

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Caven West
Deputy City Clerk/Chief of Staff

DEPARTMENTAL REFERENCE COMMUNICATION

Thursday, August 09, 2018

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

DPW - CITY ENGINEERING DIVISION PLANNING AND DEVELOPMENT DEPARTMENT

494 *Springwells Plaza LLC, request for Outright Vacation of the allwy West of Central and North of Lafayette between Lafayette and New York Central Railroad.*

*8/17/18 - TALKED TO MR. DALLO, CONFIRMING HE WANTS AN
OUTRIGHT VACATION AND UNDERSTANDS THAT HE
WILL NEED CONSENT FROM THE ADJUTING PROPERTY
OWNERS.*

Carl Dallo
49136 VANDYKE
SHELBY TOWNSHIP MICHIGAN 48317
CELL 586 295-0008
carldallo@yahoo.com

Coleman A. Young Municipal Center

07/16/18

City Clerk

2nd floor Suite 200

2 Woodward Ave

City of Detroit Michigan 48226

RE: PETITION TO OUTRIGHT VACATE 20 FEET of THE COMMERCIAL ALLEY WEST OF CENTRAL ROAD
NORTH OFF LAFAYETTE BETWEEN LAFAYETTE AND NEW YORK CENTRAL RAILROAD.

Honorable Council:

As the Owner of the Springwells Plaza LLC I approach your Honorable Body to facilitate a moderate new development via the outright vacating of commercial alley that sit to the East of Lots 197 through 209 of Moses W. Field's SUB. All of these parcels owned by Springwells Plaza LLC. This vacancy would allow me to redevelop the vacant property.

There is no doubt that all members of the Honorable Council agree to have new developments in the City of Detroit small or large. I will be grateful of your approval to move with the project.

After review by your Honorable Body, kindly refer this petition to the City Engineer's Survey Bureau, for their subsequent direction to other affected City departments, plus the private utility and communication companies.

Sincerely,

Carl Dallo

CERTIFICATE OF AUTHORITY FOR LIMITED LIABILITY COMPANY

I, Joseph A. Snallal, Manager of Springwells Plaza LLC. A Michigan limited liability company (the "Company")

DO HEREBY CERTIFY that the following is true and correct excerpt from [check appropriate box]

☒ the minutes of a meeting of the managers of the company duly called and held on July 23, 2018

☐ a consent in lieu of a meeting, with signed consents received from all the managers of the company on _____

And that the same is now in full force and effect:

"RESOLVED, that any Manager of the company, is hereby authorized to execute and deliver, in the name and on behalf of the Company, any agreement or other instrument or document in connection with any matter or transaction with the City of Detroit that shall have been duly approved; the execution and delivery of any agreement, document, or other instrument by any of such Managers to be conclusive evidence of such approval."

I FURTHER CERTIFY that the following persons are Managers:

Joseph Snallal
Terry Fanda
David Dallo
Carl Dallo

I FURTHER CERTIFY that any of the aforementioned managers of the company are authorized to execute or guarantee and commit the Company to the conditions, obligations, stipulations and undertakings contained in the attached Agreement, and that all necessary corporate approvals have been obtained in relationship thereto.

IN WITNESS THEREOF, I have set my hand this 23rd day of July 2018.

Joseph A. Snallal
Manager

Kristine Davis
KRISTEN E. DAVIS
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Sep 23, 2021
ACTING IN COUNTY OF Oakland

September 16

2356

2008

Department of Public Works
City Engineering Division
July 14, 2008

Honorable City Council:

Re: Petition No. 2353 — Springwells Plaza, LLC request to vacate Glinnan Street between W. Lafayette and New York Central Railroad.

Petition No. 2353 of "Springwells Plaza, LLC", whose address is 21711 West Ten Mile Road, Suite 237, Southfield Michigan 48075, request to outright vacate Glinnan Street, 30 feet wide, between West Lafayette Avenue, 50 feet wide and the New York Railroad Right-of-way for the proposed shopping center.

The request was approved by the Planning and Development Department, the Solid Waste Division — DPW, and the Traffic Engineering Division — DPW. The petition was referred to the City Engineering Division — DPW for investigation (utility clearance) and report. This is our report.

The Detroit Water and Sewerage Department (DWSD) reports there is an existing water main located on Glinnan Street that has to remain in service for a hydrant. However, DWSD has no objections to the requested vacation provided that either an easement for the full width of Glinnan Street is reserved for DWSD facilities or the petitioner agrees to relocate the water main at no cost to DWSD.

DTE Energy Gas reports involvement, but no objection to the property change provided an easement of the public right-of-way is reserved. If the property owner and/or the petitioner must relocate DTE's gas facilities a cost of abandoning existing gas mains will be at the property owner, the petitioner, and/or the projects expense.

All other city departments and privately owned utility companies have reported no objection to the changes of the public right-of-way. Provisions protecting utility installations are part of the resolution (if necessary).

I am recommending adoption of the attached resolution.

Respectfully submitted,

JESSY JACOB

Interim City Engineer

City Engineering Division — DPW

By Council Member Collins:

Resolved, All that part of Glinnan Street, 30 feet wide, between West Lafayette Avenue, 50 feet wide, and the New York Railroad Right-of-way lying Easterly of and abutting the East line of Lots 1, 67 through 73, both inclusive, all in the "Alexander Weber's Subdivision" of Lots 15 and that part of Lot 16 South of

M.C.R.R. of Subdivision of P.C. 718 Springwells (now City of Detroit), Wayne County, Michigan as recorded in Liber 18, Page 43, Plats, Wayne County Records; And lying Westerly of and abutting the West line of Lots 187 through 204, both inclusive, all in the "Moses W. Field's Subdivision" of part of Private Claim No. 67, Springwells (now City of Detroit) Wayne County, Michigan as recorded in Liber 7, Page 62, Plats, Wayne County Records;

Be and the same is hereby vacated (outright) as public rights-of-way to become part and parcel of the abutting property, subject to the following provisions;

Provided, The Petitioner (Petition No. 2353) shall design and construct a proposed sewer, and make the connections to the existing public sewer as required by the Detroit Water and Sewerage Department (DWSD) prior to construction of the proposed buildings; and be it further

Provided, That the plans for the proposed sewer shall be prepared by a registered Engineer; and be it further

Provided, That DWSD be and is hereby authorized to review the drawings for the proposed sewer and to issue permits for the construction of the sewer; and be it further

Provided, That the entire work is to be performed in accordance with plans and specifications approved by DWSD and constructed under the inspection and approval of DWSD; and be it further

Provided, That the entire cost of the proposed sewer construction, including inspection, survey and engineering shall be borne by the Petitioner; and be it further

Provided, That the Petitioner shall deposit with DWSD in advance of engineering, inspection and survey, such amounts as the Department deems necessary to cover the cost of these services; and be it further

Provided, That the Petitioner shall grant the City of Detroit a satisfactory easement for relocated sewer if required before start of construction; and be it further

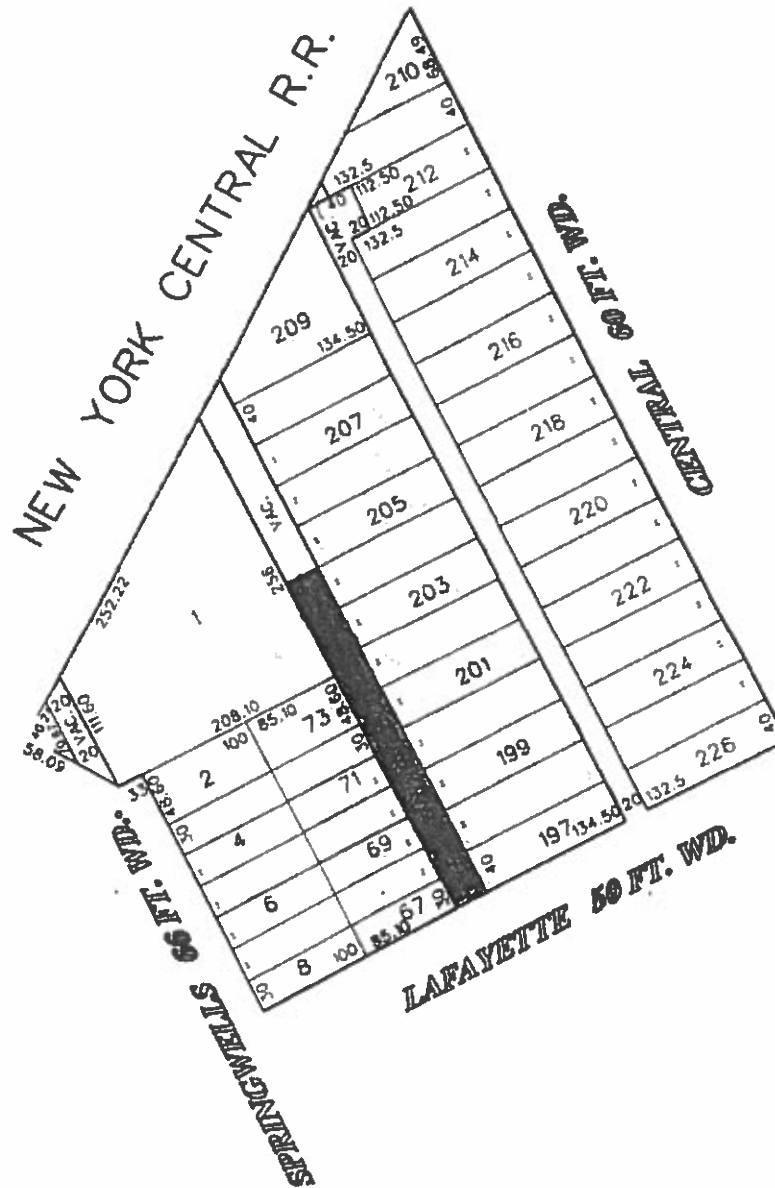
Provided, That upon satisfactory completion of the sewer construction, the sewer shall be City of Detroit property and become part of the City System; and be it further

Provided, That all cost for removing and/or relocating for DTE's Energy Gas facilities within the project area are part of the project expenses; and be it further

Provided, That the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

PETITION NO. 2353
 SPRINGWELLS PLAZA, LLC
 21711 W. TEN MI RD., SUITE 237
 SOUTHFIELD, MI 48030
 c/o JOSEPH A. SHALLAL
 PHONE NO. 248-225-9630

23



-OUTRIGHT VACATION

(FOR OFFICE USE ONLY)

CARTO 2 F

A					
DESCRIPTION	DESN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	CHECKED				
DATE	APPROVED				

REQUESTED OUTRIGHT VACATION OF
 GLINNAN ST. 50 FT. WD. IN THE AREA OF
 SPRINGWELLS, LAFAYETTE AND CENTRAL

CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU
JOB NO. 01-01

[illegible]

- High Quality Residential District (R7)
- Restricted Business District (B-1)
- Local Business and Residential District (LBR)
- Shopping District (SB)
- General Business District (GB)
- Major Business District (MB)
- Community Service District (CS)
- Limited Industrial District (LI)
- Professional Industrial District (PIC)
- General Industrial District (MI)
- Heavy Industrial District (HI)
- Special Industrial District (MS)
- Transit Development District (TMD)
- Public Center District (PC)
- Refurbished Central Business District (RC)
- Core Parking District (P)
- Planned Development District (PD)
- Special Development District (Special Business Medium Density Use) (SDU)
- Special Development District (Medium Density Use) (SDU)
- Special Development District (Neighborhood Use) (NDU)
- Special Development District (Community Use) (CDU)
- Special Development District (Office) (DO)
- Planning Regulations

2014-12-08

494

494 *Petition of Springwells Plaza LLC,
request for Outright Vacation of the
allwy West of Central and North of
Lafayette between Lafayette and New
York Central Railroad.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

DPW - CITY ENGINEERING DIVISION PLANNING AND
DEVELOPMENT DEPARTMENT