVIEW 100 N 3 FT 99 EUREKA SUB L18 P60 PLATS, WCR 21/356 33 X 119.89A	P&DD 2-1-95 SD177922
042501	2193 FAIRVIEW	W FAIRVIEW 98 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 119.25A	C&EDD SD-123057
042502	2185 FAIRVIEW	W FAIRVIEW 97 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 119A	C&EDD SD-123057
042503	2181 FAIRVIEW	W FAIRVIEW 96 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 118.75A	P&EDD 10-3-94 SD176258
042508	2149 FAIRVIEW	W FAIRVIEW 91 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 117.48A	C&EDD 1/30/87 SD 138208
042511	2127 - 2131 FAIRVIEW	W FAIRVIEW 88&87 EUREKA SUB L18 P60 PLATS, WCR 21/356 60 X 116.6A	C & E D S D 111114
042519	1623 - 1625 FAIRVIEW	W FAIRVIEW 69 EUREKA SUB L18 P60 PLATS, WCR 21/356 30 X 111.91A	CEDD 4-1-88 SD 143626
042527	1575 FAIRVIEW	W FAIRVIEW 17 TROESTERS ORCHARD SUB L18 P15 PLATS, W C R 21/322 30 X 109.78A	C & E D S D 109155
042528	1569 FAIRVIEW	W FAIRVIEW 16 TROESTERS ORCHARD SUB L18 P15 PLATS, W C R 21/322 30 X 109.53A	C & E D S D 111111
042529	1563 - 1565 FAIRVIEW	W FAIRVIEW 15 TROESTERS ORCHARD SUB L18 P15 PLATS, W C R 21/322 30 X 109.28A	C & E D S D 110396
042530	1555 - 1557 FAIRVIEW	W FAIRVIEW 14 TROESTERS ORCHARD SUB L18 P15 PLATS, W C R 21/322 30 X 109.03A	C & EDD SD 105508
042658	1568 LILLIBRIDGE	E LILLIBRIDGE 8 WEISE & RABAUTS SUB L24 P63 PLATS, W C R 21/321 30 X 101.89	C & EDD SD 105508
042659	1574 LILLIBRIDGE	E LILLIBRIDGE 9 WEISE & RABAUTS SUB L24 P63 PLATS, W C R 21/321 30 X 101.89	C & E D S D 113202
042660	1580 LILLIBRIDGE	E LILLIBRIDGE 10 WEISE & RABAUTS SUB L24 P63 PLATS, W C R 21/321 30 X 101.89	COMMUNITY-EC DEV DEPT
042661	1586 LILLIBRIDGE	E LILLIBRIDGE 11 WEISE & RABAUTS SUB L24 P63 PLATS, W C R 21/321 30 X 101.89	C & E D S D 113202
042662	1592 LILLIBRIDGE	E LILLIBRIDGE 12 WEISE & RABAUTS SUB L24 P63 PLATS, W C R 21/321 30 X 101.89	C & E D S D 113202
042663	1598 LILLIBRIDGE	E LILLIBRIDGE 13 WEISE & RABAUTS SUB L24 P63 PLATS, W C R 21/321 30 X 101.89	C & E D S D 113202
042664	1604 LILLIBRIDGE	E LILLIBRIDGE 14 WEISE & RABAUTS SUB L24 P63 PLATS, W C R 21/321 30 X 101.89	C & E D S D 113202
042665	1610 LILLIBRIDGE	E LILLIBRIDGE 15 WEISE & RABAUTS SUB L24 P63 PLATS, W C R 21/360 30 X 101.89	C & EDD SD 105508
042666	1616 LILLIBRIDGE	E LILLIBRIDGE 123 CHARESTS SUB L12 P55 PLATS, W C R 21/360 30 X 101.89	C&EDD - 11/27/85 SD 132672
042667	1622 LILLIBRIDGE	E LILLIBRIDGE 122 CHARESTS SUB L12 P55 PLATS, W C R 21/360 30 X 101.89	C&EDD - 11/27/85 SD 132672
042668	1628 LILLIBRIDGE	E LILLIBRIDGE 121 CHARESTS SUB L12 P55 PLATS, W C R 21/360 30 X 101.89	C&EDD - 11/27/85 SD 132672
042669	1632 - 1636 LILLIBRIDGE	E LILLIBRIDGE 120 CHARESTS SUB L12 P55 PLATS, W C R 21/360 30 X 101.89	C&EDD - 11/27/85 SD 132672
042671	1644 - 1654 LILLIBRIDGE	E LILLIBRIDGE 118&117 CHARESTS SUB L12 P55 PLATS, W C R 21/360 60 X 101.89	C&EDD - 11/27/85 SD 132672
042672	1656 LILLIBRIDGE	E LILLIBRIDGE 116 CHARESTS SUB L12 P55 PLATS, W C R 21/360 30 X 101.89	C&EDD-CITY 2/14/85 SD# 130329
042673	1662 - 1664 LILLIBRIDGE	E LILLIBRIDGE 115 CHARESTS SUB L12 P55 PLATS, W C R 21/360 30 X 101.89	C&EDD - 11/27/85 SD 132672
042674	1668 - 1670 LILLIBRIDGE	E LILLIBRIDGE 114 CHARESTS SUB L12 P55 PLATS, W C R 21/360 30 X 101.89	C&EDD - 11/27/85 SD 132672
042675	1674 LILLIBRIDGE	E LILLIBRIDGE 113 CHARESTS SUB L12 P55 PLATS, W C R 21/360 30 X 101.89	C & E D S D 107229
042694	2230 LILLIBRIDGE	E LILLIBRIDGE 87 CHARESTS SUB L12 P55 PLATS, W C R 21/360 30 X 101.89	CITY OF DETROIT - ACQ
042697	2246 LILLIBRIDGE	E LILLIBRIDGE 84 CHARESTS SUB L12 P55 PLATS, W C R 21/360 30 X 101.89	C & E D S D 116248
042701	2500 LILLIBRIDGE	E LILLIBRIDGE 172 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 101.89	P&DD 3-31-97 SD189157
042702	2508 LILLIBRIDGE	E LILLIBRIDGE 171 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 101.89	C&EDD 1/30/87 SD 138208
042705	2524 LILLIBRIDGE	E LILLIBRIDGE 168 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 101.89	C&EDD-17/91 SD153252
042706	2530 LILLIBRIDGE	E LILLIBRIDGE 167 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 101.89	P&DD 3-31-97 SD189157
042707	2538 LILLIBRIDGE	E LILLIBRIDGE 166 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 101.89	P&DD 3-31-97 SD189157
042708	2544 LILLIBRIDGE	E LILLIBRIDGE 165 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 101.89	C & E D S D 113202
042709	2550 LILLIBRIDGE	E LILLIBRIDGE 164 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 101.89	C & E D S D 113202
042710	2554 LILLIBRIDGE	E LILLIBRIDGE 163 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 101.89	C & E D S D 113202
042711	2560 LILLIBRIDGE	E LILLIBRIDGE 162 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 101.89	CITY OF DETROIT - ACQ
042712	2566 LILLIBRIDGE	E LILLIBRIDGE 161 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 101.89	CITY OF DETROIT-ACQ
042713	2572 LILLIBRIDGE	E LILLIBRIDGE 160 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 101.89	CITY OF DETROIT-ACQ
042714	2578 LILLIBRIDGE	E LILLIBRIDGE 159 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 101.89	C & E D S D 113202
042715	2582 - 2584 LILLIBRIDGE	E LILLIBRIDGE 158 DWYER SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 101.89	C & E D S D 113202

CITY OF TROIT  
 BROWN, ... REDEVELOPMENT AUTHORITY  
 JEFFERSON NORTH PARK RESIDENTIAL REDEVELOPMENT PROJECT

ATTA ENT B  
 LEGAL DESCRIPTIONS

Item Number	Address	Legal	Owner
21/042987	1601 LILLIBRIDGE	W LILLIBRIDGE 18 WEISE & RABAUTS SUB L24 P63 PLATS, W C R 21/321 30 X 103	C & E D D S D 113202
21/042990	1581 LILLIBRIDGE	W LILLIBRIDGE 21 WEISE & RABAUTS SUB L24 P63 PLATS, W C R 21/321 30 X 103	City of Detroit ACQ
21/042992	1571 LILLIBRIDGE	W LILLIBRIDGE 23 WEISE & RABAUTS SUB L24 P63 PLATS, W C R 21/321 30 X 103	C & E D D S D 105508
21/042993	1565 LILLIBRIDGE	W LILLIBRIDGE 24 WEISE & RABAUTS SUB L24 P63 PLATS, W C R 21/321 30 X 103	C&E D D S D # 126958
21/043118	1526 BENITEAU	E BENITEAU 10 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 29.83 IRREG	COMMUNITY-EC DEV DEPT
21/043119	1532 BENITEAU	E BENITEAU W 105 FT 12 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 105	C & E D D S D 116248
21/043120	1538 BENITEAU	E BENITEAU W 105 FT 14 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 105	CEDD 4-1-88 SD 143626
21/043121	1542 - 1544 BENITEAU	E BENITEAU W 105 FT 16 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 105	CEDD 4-1-88 SD 143626
21/043122	1550 BENITEAU	E BENITEAU W 105 FT 18 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 105	CEDD 4-1-88 SD 143626
21/043123	1556 BENITEAU	E BENITEAU W 105 FT 20 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 105	CEDD 4-1-88 SD 143626
21/043124	1562 BENITEAU	E BENITEAU W 105 FT 22 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 105	CEDD 4-1-88 SD 143626
21/043125	1566 - 1568 BENITEAU	E BENITEAU W 105 FT 24 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 105	CEDD 4-1-88 SD 143626
21/043126	1572 - 1574 BENITEAU	E BENITEAU 26 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 115	CEDD 4-1-88 SD 143626
21/043127	1580 BENITEAU	E BENITEAU W 105 FT 28 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 105	C&E D D S D 2/14/85 SD# 130329
21/043128	1586 BENITEAU	E BENITEAU W 105 FT 30 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 105	C&E D D S D 116248
21/043129	1592 BENITEAU	E BENITEAU W 105 FT 32 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 105	C&E D D S D 116248
21/043130	1596 BENITEAU	E BENITEAU W 105 FT 34 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 105	C&E D D S D 116248
21/043132	1608 - 1612 BENITEAU	E BENITEAU W 105 FT 38 BENITEAUS SUB L7 P59 PLATS, W C R 21/320 30 X 105	C&E D D S D 116248
21/043135.002L	2124 BENITEAU	E BENITEAU N 54.27 FT 17&16 HUTTON & NALLS SUB L23 P82 PLATS, W C R 21/349 54.27 X 70	C&E D D S D 113202
21/043136	2130 - 2132 BENITEAU	E BENITEAU 18 HUTTON & NALLS SUB L23 P82 PLATS, W C R 21/349 30 X 150	C&E D D S D 113202
21/043137	2136 - 2140 BENITEAU	E BENITEAU 19 HUTTON & NALLS SUB L23 P82 PLATS, W C R 21/349 30 X 150	C&E D D S D 113202
21/043138	2142 BENITEAU	E BENITEAU 20 HUTTON & NALLS SUB L23 P82 PLATS, W C R 21/349 30 X 150	C&E D D S D 113202
21/043143	2174 BENITEAU	E BENITEAU 14 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 31.50 X 150	C&E D D S D 113202
21/043144	2180 BENITEAU	E BENITEAU 15 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 150	C&E D D S D 113202
21/043145	2186 BENITEAU	E BENITEAU 16 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 150	C&E D D S D 113202
21/043146	2192 BENITEAU	E BENITEAU 17 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 150	C&E D D S D 113202
21/043147	2196 - 2198 BENITEAU	E BENITEAU 18 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 150	C&E D D S D 113202
21/043148	2204 BENITEAU	E BENITEAU 19 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 150	C&E D D S D 113202
21/043149	2208 - 2210 BENITEAU	E BENITEAU 20 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 150	C&E D D S D 113202
21/043151	2222 BENITEAU	E BENITEAU 22 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 150	C&E D D S D 113202
21/043152	2226 BENITEAU	E BENITEAU 23 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 150	C&E D D S D 113202
21/043154	2238 - 2242 BENITEAU	E BENITEAU AVE 25 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 150	C&E D D S D 113202
21/043155	2246 BENITEAU	E BENITEAU AVE 26 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 150	C&E D D S D 113202
21/043157	2256 - 2262 BENITEAU	E BENITEAU W 45 FT 103 W 45 FT OF S 22 FT 102 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 52 X 45	C&E D D S D 113202
21/043158	11214 - 11218 VERNOR E	E BENITEAU E 54 FT OF W 99 FT 103 E 54 FT OF W 99 FT OF S 22 FT 102 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 52 X 54	C&E D D S D 113202
21/043159	11224 - 11230 VERNOR E	E BENITEAU E 51 FT 103 E 51 FT OF S 22 FT 102 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 52 X 51	C&E D D S D 113202
21/043166	2538 BENITEAU	E BENITEAU 93 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 150	C & E D D S D 116248
21/043167	2542 BENITEAU	E BENITEAU 92 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 150	C & E D D S D 116248
21/043168	2550 BENITEAU	E BENITEAU 91 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 150	COMMUNITY-EC DEV DEPT
21/043173	2578 BENITEAU	E BENITEAU 86 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 150	CEDD 4-1-88 SD 143626
21/043174	2582 - 2586 BENITEAU	E BENITEAU 85 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 150	P&D D 3-31-97 SD189157
21/043175	2588 - 2592 BENITEAU	E BENITEAU 84 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 150	C&E D D S D 116248

Exhibit B  
DBRA Resolution



Detroit Brownfield Redevelopment Authority  
500 Griswold Street • Suite 2200  
Detroit, Michigan 48226  
Phone: 313 963-2940  
Fax: 313 963-8839

**CODE DBRA 18-10-56-02**

**JEFFERSON NORTH 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 September 3, 2003, the DBRA Board of Directors approved the Jefferson North Park Brownfield Plan (the "Plan") and recommended the approval of the Plan to City Council; and

WHEREAS, on October 15, 2003, City Council approved the Plan; and

WHEREAS, on October 28, 2003, the Mayor of the City of Detroit 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, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

WHEREAS, the "developer" for the Plan is Jefferson North Park, 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 notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

BE IT FURTHER 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 one of the Officers and any one 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.

October 24, 2018

Exhibit C  
Notice of Termination



Detroit Brownfield Redevelopment Authority  
500 Griswold • Suite 2200  
Detroit, MI 48226  
Phone: 313 963-2940  
Fax: 313 963-8839

November 14, 2018

SENT VIA CERTIFIED MAIL

Mr. Anthony Parker  
Jefferson North Park  
649 Van Dyke  
Detroit, MI 48214

**RE: Notice of Intent to Terminate Brownfield Plan for the Jefferson North Park Redevelopment Project**

Mr. Parker:

Per Act 381 of 1996 Section 14 (8)(b)(i), 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 Jefferson North Park Redevelopment Project (the "Plan") will be considered in no less than thirty ("30") days.

On September 3, 2003 the DBRA adopted and on October 15, 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 at the Coleman A. Young Municipal Center, 2 Woodward Avenue, 13<sup>th</sup> Floor, Detroit, MI 48226 regarding the termination of the Plan where, should you desire, you will also have an opportunity to be heard:

- Thursday, January 10, 2019 at 10:00 AM – Detroit City Council Planning & Economic Development Standing Committee
- Tuesday, January 15, 2019 at 10:00 AM – Detroit City Council of the Whole Meeting

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  
Brittney Hoszkiw, MEDC

Instructions

Mr. Anthony Parker  
9559 Pierson Street  
Detroit, MI 48228

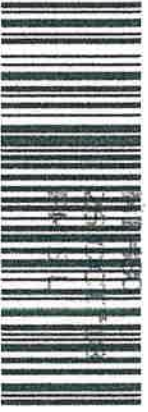
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**DBRA**

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

Mr. Anthony Parker  
Jefferson North Park  
649 Van Dyke  
Detroit, MI 48214

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UTC BCI: 48226440250 \*2853-03946-26-44  
48214-3554492



Exhibit D  
City Council Resolution

**RESOLUTION  
TERMINATING THE BROWNFIELD PLAN  
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
FOR THE JEFFERSON NORTH PARK 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 October 15, 2003, City Council approved the Brownfield Plan for the Jefferson North 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 October 24, 2018, 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 January 10, 2019.

**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 \_\_\_\_\_, 2019, 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

K:\Art's And Wills\Arts DBRA Backup\Correspondence\City Council Resolutions\2018 City Council Resolutions\Jefferson North Park Termination Authorization CC resolution.docx



Brownfield Redevelopment Authority  
500 Griswold Street • Suite 2200  
Detroit, Michigan 48226  
Phone: 313 963-2940  
Fax: 313 963-8839

December 10, 2018

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

**Re: Termination of the Tireman and Epworth Brownfield Redevelopment Plan**

Dear Honorable Council Members:

The Tireman and Epworth Brownfield Redevelopment Plan (the "Plan") was approved by City Council more than two years ago in 2007. The legal descriptions for the subject Plan are attached (Exhibit A).

At the regularly scheduled August 22, 2018 DBRA Board of Directors meeting, DBRA staff recommended termination of the Plan on the basis that no eligible costs for the project have been submitted 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 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

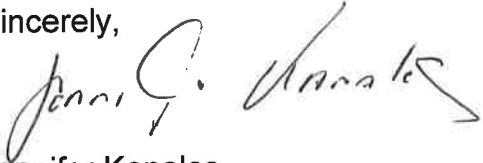
The Authority is respectfully requesting the following action from the City Council:

- a.) January 8, 2019  
Referral of the resolution terminating the Plan to Detroit City Council Planning and Economic Development Standing Committee on January 10, 2019.
  
- b.) January 10, 2019  
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.) January 15, 2019

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Kanalos". The signature is written in a cursive style with a long, sweeping tail on the final letter.

Jennifer Kanalos  
Authorized Agent

C: Detroit City Council  
City Clerk  
Marcel Todd  
Irvin Corley, Jr.  
David Whitaker  
Kevin Johnson  
Malinda Jensen  
Matthew Walters  
Allen Rawls  
Brian Vosburg  
Stephanie Washington  
DeAndree Watson

Exhibit A  
Legal Descriptions of Plans to be Terminated

## Legal Description

### **6545 Epworth**

All that piece of parcel of land being 1.18 acres, more or less, and also being Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19 in Block 1 of J. Mott Williams Subdivision, as recorded in Plat Book 22 at Page 34, lying and situate in the County of Wayne and State of Michigan.

### **6511 EPWORTH**

W Epworth 20 though 25 Blk 1, J Mott Williams Sub 122 p34 Plats, WCR 1/105 180x155.09A.

### **5919 TIREMAN STREET**

S TIREMAN 1 THRU 5 AND VAC ALLEY LYG IN REAR OF & ADJ SAID LOTS ALSO REAR LOTS 6 & 7 REAR N 10 FT 8 AND VAC ALLEY LYG W OF & ADJ SAID LOTS BLK 1-J MOTT WILLIAMS SUB LIBER 22, PAGE 34 PLATS, WAYNE COUNTY RECORDS. 16/105 200.35 IRREG.

### **5943 Tireman Street**

Part of the Southwest one-quarter of fractional Section 3, Town 2 South, Range 11 East, City of Detroit, Wayne County, Michigan and being more particularly described as follows: Beginning at a point on the Easterly line of the Chesapeake and Ohio Railroad (formerly Pere Marquette Railroad) right-of-way (60 feet wide) distant North 30 degrees 07 minutes 39 seconds West 600.00 feet as measured along the Easterly line of said railroad right-of-way from the intersection of said line with the Northerly line of Milford Avenue (60 feet wide); proceeding thence from said point of beginning North 30 degrees 07 minutes 39 seconds West along the Easterly line of said Chesapeake and Ohio Railroad right-of-way, a distance of 1365.03 feet to the point of intersection of said right-of-way line with the South line of Tireman Avenue (66 feet wide); thence North 89 degrees 22 minutes 10 seconds East along the South line of said Tireman Avenue, a measured distance of 379.64 feet (described 360 feet) to a point; thence South 29 degrees 55 minutes 00 seconds East along the Westerly line of the J. Mott Williams Subdivision of part of Fractional Section No. 3 as recorded in Liber 22 of Plats on Page 34, Wayne County Records, a measured distance of 1179.82 feet (described 1180.19 feet) to a point; thence South 60 degrees 10 minutes 21 second\* West along a line parallel which the Northerly line of said Milford Avenue, a measured distance of 326.09 feet (described 326.26 feet) to the point of beginning; EXCEPTING AND RESERVING from the previously described parcel the following property: Beginning at a point on the Easterly line of the Chesapeake and Ohio Railroad (formerly Pere Marquette Railroad) right-of-way (60 feet wide) distant North 30 degrees 07 minutes 39 seconds West 740.00 feet as measured along the Easterly line of said railroad right-of-way from the intersection of said line with the Northerly line of Milford Avenue (60 feet wide); proceeding thence from said point of beginning North 30 degrees 07 minutes 39 seconds West along the Easterly line of said Chesapeake and Ohio Railroad right-of-way, a distance of 1225.03 feet to the point of intersection of said right-of-way line with the South line of Tireman Avenue (66 feet wide); thence North 89 degrees 22 minutes 10 seconds East along the Southerly right-of-way line of Tireman Avenue, 70.90 feet; thence South 00 degrees 37 minutes 50 seconds East 34.00 feet; thence South 69 degrees 22 minutes 10 seconds West 22\*94 feet; thence South 30 degrees 07 minutes 39 seconds East 1171.82 feet; thence South 59 degrees 52 minutes 21 seconds West 25.00 feet to the point of beginning.

ALSO Described As: Part of the Southwest 1/4 of Fractional Section 3, Town 2 South, Range 11 East, City of Detroit, Wayne County, Michigan and being more particularly described as follows: Beginning at a point on the Easterly line of the Chesapeake and Ohio Railroad (formerly Pere Marquette Railroad) right-of-way (60 feet wide) distant North 30 degrees 07 minutes 39 seconds



West, 600.00 feet as measured along the Easterly line of said Railroad right-of-way from the intersection of said line with the Northerly line of Milford Avenue (60 feet wide); proceeding thence from said point of beginning North 30 degrees 07 minutes 35 seconds West, along the Easterly line of said Chesapeake and Ohio Railroad right-of-way, a distance of 140.00 feet to a point; thence North 59 degrees 52 minutes 21 Seconds East a distance of 25.00 feet to a point; thence North 30 degrees 07 minutes 39 seconds West a distance of 1171.82 feet to a point; thence North 89 degrees 22 minutes 10 second© East a distance of 22.94 feet to a point; thence North 00 degrees 37 minutes 50 seconds West a distance of 34.00 feet to a point on the South line of Tireman Avenue (66 feet wide); thence North 69 degrees 22 minutes 10 seconds East, along the South line of said Tireman Avenue, a measured distance of 308.74 feet (described 309.10 feet) to a point; thence South 29 degrees 55 minutes 00 seconds East, along the Westerly line of the "J. Mott Williams' Subdivision of part of fractional Section No. 3" as recorded in Liber 22 of Plats on Page 34, Wayne County Records, a measured distance of 1179.82 Feet (described 1180.19 feet) to a point; thence South 60 degrees 10 minutes 21 seconds West, along a line parallel with the Northerly line of said Milford Avenue, a measured distance of 326.09 feet (described 326.28 feet) to the point of beginning.

Part of Item No. 2020.001, Ward No. 16

Exhibit B  
DBRA Resolution



Detroit Brownfield Redevelopment Authority  
500 Griswold Street • Suite 2200  
Detroit, Michigan 48226  
Phone: 313 963-2940  
Fax: 313 963-8839

**CODE DBRA 18-09-142-04**

**TIREMAN AND EPWORTH 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 September 6, 2007, the DBRA Board of Directors approved the Tireman and Epworth Brownfield Plan (the "Plan") and recommended the approval of the Plan to City Council; and

WHEREAS, on November 21, 2007 the DBRA entered into a Reimbursement Agreement with Tireman Associates, LLC ("Development Agreement"); and

WHEREAS, on October 23, 2007, City Council approved the Plan; and

WHEREAS, on November 2, 2007, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 10(b) of the Reimbursement Agreement states the DBRA may terminate the Reimbursement Agreement should Developer (1) fail to fulfill in a timely and proper manner any of its obligations under the Development Agreement or (2) violate a representation or warranty of any of the covenants, agreements, or stipulations of the Reimbursement Agreement; provided that before such termination the DBRA shall deliver to the Developer a written notice of termination specifically describing the breach causing issuance of the notice of termination, and the Developer shall have thirty (30) days after delivery of the notice to cure such termination. If the Developer cures within the time allowed, then the Reimbursement Agreement shall not be terminated for breach. If the Developer does not cure, then the termination of the Reimbursement Agreement shall be effective on the 31st day after the notice of termination is delivered.

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, on October 10, 2017, City Council delegated notice authority to the DBRA for the 30-day notice for Plans being considered for termination; and

WHEREAS, the "developer" for the Plan is Tireman Associates, LLC (the "Developer"); and

WHEREAS, the DBRA has determined that the Developer of the project identified in the Plan has failed to submit sufficient eligible costs under the Plan; and

WHEREAS, the DBRA Board of Directors desires to recommend termination of the Reimbursement Agreement.

WHEREAS, the DBRA Board of Directors desires to recommend termination of the Plan to City Council, if Developer fails to cure the breach causing issuance of the notice of termination.

NOW THEREFORE, BE IT RESOLVED, subject to the completion of the notice requirements described in Section 9(c) of the Reimbursement Agreement, the DBRA Board of Directors hereby recommends termination of the Reimbursement Agreement; and subject to the completion of the notice requirements 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, given the authority City Council has delegated to the DBRA, the DBRA Board of Directors hereby authorizes the issuance of a notification letter compliant with Act 381 of 1996, as amended, notifying the Developer of the intent to contemplate termination of the Plan; 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, any two Authorized Agents, or any one of the Officers and any one 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.

September 12, 2018

Exhibit C  
Notice of Termination



Detroit Brownfield Redevelopment Authority

500 Griswold • Suite 2200

Detroit, MI 48226

Phone: 313 963-2940

Fax: 313 963-8839

November 15, 2018

SENT VIA CERTIFIED MAIL

Bill Wild  
President  
Tireman Associates, LLC  
3400 E. Lafayette  
Detroit, MI 48207

John Wise  
Golder Associates, Inc  
51229 Century Court  
Wixom, MI 48393

**RE: Notice of Intent to Terminate Brownfield Plan for the Tireman and Epworth Redevelopment Project**

Mr. Wild and Mr. Wise:

Per Act 381 of 1996 Section 14 (8)(b)(i), 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 Tireman and Epworth Redevelopment Project (the "Plan") will be considered in no less than thirty ("30") days.

On September 6, 2007 the DBRA adopted and on October 23, 2007 the Detroit City Council approved the Plan.

It is our understanding that as Developer of the project identified in the Plan, you have failed to submit sufficient eligible costs for the Plan. Because sufficient eligible costs have failed to be submitted, the Brownfield Plan will be terminated for the subject project per Act 381 of 1996 Section 14 (8).

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 at the Coleman A. Young Municipal Center, 2 Woodward Avenue, 13<sup>th</sup> Floor, Detroit, MI 48226 regarding the termination of the Plan where, should you desire, you will also have an opportunity to be heard:

- Thursday January 10, 2018 at 10:00 AM – Detroit City Council Planning & Economic Development Standing Committee
- Tuesday, January 15, 2018 at 10:00 AM – Detroit City Council of the Whole Meeting

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  
Brittney Hoszkiw, MEDC

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Bill Wild  
 President  
 Tireman Associates, LLC  
 3400 E. Lafayette  
 Detroit, MI 48207

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 Bill Wild  
 President  
 Tireman Associates, LLC  
 3400 E. Lafayette  
 Detroit, MI, 48207

9590 9402 2801 7069 7482 97



2. Article Number (Transfer from service label)

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Street #  
or P.O. B.  
City, Sta

**John Wise**  
**Golder Associates, Inc**  
**51229 Century Court**  
**Wixom, MI 48393**

PS Form 3800, August 2006 See Reverse for Instructions

**DBRA**

**Detroit Brownfield Redevelopment Authority**  
**500 Griswold • Suite 2200**  
**Detroit, MI 48226**

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NOT KNOWN**

**CERTIFIED MAIL**



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MAILED FROM ZIP CODE 48226

John Wise  
Golder Associates, Inc.  
51229 Century Court  
Wixom, MI 48393

*Attn: [Signature]*

1: 93270201465106

48393-207429





Exhibit D  
City Council Resolution

**RESOLUTION  
TERMINATING THE BROWNFIELD PLAN  
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
FOR THE TIREMAN AND EPWORTH 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 October 23, 2007, City Council approved the Brownfield Plan for the Tireman and Epworth 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 August 22, 2018, 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 January 10, 2019.

**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 \_\_\_\_\_, 2019, 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

84

CITY CLERK 2008 DEC 14 AM 10:48

David Whitaker, Esq.  
Director  
Irvin Corley, Jr.  
Executive Policy  
Manager  
Marcell R. Todd, Jr.  
Senior City Planner  
Janese Chapman  
Deputy Director

# City of Detroit CITY COUNCIL

LEGISLATIVE POLICY DIVISION  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-4946 Fax: (313) 224-4336

Christopher Gulock,  
AICP  
Derrick Headd  
Marcel Hurt, Esq.  
Kimani Jeffrey  
Anne Marie Langan  
Jamie Murphy  
Kim Newby  
Analine Powers, Ph.D.  
Jennifer Reinhardt  
Sabrina Shockley  
Thomas Stephens, Esq.  
David Teeter

LaKisha Barclift, Esq.  
M. Rory Bolger, Ph.D.,  
AICP  
Elizabeth Cabot. Esq.

TO: COUNCIL MEMBERS  
FROM: David Whitaker, Director,   
Legislative Policy Division Staff  
DATE: December 11, 2018  
RE: **Development Incentives Flow of Funds**

In the Planning and Development Standing Committee, Council member Scott Benson requested that the Legislative Policy Division (LPD) work jointly with the Detroit Economic Growth Corporation (DEGC) to produce a report on the financial impact tax abatements in general have on both the Detroit Public Schools (DPS) "old" and the Detroit Public Community School District ( DPSCD) "new."<sup>1</sup>

In its report of December 2018, based on the City 's current tax abatement policy criteria and the provisions in State law, the DEGC determined:

- Tax incentives in the City of Detroit are unlikely to negatively affect the Detroit Public Schools Community District's ( DPSCD) operating funds.
- A majority of the projects would not go forward without an abatement, given the City's "but for"<sup>2</sup> determination criteria
- Despite the fact that tax abatements result in a reduced tax bill on a future investment, which is realized by the developer, primarily, tax revenue for the schools increases.

To demonstrate its point of increased school revenue with tax abatement projects, the DEGC used the Ford Corktown Project as an example. Ford requested four different incentives to support the project, Obsolete Property Rehabilitation Act, Commercial Rehabilitation Act, Neighborhood Enterprise Zone, and Renaissance Zone abatements.

<sup>1</sup> Detroit Public Schools (DPS) "old" refers to the "old" Detroit Public Schools (DPS), which will remain in existence only for the purposes of levying mills to pay off debt. The Detroit Public Community School District "new" was established to continue all rights, functions, and responsibilities of educating children, with the exception of paying off old operating debt. PA 193 of 2016, MCL 12.252-12.262  
<sup>2</sup> "But for" is a reference to denote that the project would not go forward, without the incentive.

The **impact of the Ford Corktown Project to DPS over the projet's first five years:**

**First Five Years of Ford Corktown**

	DPS Operating Millage	DPS Debt Millage
Existing Revenue (Prior to Investment)	\$54,120	\$39,085
Revenue Gain (After Investment)	\$4,705,272	\$3,398,252
Revenue Forgone (Overall Abatement Impact)	(\$1,508,400)	(\$3,280,433)
Net Revenue Impact (After Abatement)	\$3,250,992	\$156,904
<b>Final Net Revenue Increase to DPS (Above Existing)</b>	<b>\$3,196,872</b>	<b>\$117,819</b>
<b>Final Net Percentage Increase to DPS (Above Existing)</b>	<b>5907.0%</b>	<b>301.4%</b>

Prior to Ford's approximately \$738 million investment in the Ford Corktown Project,<sup>3</sup> without any major investment, DPS was projected to levy and relize \$54,120 in operating millage revenue and \$39,085 in debt millage revenue. Given the aforementioned \$38 million investment, those figures would increase to \$4,705,272 in operating millage revenue and \$3,398,252 in debt millage revenue. Given the fact that the subject property was functionally and literally obsolete and there had been no investment or any viable commercial activity on the site for over 30 years, it is arguable that without any City incentives, the project and the investment would not occur. Therefore assuming the gross impact of the investment by Ford, if Ford did not obtain the abatement on the DPS operating millage revenue, the school district would receive \$4.7 million. Upon applying the abatement of \$1.5 million, leaves a net revenue of \$3.35 million. Despite the abatement, this increases the revenue potential on the site of the project **by \$3.196 million (5907%)**, based on the new investment over the first five years

The **impact of the Ford Corktown Project to DPS over the projet's next 30 years**, which includes the implemenatation of the Renaissance Zone that is fully reimbursed by statute<sup>4</sup> by the State of Michigan, is illustrated by the following chart below:

**Next 30 Years of Ford Corktown**

	DPS Operating Millage	DPS Debt Millage
Existing Revenue (Prior to Investment)	\$324,720	\$234,510
Revenue Gain (After Investment)	\$59,086,844	\$42,807,704
Revenue Forgone (Overall Abatement Impact)	(\$53,384,381)	(\$6,485,645)
State Reimbursement	\$53,384,381	\$0
Net Revenue Impact (After Abatement)	\$59,411,564	\$36,556,569
<b>Final Net Revenue Increase to DPS (Above Existing)</b>	<b>\$59,086,844</b>	<b>\$36,322,059</b>
<b>Final Net Percentage Increase to DPS (Above Existing)</b>	<b>18196.2%</b>	<b>15488.5%</b>

Please let us know is we can be of any further assistance.

<sup>3</sup> The Ford Corktown project will include development of a total of 1.2 million gross square feet of office, retail, parking, and residential space across five sites within the Corktown neighborhood. These properties are projected to provide a workplace for 5,000 workers. The aggregated total investment for this project is estimated at \$738 million.

<sup>4</sup> PA 376 of 1996, MCL 125.2692 Sec. 12. (2): Except as otherwise provided in subsection (6), this state shall reimburse local school districts each year for all tax revenue lost as the result of the exemption of property under this act from taxes levied under section 1211 of the revised school code, 1976 PA 451, MCL 380.1211, based on the property's taxable value in that year.



85

November 13, 2018

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

**RE: Sale of Real Property at 12502 Kelly**

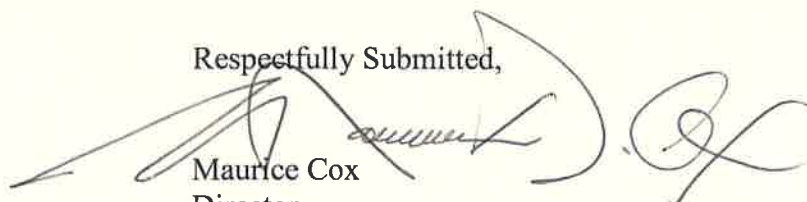
Honorable City Council:

The City of Detroit Planning and Development Department (“P&DD”) is in receipt of an offer from Aleathea Jenkins (“Offeror”) to purchase the above captioned property, 12502 Kelly, (the “Property”), for the amount of Five Thousand and 00/100 Dollars (\$5,000.00) (the “Purchase Price”).

The Property consists of a commercial building located on an area of land measuring approximately 2000 square feet and zoned B3 ( Shopping District). The Offeror proposes to renovate the structure for operation as a barbershop. This use is permitted by right in a B3 zone.

We, therefore, request that your Honorable Body approve the sale and authorize the Director of the Planning and Development Department, or his authorized designee, to issue a quit claim deed to the Property and such other documents as may be necessary to effectuate the sale, with Aleathea Jenkins for the amount of \$5,000.00.

Respectfully Submitted,



Maurice Cox  
Director  
Planning & Development Department

MC/ajm

cc: Stephanie Washington, Mayor's Office

CITY CLERK 2018 NOV 13 10:29 AM



By Council Member \_\_\_\_\_

**WHEREAS**, the City of Detroit Planning and Development Department (“P&DD”) has received an offer from Aleathea Jenkins (“Offeror”) requesting the conveyance by the City of Detroit of real property (the “Property”) at 12502 Kelly, more particularly described in the attached Exhibit A; and

**WHEREAS**, the Property consists of a small commercial structure situated on an area of land measuring approximately 2000 square feet located in a B3 (Shopping District) zone; and

**WHEREAS**, the Offeror proposes to renovate the structure for operation as a barbershop, which is permitted by right in a B3 zone;

**NOW, THEREFORE, BE IT RESOLVED**, that in accordance with the Offer to Purchase and the foregoing communication, the Director of the Planning and Development Department or his authorized designee, be and is hereby authorized to issue a quit claim deed to the Property, as more particularly described in the attached Exhibit A, and such other documents as may be necessary to effectuate the sale with Aleathea Jenkins for the amount of **Five Thousand and 00/100 Dollars (\$5,000.00)**; and be it further

**RESOLVED**, that customary closing costs up to **One Hundred and Ten Dollars (\$110.00)** and broker commissions of **Two Hundred Fifty and 00/100 Dollars (\$250.00)** be paid from the sales proceeds under the City’s contract with the Detroit Building Authority; and be it further

**RESOLVED**, that a transaction fee of **Three Hundred and 00/100 Dollars (\$300.00)** be paid to the Detroit Building Authority pursuant to its contract with the City; and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his authorized designee, be and is hereby authorized to execute any required instruments to make or incorporate technical amendments or changes to the deed and such other documents as may be necessary to effectuate the sale (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally;

**RESOLVED**, that the deed and such other documents necessary to effectuate the sale, will be considered confirmed when signed and executed by the Director of the Planning and Development Department, or his authorized designee, and approved by Corporation Counsel as to form.



**EXHIBIT A**

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE AND STATE OF MICHIGAN BEING:

Lot 13 OBENAUER BARBER LAING COS DU NORD PARK SUB L50 P98 PLATS, W C R  
21/823 20X100

**DESCRIPTION CORRECT  
ENGINEER OF SURVEYS**

BY  1

A/K/A 12502 KELLY  
WARD 21 ITEM 056849



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

86  
COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 • TTY:711  
(313) 224-1310  
WWW.DETROITMI.GOV

November 26, 2018

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

**RE: Sale of Real Property at 2196 Hammond**

Honorable City Council:

The City of Detroit Planning and Development Department (“P&DD”) is in receipt of an offer from Titan Developments, LLC a Michigan Domestic Limited Liability Company to purchase the above captioned property, 2196 Hammond, (the “Property”), for the amount of Twenty Five Thousand Eight Hundred Fifty and 00/100 Dollars (\$25,850.00) (the “Purchase Price”).

The Property consists of vacant land measuring approximately 99,847 square feet (2.29 acres) and zoned M4 (Intensive Industrial District). The Offeror owns the adjacent property all leased to a single tenant operating a transportation vehicle repair facility. The Offeror proposes to pave, fence, light and clean up the Property, thereby, allowing the tenant to expand its operations. This use is permitted in a M4 zone.

We, therefore, request that your Honorable Body approve the sale and authorize the Director of the Planning and Development Department, or his authorized designee, to issue a quit claim deed to the Property and such other documents as may be necessary to effectuate the sale, with Titan Developments, LLC a Michigan Domestic Limited Liability Company for the amount of \$25,850.00.

Respectfully Submitted,

Maurice Cox  
Director  
Planning & Development Department

MC/ajm

cc: Stephanie Washington, Mayor’s Office



By Council Member \_\_\_\_\_

**WHEREAS**, the City of Detroit Planning and Development Department (“P&DD”) has received an offer from Titan Developments, LLC a Michigan Domestic Limited Liability Company (“Offeror”) requesting the conveyance by the City of Detroit of real property (the “Property”) at 2916 Hammond, more particularly described in the attached Exhibit A; and

**WHEREAS**, the Property consists of vacant land measuring approximately 99,847 square feet (2.29 acres) and is zoned M4 (Intensive Industrial District); and

**WHEREAS**, the Offeror owns the adjacent property all leased to a single tenant operating a transportation vehicle repair facility. The Offeror proposes to pave, fence, light and clean up the Property, thereby, allowing the tenant to expand its operations. This use is permitted in a M4 zone.

**NOW, THEREFORE, BE IT RESOLVED**, that in accordance with the Offer to Purchase and the foregoing communication, the Director of the Planning and Development Department or his authorized designee, be and is hereby authorized to issue a quit claim deed to the Property, as more particularly described in the attached Exhibit A, and such other documents as may be necessary to effectuate the sale with Titan Developments, LLC a Michigan Domestic Limited Liability Company for the amount of **Twenty Five Thousand Eight Hundred Fifty and 00/100 Dollars (\$25,850.00)**; and be it further

**RESOLVED**, that customary closing costs up to **One Hundred and Ten Dollars (\$110.00)** and broker commissions of **One Thousand Two Hundred Ninety Two and 50/100 Dollars (\$1,292.50.00)** be paid from the sales proceeds under the City’s contract with the Detroit Building Authority; and be it further

**RESOLVED**, that a transaction fee of **Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00)** be paid to the Detroit Building Authority pursuant to its contract with the City; and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his authorized designee, be and is hereby authorized to execute any required instruments to make or incorporate technical amendments or changes to the deed and such other documents as may be necessary to effectuate the sale (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally;

**RESOLVED**, that the deed and such other documents necessary to effectuate the sale, will be considered confirmed when signed and executed by the Director of the Planning and Development Department, or his authorized designee, and approved by Corporation Counsel as to form.

**EXHIBIT A**

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE AND STATE OF MICHIGAN BEING:

Lots 1, 2, 3 AND THE N 10 FT OF LOT 4 & E 35.55' VAC HAMMOND ST ADJ & VAC ALLEY ADJ  
AND THE N 5.52 FT OF LOT 36 AND LOTS 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50  
AND 51 AND W 2.82 FT VAC BERLIN ST ADJ SWEENEYS SUB L9 P35 PLATS W C R 16/146  
97,364 SQ FT

**DESCRIPTION CORRECT  
ENGINEER OF SURVEYS**

BY 

A/K/A 2916 HAMMOND  
WARD 16 ITEM 001346.002L



87

November 29, 2018

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

**RE: Declaration of Surplus and Transfer of Jurisdiction  
Lodge Playfield (a/k/a 8901 Van Dyke)**

Honorable City Council:

The Detroit Parks and Recreation Department has indicated to the Planning and Development Department (P&DD) that the above captioned property, 8901 Van Dyke, is no longer appropriate to their needs. The Recreation Department has requested that P&DD assume jurisdictional control over the property, so that it may be marketed for sale and development.

The City desires to market the property for future commercial/industrial development, as part of the existing Economic Development Corporation (EDC) I-94 Industrial Park plan. In accordance with Sec. 14-8-3 of the Detroit City Code, the Finance Director has designated the Planning and Development Department responsible for the management and disposition of 8901 Van Dyke.

We, therefore, request that your Honorable Body approve the attached resolution, declaring 8901 Van Dyke to be surplus and authorizing the transfer of jurisdiction of 8901 Van Dyke from the Recreation Department to the Planning and Development Department for management and disposition.

Respectfully submitted,

Maurice Cox  
Director  
Planning and Development Department

MC/ajm

cc: Stephanie Washington, Mayor's Office



**BY COUNCIL MEMBER** \_\_\_\_\_

**WHEREAS**, the Detroit Parks and Recreation Department has jurisdiction over certain City of Detroit real property, 6901 Van Dyke ("Property"), as more particularly described in the attached Exhibit A; and

**WHEREAS**, the Detroit Parks and Recreation Department has requested that the Planning and Development Department assume jurisdictional control of the Property for management and disposition; and

**WHEREAS**, In accordance with Sec. 14-8-3 of the Detroit City Code, the Finance Director has designated the Planning and Development Department responsible for the management and disposition of 6901 Van Dyke; and

**WHEREAS**, the Planning and Development Department deems the Property not essential to the City and, therefore, requests that the Property be deemed surplus.

**NOW, THEREFORE, BE IT RESOLVED**, That in accordance with the foregoing communication, 6901 Van Dyke is declared surplus and the Detroit Parks and Recreation Department is authorized to transfer jurisdiction of the Property, more particularly described in the attached Exhibit A, to the Planning & Development Department.

**EXHIBIT A**

Land in the City of Detroit, County of Wayne and State of Michigan being:

W VAN DYKE ALL THAT PART OF S E  $\frac{1}{4}$  OF SEC 21 T S R 12 E BG ALSO PARTS OF CASPAR HOFFMAN COS  
SUB GEO G EPSTEANS VAN DYKE PARK SUB NO 2 & CLARKS SUB DESC AS FOLS BEG AT A PTE IN W LINE  
VAN DYKE AVE & N LINE GEORGIA AVE TH N 88D 40M W 849.92 FT ALG SD N LINE TH N 1D 20M E 658.42  
FT TH S 88D 45M E 832.51 FT TH SLY ALG W LINE VAN DYKE AVE 658.18 FT TO P O B 15/--659.18 IRREG

A/K/A 8901 Van Dyke

Ward 15 Item 005613



## Interdepartmental Memorandum

**To:** John Naglick, Director  
Finance Department

**From:** Maurice Cox, Director  
Planning and Development Department

**Date:** November 25, 2018

**Re:** Transfer of Jurisdiction  
Lodge Playfield (a/k/a 8901 Van Dyke)

---

The Detroit Building Authority (“DBA”) requested the Detroit Parks and Recreation Department to declare surplus and transfer jurisdiction of Lodge Playfield (a/k/a 8901 Van Dyke) to the Planning and Development Department (P&DD). The property consists of approximately 12.72 acres of vacant land. The Recreation Department has acknowledged receipt of the request and indicated that the property is surplus to their needs.

The City desires to market the property for future commercial/industrial development, as part of the existing Economic Development Corporation (“EDC”) I-94 Industrial Park plan.

Accordingly, pursuant to Section 14-8-3 of the Detroit City Code, it is hereby requested that the Finance Department approve the transfer of jurisdiction of the aforementioned property, 8901 Van Dyke, from the Detroit Parks and Recreation Department to the Planning and Development Department, subject to final review and approval by Detroit City Council.





In acknowledgement of this correspondence, please sign below as stipulated and return to:

**Maurice Cox, Director**  
**Planning and Development Department**  
**2 Woodward Ave., Suite 808**  
**Detroit, MI 48226**

Should you have any questions and/or concerns, please contact Mr. Alvin Mitchell at (313) 224 – 2375. Thank you for your attention to this matter.

MC: ajm

Attachment(s)

cc: D. Rencher

The Finance Department hereby acknowledges receipt of this correspondence and hereby authorizes the Detroit Parks and Recreation Department to proceed with the Transfer of Jurisdiction of 8901 Van Dyke to the Planning and Development Department, subject to review and approval by the Detroit City Council.

**FINANCE DEPARTMENT**

BY: 

Title: CFO/Finance Director

Date: 11/28/18

**EXHIBIT A**

Land in the City of Detroit, County of Wayne and State of Michigan being:

W VAN DYKE ALL THAT PART OF S E ¼ OF SEC 21 T S R 12 E BG ALSO PARTS OF CASPAR HOFFMAN COS  
SUB GEO G EPSTEANS VAN DYKE PARK SUB NO 2 & CLARKS SUB DESC AS FOLS BEG AT A PTE IN W LINE  
VAN DYKE AVE & N LINE GEORGIA AVE TH N 88D 40M W 849.92 FT ALG SD N LINE TH N 1D 20M E 658.42  
FT TH S 88D 45M E 832.51 FT TH SLY ALG W LINE VAN DYKE AVE 658.18 FT TO P O B 15/--659.18 IRREG

A/K/A 8901 Van Dyke

Ward 15 Item 005613



1301 Third Street • Suite 328 • Detroit, MI 48226 • 313-224-7238 phone • 313-224-4998 fax

TO: JAN ANDERSON  
DIRECTOR  
DETROIT PARKS AND RECREATION DEPARTMENT

FROM: JILL K. BRYANT  
PROPERTY MANAGER  
DETROIT BUILDING AUTHORITY

DATE: NOVEMBER 7, 2018

RE: *DECLARATION OF SURPLUS – 8901 VAN DYKE*

The Detroit Building Authority (DBA) requests the Detroit Parks and Recreation Department to declare surplus & transfer jurisdiction of the above mentioned property to the Planning & Development Department. The Planning & Development Department desires to facilitate development on the site.

*Jill K. Bryant*  
\_\_\_\_\_  
Jill K. Bryant  
Property Manager  
Detroit Building Authority

The Detroit Parks and Recreation Department acknowledges receipt of this request of the above-captioned property and hereby declares the above-captioned property **Surplus** to their needs.

Detroit Parks and Recreation Department  
BY: *Janet L. Anderson*  
\_\_\_\_\_  
Jan Anderson, Director

DATE: *11/20/18*

MICHAEL E. DUGGAN, MAYOR



November 30, 2018

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

**RE: Sale of Real Property at 16101 E. Warren**

Honorable City Council:

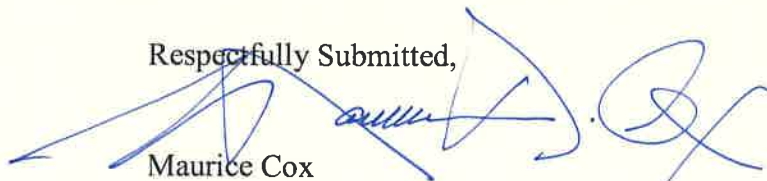
The City of Detroit Planning and Development Department (“P&DD”) has received an offer from X-ITCARE LLC, a Michigan Limited Liability Company (“Offeror”) requesting the conveyance by the City of Detroit of real property having a street address of 16101 E. Warren, Detroit, MI 48224 (the “Property”). The Property consists of a commercial building located on an area of land measuring approximately 2400 square feet and zoned B4 (General Business District).

P&DD entered into a Purchase Agreement dated September 27, 2018 with the Offeror. Under the terms of the Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “Deed”) for Thirteen Thousand and 00/100 Dollars (\$13,000.00) (the “Purchase Price”).

The Offeror proposes to renovate the structure for operation as a healthcare office. This use is permitted by right in a B4 zone.

We, therefore, request that your Honorable Body approve the sale and authorize the Director of the Planning and Development Department, or his authorized designee, to issue a quit claim deed to the Property and such other documents as may be necessary to effectuate the sale, with X-ITCARE LLC, a Michigan Limited Liability Company for the amount of \$13,000.00.

Respectfully Submitted,



Maurice Cox  
Director  
Planning & Development Department

MC/AJM

cc: Stephanie Washington, Mayor's Office



By Council Member \_\_\_\_\_

**WHEREAS**, The City of Detroit Planning and Development Department (“P&DD”) has received an offer from X-ITCARE LLC, a Michigan Limited Liability Company (“Offeror”) requesting the conveyance by the City of Detroit of real property (the “Property”) at 16101 E. Warren, more particularly described in the attached Exhibit A; and

**WHEREAS**, the Property consists of a small commercial structure situated on an area of land measuring approximately 2400 square feet located in a B4 (General Business) district; and

**WHEREAS**, P&DD entered into a Purchase Agreement dated September 10, 2018 with Offeror. The Offeror proposes to renovate the structure for operation as a health care office, which is permitted by right in a B4 zone;

**NOW, THEREFORE, BE IT RESOLVED**, that in accordance with the Offer to Purchase and the foregoing communication, the Director of the Planning and Development Department or his authorized designee, be and is hereby authorized to issue a quit claim deed to the Property, as more particularly described in the attached Exhibit A, and such other documents as may be necessary to effectuate the sale with X-ITCARE LLC, a Michigan Limited Liability Company for the amount of **Thirteen Thousand and 00/100 Dollars (\$13,000.00)**; and be it further

**RESOLVED**, that customary closing costs up to **One Hundred and Ten Dollars (\$110.00)** and broker commissions of **Six Hundred Fifty and 00/100 Dollars (\$650.00)** be paid from the sales proceeds under the City’s contract with the Detroit Building Authority; and be it further

**RESOLVED**, that a transaction fee of **Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00)** be paid to the Detroit Building Authority pursuant to its contract with the City; and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his authorized designee, be and is hereby authorized to execute any required instruments to make or incorporate technical amendments or changes to the deed and such other documents as may be necessary to effectuate the sale (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally;

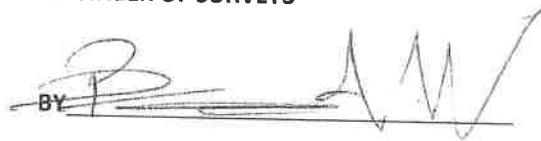
**RESOLVED**, that the deed and such other documents necessary to effectuate the sale, will be considered confirmed when signed and executed by the Director of the Planning and Development Department, or his authorized designee, and approved by Corporation Counsel as to form.

**EXHIBIT A**

LAND IN THE CITY OF DETROIT COUNTY OF WAYNE AND STATE OF MICHIGAN BEING Lot 874 EAST  
DETROIT DEVELOPMENT COS SUB NO 2 L36 P20 PLATS, WW C R 21/426 24 X 100

a/k/a                      16101 E. WARREN ..  
Ward 21                    Item 002864

**DESCRIPTION CORRECT  
ENGINEER OF SURVEYS**

BY  A handwritten signature in black ink, appearing to be 'P. A. W.', written over a horizontal line. The signature is stylized and includes a checkmark-like flourish at the end.



89

December 4, 2018

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

**RE: Sale of Real Property at 15500 Woodrow Wilson**

Honorable City Council:

The City of Detroit Planning and Development Department (“P&DD”) is in receipt of an offer from Angels Brotherhood Charity Organization – (ABCO), Inc., a Michigan Non-Profit Corporation to purchase the above captioned property, 15500 Woodrow Wilson, (the “Property”), for the amount of Eight Thousand Eight Hundred Fifty and 00/100 Dollars (\$8,850.00) (the “Purchase Price”).

The Property consists of a 3755 square feet warehouse situated on an area of land measuring approximately 25,250 square feet and zoned M4 (Intensive Industrial District). The Offeror proposes to clean up and renovate the Property to be operated as a neighborhood community center. This use is permitted conditionally in a M4 zone subject to the review and approval of the Building, Safety, Engineering and Environmental Department.

We, therefore, request that your Honorable Body approve the sale and authorize the Director of the Planning and Development Department, or his authorized designee, to issue a quit claim deed to the Property and such other documents as may be necessary to effectuate the sale, with Angels Brotherhood Charity Organization – (ABCO), Inc., a Michigan Non-Profit Corporation, for the amount of \$8,850.00.

Respectfully Submitted,

Maurice Cox  
Director  
Planning & Development Department

MC/ajm

cc: Stephanie Washington, Mayor's Office



By Council Member \_\_\_\_\_

**WHEREAS**, the City of Detroit Planning and Development Department (“P&DD”) has received an offer from Angels Brotherhood Charity Organization – (ABCO), Inc., a Michigan Non-Profit Corporation (“Offeror”) requesting the conveyance by the City of Detroit of real property (the “Property”) at 15500 Woodrow Wilson, more particularly described in the attached Exhibit A; and

**WHEREAS**, the Property consists of a 3755 square feet warehouse situated on an area of land measuring approximately 25,250 square feet and zoned M4 (Intensive Industrial District); and

**WHEREAS**, the Offeror proposes to clean up and renovate the Property to be operated as a neighborhood community center. This use is permitted conditionally in a M4 zone subject to the review and approval of the Building, Safety, Engineering and Environmental Department.

**NOW, THEREFORE, BE IT RESOLVED**, that in accordance with the Offer to Purchase and the foregoing communication, the Director of the Planning and Development Department or his authorized designee, be and is hereby authorized to issue a quit claim deed to the Property, as more particularly described in the attached Exhibit A, and such other documents as may be necessary to effectuate the sale with Angels Brotherhood Charity Organization – (ABCO), Inc., a Michigan Non-Profit Corporation for the amount of **Eight Thousand Eight Hundred Fifty and 00/100 Dollars (\$8,850.00)**; and be it further

**RESOLVED**, that customary closing costs up to **One Hundred and Ten Dollars (\$110.00)** and broker commissions of **Four Hundred Forty Two and 50/100 Dollars (\$442.50)** be paid from the sales proceeds under the City’s contract with the Detroit Building Authority; and be it further

**RESOLVED**, that a transaction fee of **Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00)** be paid to the Detroit Building Authority pursuant to its contract with the City; and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his authorized designee, be and is hereby authorized to execute any required instruments to make or incorporate technical amendments or changes to the deed and such other documents as may be necessary to effectuate the sale (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally;

**RESOLVED**, that the deed and such other documents necessary to effectuate the sale, will be considered confirmed when signed and executed by the Director of the Planning and Development Department, or his authorized designee, and approved by Corporation Counsel as to form.



**EXHIBIT A**

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE AND STATE OF MICHIGAN BEING:

E WOODROW WILSON LOT 34 WETMORE INDUSTRIAL SUB L66 P87-8 PLATS, W C R  
8/190 25,290 SQ FT

A/K/A 15500 WOODROW WILSON  
WARD 08 ITEM 007264



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 • TTY:711  
(313) 224-1310  
WWW.DETROITMI.GOV

90

December 4, 2018

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

**RE: Surplus Property For Sale  
12830 Appoline**

Honorable City Council:

We are in receipt of an offer from Lyonell Allen, the adjoining property owner, to purchase 12830 Appoline, for the amount of \$1200. This property consists of vacant land measuring approximately 4015 square feet and zoned R-3 (Low Density Residential).

The Offeror proposes to fence the property and create greenspace, removing the blight within the neighborhood and enhancing the appearance of their residence at 12787 Meyers. This use is permitted as a matter of right in a R-3 zone.

We, therefore, request that your Honorable Body adopt the sale and authorize the Director of the Planning and Development Department, or his authorized designee, to issue a quit claim deed to the property and such other documents as may be necessary to effectuate the sale, with Lyonell Allen.

Respectfully submitted,

Maurice Cox  
Director  
Planning & Development Department

MC/AJM

cc: Stephanie Washington, Mayor's Office



By Council Member \_\_\_\_\_

**WHEREAS**, the City of Detroit Planning and Development Department (“P&DD”) has received an offer from Lyonell Allen, an individual (“Offeror”) requesting the conveyance by the City of Detroit of real property having a street address of 12830 Appoline (the “Property”), more particularly described in the attached Exhibit A; and

**WHEREAS**, Offeror intends to rehabilitate 12830 Appoline for use as greenspace, to remove the blight within the neighborhood and to enhance the appearance of their residence at 12787 Meyers, which is permitted as a matter of right in a R-3 (Low Density Residential) zone;

**NOW, THEREFORE, BE IT RESOLVED**, that in accordance with the Offer to Purchase and the foregoing communication, the Director of the Planning and Development Department or his authorized designee, be and is hereby authorized to issue a quit claim deed to the Property, as more particularly described in the attached Exhibit A, and such other documents as may be necessary to effectuate the sale with Lyonell Allen, for the amount of **One Thousand Two Hundred and 00/100 Dollars (\$1,200.00)**; and be it further

**RESOLVED**, that customary closing costs up to **One Hundred and Ten Dollars (\$110.00)** and broker commissions of **Sixty and 00/100 Dollars (\$60.00)** be paid from the sales proceeds under the City’s contract with the Detroit Building Authority; and be it further

**RESOLVED**, that a transaction fee of **Seventy Two and 00/100 Dollars (\$72.00)** be paid to the Detroit Building Authority pursuant to its contract with the City; and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his authorized designee, be and is hereby authorized to execute any required instruments to make or incorporate technical amendments or changes to the deed and such other documents as may be necessary to effectuate the sale (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally;

**RESOLVED**, that the deed and such other documents necessary to effectuate the sale, will be considered confirmed when signed and executed by the Director of the Planning and Development Department, or his authorized designee, and approved by Corporation Counsel as to form.

**EXHIBIT A**

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE AND STATE OF MICHIGAN BEING:

E APPOLINE LOT 178 JOHN M WELCHS MAYVIEW SUB NO 2 L33 P28PLATS, W C R 22/64  
35 X 115

A/K/A 12830 APPOLINE  
WARD 22 ITEM 020935



COUNCIL MEMBER AT-LARGE  
**JANEÉ L. AYERS**

91

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226

Phone 313-224-4248  
Fax 313-224-1787  
www.detroitmi.gov/janeeyers

## MEMORANDUM

**TO:** Lawrence Garcia, Corporation Counsel

Alvin Horhn, Assessor

David Bell, Director of BSEED

Beth Niblock, Director of DoIT

Marcell Todd, Director of CPC

**THRU:** Brenda Jones, Council President

**FROM:** Janeé' Ayers, Council Member

**DATE:** December 4th, 2018

**RE:** Request for a Zoning Overlay Map of Post Release Restrictions on Housing

As part of my efforts to increase returning citizens' access to housing, I would like to focus on residents who are geographically limited in housing because of the type of crime they were convicted of, i.e. crimes that result in a lifetime registration on the sex offender list.

As an initial step in creating adequate policy to serve this population, I am requesting the addressed departments to work together to create zoning overlay maps to identify what areas this population is allowed to live in based on the type of crime involved.

Please feel free to contact my office for any additional information needed.

Thank you in advance for your time and effort,

Janeé' Ayers  
Detroit City Council

cc: Colleagues  
City Clerk

CITY CLERK 2018 DEC 4 PM 12:42

**City of Detroit**  
CITY COUNCIL

92

CITY CLERK 2018 DEC 6 PM 2:50

**Raquel Castañeda-López**  
Council Member – District 6

December 6, 2018

Board of Zoning Appeals  
Coleman A. Young Municipal Center  
2 Woodward Ave., Suite 212  
Detroit, MI 48226

Dear Members of the Board of Zoning Appeals,

It has come to my attention that the BZA recently granted a sign variance for advertising on the Broderick Tower and the covering of the whales.

I am disappointed with this decision to remove public art and replace it with advertisement. I am a proponent of preserving and supporting public art, which enhances our public spaces and enriches the lives of our residents. The sign legislation is still in development, and I am advocating for legislation that balances advertising with promotion of public art. I believe this decision to grant the sign variance on the Broderick, which places additional prominent advertisements downtown at the expense of the existing mural, is premature in light of the pending sign legislation.

I strongly urge you to reconsider your vote in order to preserve this important public art.

Sincerely,



Raquel Castañeda-López  
Council Member – District 6

cc: Honorable Detroit City Council  
Kim James, City of Detroit Law Department  
David Whitaker, Director, LPD  
City Clerk's Office

CKM Community Development Corporation  
P.O. Box 24452  
Detroit, MI 48224

December 6, 2018

The Honorable Detroit City Council President Brenda Jones  
and The Honorable Detroit City Council  
City of Detroit  
City Council Office 2  
Woodward Ave. Suite 1340  
Detroit, MI 48226

Re: BSEED Case #116-17, 13042 Van Dyke

Dear Council President Brenda Jones and City Council Members:

I am writing on behalf of the children and residents of the McNichols/Van Dyke community. The reason for my letter to the Detroit City Council is to request the City Council void the NO vote of Zoning Board of Appeals board member Emmanuel Calzada. Further, we request that our case be remanded to the Board of Zoning Appeals and our community appeal be heard to reverse the decision of the BSEED, Case #116-17, to establish a Medical Marihuana Caregiver Center (MMCC) which is within 300 feet of the Fletcher-Altmont Community Fruit Garden created in 2013.

We are requesting this action because on Tuesday, November 20, 2018, we appeared before the Zoning Board of Appeals to appeal a decision by the BSEED which granted approval of a Medical Marijuana Caregiver Center at 13042 Van Dyke. Mr. Calzada arrived late to the meeting and only heard a few minutes of my over ½ hour testimony which addressed the six questions (attached) given to me to determine if we have been "aggrieved" and thereby have standing to present our community appeal. His decision and subsequent vote to deny us standing was not just, fair or based on facts since he did not hear my entire testimony.

In addition, we are requesting that our community appeal be grandfathered in under the zoning ordinance as of November 2017 and that our appeal be heard since we were given insufficient time to prepare our case. On Monday, November 19, 2018 at 1:07pm, I received a recent opinion (attached) issued by Wayne County Circuit Court stating person or organizations who file administrative appeals (including community appeals) will be required to show that they have been "aggrieved" in order to have standing to be heard. We were given less than 24 hours to review the six questions as noted above and prepare a response for the Tuesday, November 20, 2018 10:45 a.m. hearing. We had insufficient time to seek legal counsel as stated in the City of Detroit Board of Zoning Appeals Notice regarding administrative Appeals dated November 19, 2018.

Finally, question five out of six questions given was to determine if we were aggrieved. The question was as follows: "what proof do you have that you have suffered these special damages and harm?" The language of the law is impossible to comply with as written. The MMCC is not open and therefore actual proof is impossible to obtain. However, potential special damages and harm we can prove. I would be willing to show how we would potentially be harmed and suffer special damages if this MMCC is allowed to open. We are requesting that the questions be revised to give community appeals a fair and just opportunity to be heard. We believe that the broad nature of the Detroit Zoning Ordinance dated

CKM Community Development Corporation  
P.O. Box 24452  
Detroit, MI 48224

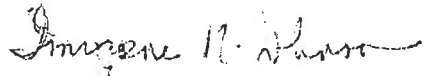
Page 2

October 14, 2018, Sec.61-4-72, provides for a more democratic and just right of persons and organizations to appeal decisions.

In summary, the establishment of a MMCC at 13042 Van Dyke will negatively impact our work with children, seniors and residents of the McNichols/Van Dyke community. The MMCC would hinder the communities plans for positive economic development. Again, we request that our appeal be heard by the Board of Zoning Appeals so that a fair and just decision would be made regarding the establishment of the MMCC in our community.

Sincerely,

CKM Community Development Corporation



Imogene R. Johnson, President

cc: Detroit City Council

Mr. James Ribbron, Director Board of Zoning



**Deonte Agee - Fwd: BSEED Case #116-17, 13042 Van Dyke**

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**From:** Jasmine Barnes  
**To:** Jones, Louise; Agee, Deonte; Wiggins, Cherrie  
**Date:** 12/6/2018 3:55 PM  
**Subject:** Fwd: BSEED Case #116-17, 13042 Van Dyke  
**Attachments:** CKM CDC City of Detroit AdminAppeal and Questions 11192018.pdf; CKM CDC Letter to City Council 12 62018.pdf

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Please refer to PED on the 11/8 agenda.

*Best Regards,*

Jasmine Barnes  
Senior Policy Analyst  
Office of Detroit City Council President Brenda Jones  
Coleman A. Young Municipal Center  
2 Woodward Suite 1340  
Detroit, Michigan 48226  
[\(313\) 224-8034](tel:3132248034)(phone)  
[\(313\) 224-4095](tel:3132244095) (fax)



>>> BJones\_MB Mailbox 12/6/2018 3:03 PM >>>

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>>> Gene Johnson <ckmcdc@att.net> 12/6/2018 11:02 AM >>>  
Dear Council President Brenda Jones and Detroit City Council: