



CITY OF DETROIT
AIRPORT DEPARTMENT
ADMINISTRATION

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July 5, 2023

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

**RE: Approval and Authorization to Acquire Real Property
City Airport – French Road Mini-Take Project
Property: 8273 Mt. Olivet St.; 8245 Dobel; 8220 Nuernberg**

Honorable City Council:

The Detroit City Airport hereby requests approval and authorization from your Honorable Body to acquire and purchase 8273 Mt. Olivet St., 8245 Dobel and 8220 Nuernberg (The “Property”), from the individuals and entities as noted in the attached Exhibit A and A-I, as part of the Detroit City Airport - French Road Mini-Take Project (“Project”). In accordance with the requirements of Chapter 2, Article 6, Section 2 of the 2019 Detroit City Code, City Council is required to approve any gift, grant, devise or bequest of real or personal property to be used for any public purpose.

The City of Detroit is pursuing the French Road Mini-Take Project to enhance the safe and efficient operation of the Coleman A. Young International Airport (“City Airport”) and to bring the City Airport’s runways up to current Federal Aviation Administration (“FAA”) standards and guidelines. This includes the acquisition of properties and removal of structures adjacent to City Airport that conflict with FAA setback requirements. These proposed property acquisitions will enhance City Airport protection, reduce environmental impacts, allow for improvements and enhance overall maintenance and City Airport operations.

The Property lies within the Project boundaries, French Rd., Lyford Ave., Gilbo St. and E. McNichols Rd. Any use of the Property by the Detroit City Airport shall be consistent with the allowable uses for which the Property is zoned. The Detroit City Airport shall obtain any zoning compatibility, zoning change or special land use authorizations required.

The purchase price for the Property will be Two Hundred Twenty Three Thousand Two Hundred Sixty One and 00/100 Dollars (\$223,261.00); the price was established based on 125% of appraised market value plus a property tax differential payment, as authorized by law. The purchase price will be paid for using funds previously appropriated to the Detroit City Airport for acquisition purposes.



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We, therefore, respectfully request that your Honorable Body approve the acquisition of the Property and authorize the City to acquire the Property from the individuals and entities noted, as listed in the attached Exhibit A and A-I, for the amount of Two Hundred Twenty Three Thousand Two Hundred Sixty One and 00/100 Dollars (\$223,261.00), by adopting the attached resolution with a Waiver of Reconsideration.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jason Watt", is positioned above the typed name.

Jason Watt
Director, Detroit City Airport

JW/ajm

cc: Malik Washington, Mayor's Office

RESOLUTION

By Council Member _____

WHEREAS, the City of Detroit ("City") through the City of Detroit Airport ("Airport") wishes to purchase and acquire that certain property, 8273 Mt. Olivet, 8245 Dobel and 8220 Nuernberg, located within the City of Detroit, MI, from the individuals and entities as noted in the attached Exhibit A and A-I ("the Property"), for the sum of Two Hundred Twenty Three Thousand Two Hundred Sixty One and 00/100 Dollars (\$223,261.00); and

WHEREAS, the Property is to be acquired as part of the Coleman A. Young International Airport French Road Mini-Take Project. The purpose of the Project is to enhance the safe and efficient operation of the Airport and to bring the Airport runways up to current Federal Aviation Administration ("FAA") standards and guidelines; and

NOW, THEREFORE, BE IT RESOLVED, that City Council hereby approves acquisition of the Property and payment to the individuals and entities, as noted in the attached Exhibit A, in the amount of Two Hundred Twenty Three Thousand Two Hundred Sixty One and 00/100 Dollars (\$223,261.00) as the purchase price of the Property, and payment of customary closing costs from funds appropriated to the Detroit City Airport for acquisition purposes, Appropriation No. 13717, and be it further

RESOLVED, that Detroit City Council hereby approves acquisition of the Property, listed in the attached Exhibit A and A-I, from the individuals and entities noted, provided that prior to any such acquisition, the City conduct an environmental inquiry of the Property and, if required, an environmental assessment, to be reviewed by the Building, Safety Engineering and Environmental Department; and be it further

RESOLVED, that Detroit City Council finds and declares that (1) acquisition of the Property is necessary to promote the health, safety and welfare of the public and (2) that the preservation of the public health safety and welfare outweighs the cost of the environmental inquiry and assessment, and therefore, waives the requirement that the seller bear the cost of the environmental inquiry and assessment for the Property; and be it further

RESOLVED, that in accordance with the foregoing communication, the Director of the Detroit City Airport, or his/her authorized designee, be and is hereby authorized to (1) accept and record a deed to the Property, more particularly described in the attached Exhibit A and A-I, and such other documents as may be necessary to effectuate the transfer of the Property from those individuals and entities as listed in the attached Exhibit A and A-I, for the amount of Two Hundred Twenty Three Thousand Two Hundred Sixty One and 00/100 Dollars (\$223,261.00.00) and (2) to pay the cost of any owner's policy of title insurance, record any deeds granting title to the Property to the City of Detroit, and such other necessary and/or customary closing costs payable in connection with the acquisition of the Property; and be it further

RESOLVED, that the Finance Director be and is hereby authorized to increase the necessary accounts and honor expenditures and vouchers, when presented in accordance with the foregoing communication and standard City procedures; and be it further

RESOLVED, that upon acquisition of the Property , the Property shall be placed under the jurisdiction of Detroit City Airport for use, operation and further development; and

BE IT FINALLY RESOLVED, that the Director of the Detroit City Airport, or his/her 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 transfer (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 Properties, provided that the changes do no materially alter the substance or terms of the transfer.

A WAIVER OF RECONSIDERATION IS REQUESTED.

(See Attached Exhibit A and A-I)

EXHIBIT A

French Road Mini Take

Address	Parcel ID	Owner	125% Market Value	Propert Tax Differential	Purchase Price	Type	Zoning
8273 Mt. Olivet St	17003853	Ned and Bobbie Jean	\$ 53,125.00	\$ 1,097.00	\$ 54,222.00	Single Family Residence	R1
8245 Dobel	17003976	Leon Nolen	\$ 60,625.00	\$ 2,364.00	\$ 62,989.00	Single Family Residence	R1
8220 Nuernberg	17004021	Ned and Bobbie Jean Sanderfer	\$ 101,250.00	\$ 4,800.00	\$ 106,050.00	Single Family Residence	R1
					\$ 223,261.00		

EXHIBIT A-1

LEGAL DESCRIPTION

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

N MT OLIVET LOT 44 J BARRY & J W NUERNBERGS SUB L60 P58 PLATS, W C R 17/535
37 IRREG

a/k/a 8273 Mt Olivet
Tax Parcel ID No. 17003853.

N DOBEL THAT PT OT LOTS 19 & 18 BG E 42.17 FT OF W 50.12 FT ON S LINE & E 64.66
FT OF W 79.66 FT ON W LINE J BARRY & J W NUERNBERGS SUB L60 P58 PLATS,
W C R 17/535 42.17 IRREG

a/k/a 8245 Dobel
Tax Parcel ID No. 17003976.

S NUERNBERG LOT 60 AND E 10 FT LOT 59 J W NUERNBERGS SUB NO 1 L43 P42
PLATS, W C R 17/487 40 X 120

a/k/a 8220 Nuernberg
Tax Parcel ID No. 17004021.

Description Correct

By _____
Office of the Assessor