



CITY OF DETROIT
AIRPORT DEPARTMENT
ADMINISTRATION

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January 10, 2024

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

**RE: Approval and Authorization to Acquire Real Property – Condemnation Filings
Coleman A. Young International Airport – French Road Mini-Take Project
Property bounded by French Rd., Lyford Avenue, Gilbo St. and E. McNichols Rd.**

Honorable City Council:

The Coleman A. Young International Airport hereby requests approval and authorization from your Honorable Body to acquire and purchase properties within the boundaries of French Rd., Lyford Avenue, Gilbo St. and E. McNichols Rd. (The “Property”), from the individuals and entities as noted in the attached Exhibit A and A-I, as part of the Coleman A. Young International 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.

Any use of the Property by the City Airport shall be consistent with the allowable uses for which the Property is zoned. The City Airport shall obtain any zoning compatibility, zoning change or special land use authorizations required.

The acquisition of this set of properties will be for the condemnation filings. This current request consists of thirty-five (35) vacant land parcels and one home at the price of Three Hundred Twenty Eight Thousand Thirty and 00/100 Dollars (\$328,030.00). The price was established in accordance with the guidelines of State of Michigan Public Act 439, stating procedures and regulations for the condemnation, acquisition, or exercise of eminent domain of real or personal property by public agencies.



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The purchase price will be paid for using funds previously appropriated to the Detroit City Airport for acquisition purposes.

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 Three Hundred Twenty Eight Thousand Thirty and 00/100 Dollars (\$328,030.00) by adopting the attached resolution with a Waiver of Reconsideration.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jason Watt", written over a faint circular stamp or watermark.

Jason Watt
Director
Coleman A. Young International Airport

JW/ajm

cc: Malik Washington, Mayor's Office

RESOLUTION

By Council Member _____

WHEREAS, the City of Detroit ("City") through the Coleman A. Young International Airport ("City Airport") wishes to purchase and acquire that certain property, within the boundaries of French Rd., Lyford Ave., Gilbo St. and E. McNichols Rd., 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 Three Hundred Twenty Eight Thousand Thirty and 00/100 Dollars (\$328,030.00); 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 City Airport and to bring the City 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 Three Hundred Twenty Eight Thousand Thirty and 00/100 Dollars (\$328,030.00) as the purchase price of the Property, from funds appropriated to the Detroit City Airport for acquisition purposes, Appropriation Nos. 13717 and 20507, 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 Coleman A. Young International 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 Three Hundred Twenty Eight Thousand Thirty and 00/100 Dollars (\$328,030.00) 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 to pay such other necessary and/or additional 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 the Coleman A. Young International Airport for use, operation and further development; and

BE IT FINALLY RESOLVED, that the Director of the Coleman A. Young International 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)

Parcel ID	French RD Mini Take	EXHIBIT A2 Address	Condemnation Name	Purchase Price	Estimated Closing Costs	Replacement Housing	Personal Property	Moving Costs	Total	Vacant Land
17002482	8576 Lyford	Michael Kelly	\$ 2,000.00	\$ 2,500.00					\$	4,500.00
17002484	8564 Lyford	Michael Kelly	\$ 2,000.00	\$ 2,500.00					\$	4,500.00
17002636	8491 Lyford	Detroit Leasing Inc	\$ 2,000.00	\$ 2,500.00					\$	4,700.00
17002662	8572 Leander	Belmont Properties of Michigan	\$ 1,800.00	\$ 2,500.00					\$	4,300.00
17002833	8567 Leander	Detroit Leasing Inc.	\$ 1,900.00	\$ 2,500.00					\$	4,400.00
17002839	8605 Leander	Detroit Leasing Inc.	\$ 1,900.00	\$ 2,500.00					\$	4,400.00
17002842	8623 Leander	Detroit Leasing Inc.	\$ 1,900.00	\$ 2,500.00					\$	4,400.00
17002846	8584 Kenney	Michael Kelly	\$ 1,900.00	\$ 2,500.00					\$	4,400.00
17002847	8578 Kenney	Detroit Leasing Inc.	\$ 1,900.00	\$ 2,500.00					\$	4,400.00
17002848	8574 Kenney	Bimini Properties II	\$ 1,900.00	\$ 2,500.00					\$	4,400.00
17003013	8535 Kenney	Latino Housing	\$ 2,100.00	\$ 2,500.00					\$	4,600.00
17003036	8490 Montlieu	Michael Kelly	\$ 1,800.00	\$ 2,500.00					\$	4,300.00
17003048	8420 Montlieu	Detroit Leasing Inc	\$ 1,800.00	\$ 2,500.00					\$	4,300.00
17003173	8427 Montlieu	Detroit Leasing Inc	\$ 2,600.00	\$ 2,500.00					\$	5,100.00
17003212	8408 Elgin	Jose Solo	\$ 2,600.00	\$ 2,500.00					\$	5,100.00
17003307	8387 Elgin	Suena Homes Realty LLC	\$ 1,700.00	\$ 2,500.00					\$	5,100.00
17003311	8411 Elgin	La Casa Realty	\$ 1,700.00	\$ 2,500.00					\$	4,200.00
17003326	8501 Elgin	Detroit Leasing Inc	\$ 1,900.00	\$ 2,500.00					\$	4,400.00
17003331	8529 Elgin	Bimini Properties II	\$ 2,400.00	\$ 2,500.00					\$	4,900.00
17003335	8504 Wisner	Bimini Properties II	\$ 1,700.00	\$ 2,500.00					\$	4,200.00
17003344	8446 Wisner	Detroit Leasing Inc	\$ 2,500.00	\$ 2,500.00					\$	5,000.00
17003350	8400 Wisner	Michael Kelly	\$ 1,800.00	\$ 2,500.00					\$	4,300.00
17003457	8483 Wisner	Michael Kelly	\$ 2,500.00	\$ 2,500.00					\$	5,000.00
17003572	8349 Dubay	Michael Kelly	\$ 1,800.00	\$ 2,500.00					\$	4,300.00
17003691	8347 Almont	Michael Kelly	\$ 2,100.00	\$ 2,500.00					\$	4,600.00
17003908	8262 Dobel	Bimini Properties II	\$ 2,300.00	\$ 2,500.00					\$	4,800.00
17003971	8209 Dobel	Michael Kelly	\$ 2,800.00	\$ 2,500.00					\$	5,300.00
17003985	8315 Dobel	Michael Kelly	\$ 3,300.00	\$ 2,500.00					\$	5,800.00
17004018	8238 Nuernberg	Michael Kelly	\$ 2,100.00	\$ 2,500.00					\$	4,600.00
17004019	8232 Nuernberg	Michael Kelly	\$ 2,100.00	\$ 2,500.00					\$	4,600.00
17004103	8211 Turney	Bimini Properties	\$ 2,600.00	\$ 2,500.00					\$	5,100.00
17016462	12817 French Rd	Frenchy Sirois LLC	\$ 6,500.00	\$ 2,500.00					\$	9,000.00
17016455	12801 French Rd	Frenchy Sirois LLC	\$ 9,400.00	\$ 2,500.00					\$	11,900.00
17016469	12423 French Rd	Bimini Properties	\$ 9,000.00	\$ 2,500.00					\$	11,500.00
17016480-1	11843 French Rd	Gerard Brothers LLC	\$ 10,200.00	\$ 2,500.00					\$	12,700.00
17003977-8	8257 Dobel	Eunice Frazier	\$ 41,000.00	\$ 5,000.00	\$ 57,330.00	\$ 28,500.00	\$ 8,000.00	\$	\$	139,830.00
			\$ 141,700.00	\$ 92,500.00	\$ 57,330.00	\$ 28,500.00	\$ 8,000.00	\$	\$	328,030.00

EXHIBIT A

LEGAL DESCRIPTION

Land in the City of Detroit, County of Wayne and State of Michigan described as follows:

S LYFORD LOT 146 BOLTON SUB L37 P36 PLATS, W CR R 17/450 30 X 115

a/k/a 8576 LYFORD
Tax Parcel ID 17002482.

S LYFORD LOT 144 BOLTON SUB L37 P36 PLATS, W C R 17/450 30 X 115

a/k/a 8564 LYFORD
Tax Parcel ID 17002484.

N LYFORD LOT 73 BOLTON SUB L37 P36 PLATS, W C R 17/450 35 X 105

a/k/a 8491 LYFORD
Tax Parcel ID 17002636.

S LEANDER W 26 FT LOT 47 AND THE EAST 3 FT LOT 46 BOLTON SUB L37 P36 PLATS,
W C R 17/450 29 X 105

a/k/a 8572 LEANDER
Tax Parcel ID 17002662.

N LEANDER LOT 29 COLQUITTS SUB L37 P40 PLATS, W C R 17/452 30 X 110

a/k/a 8567 LEANDER
Tax Parcel ID 17002833.

N LEANDER LOT 23 COLQUITTS SUB L37 P40 PLATS, W C R 17/452 30 X 110

a/k/a 8605 LEANDER
Tax Parcel ID 17002839.

N LEANDER LOT 20 COLQUITTS SUB L37 P40 PLATS, W C R 17/452 30 X 110

a/k/a 8623 LEANDER
Tax Parcel ID 17002841.

S KENNY LOT 95 COLQUITTS SUB L37 P40 PLATS, W C R 17/452 30 X 110

a/k/a 8584 KENNY
Tax Parcel ID 17002846.

S KENNY LOT 94 COLQUITTS SUB L37 P40 PLATS, W C R 17/452 30 X 110

a/k/a 8578 KENNY
Tax Parcel ID 17002847.

S KENNY LOT 93 COLQUITTS SUB L37 P40 PLATS, W C R 17/452 30 X 110

a/k/a 9574 KENNY
Tax Parcel ID 17002848.

W KENNY LOT 108 COLQUITTS SUB L37 P40 PLATS, W C R 17/92 30 X 119.43A

a/k/a 8535 KENNY
Tax Parcel ID 17003013.

S MONTLIEU LOT 185 VAN DYKE HEIGHTS SUB L40 P95 PLATS, W C R 17/481
30 X 100

a/k/a 8490 MONTLIEU
Tax Parcel ID 17003036.

S MONTLIEU LOT 173 VAN DYKE HEIGHTS SUB L40 P 95 PLATS W C R 17/481 30 X 100

a/k/a 8420 MONTLIEU
Tax Parcel ID 17003048.

N MONTLIEU LOT E 15 FT LOT 48 AND LOT 47 VAN DYKE HEIGHTS SUB L40 P95
PLATS W C R 17/481 45 X 98.86A

a/k/a 8427 MONTLIEU
Tax Parcel ID 17003173.

S ELGIN LOT 26 EXC N 6 FT CUMMISKEY SUB L43 P100 PLATS W C R 17/488 35 X 127A

a/k/a 8408 ELGIN
Tax Parcel ID 17003212.

N ELGIN LOT 110 ELLEN M SMITHS SUB L36 P64 PLATS, W C R 17/454 30 X 93.47A

a/k/a 8387 ELGIN
Tax Parcel ID 17003307.

N ELGIN LOT 106 ELLEN M SMITHS SUB L36 P64 PLATS W C R 17/454 30 X 95.85A

a/k/a 8411 ELGIN
Tax Parcel ID 17003311.

N ELGIN LOT 91 ELLEN M SMITHS SUB L36 P64 PLATS, W C R 17/454 30 X 104.74A

a/k/a 8501 ELGIN
Tax Parcel ID 17003326.

N ELGIN LOT 86 ELLEN M SMITHS SUB L36 P64 PLATS, W C R 17/454 44.8 IRREG

a/k/a 8529 ELGIN
Tax Parcel ID 17003331.

S WISNER W 15 FT LOT 66 AND LOT 65 ELLEN M SMITHS SB L36 P64 PLATS, W C R 17/454 45 X 95

a/k/a 8446 WISNER
Tax Parcel ID 17003344.

S WISNER LOT 75 ELLEN M SMITHS SUB L36 P64 PLATS, W C R 17/454 30 X 95

a/k/a 8504 WISNER
Tax Parcel ID 17003335.

S WISNER W 22.5 FT LOT 58 AND E 15 FT LOT 57 ELLEN N SMITHS SUB L36 P64 PLATS W C R 17/454 37.5 X 95

a/k/a 8400 WISNER
Tax Parcel ID 17003350.

N WISNER LOT 38 AND W 15 FT LOT 37 ELLEN M SMITHS SUB L36 P 64 PLATS, W C R 17/454 45 X 95

a/k/a 8483 WISNER
Tax Parcel ID 17003457.

N DUBAY LOT 13 SUMMER PARK SUB L36 P43 PLATS W C R 17/456 30 X 104

a/k/a 8349 Dubai
Tax Parcel ID 17003572.

N ALMONT LOT 1 OLD COLONY COS FRENCH RD SUB L62 P82 PLATS, W C R 17/539
35 X 100

a/k/a 8347 ALMONT
Tax Parcel ID 17003691.

S DOBEL THAT PT OF LOTS 34 AND 33 BG E 50.67 FT OF W 89.08 FT ON N LINE AND E
26.53 FT OF W 57.53 FT ON S LINE J BARRY & JW NUERNBERGS SUB L60 P58 PLATS,
W C R 17/535 50.67 IRREG

a/k/a 8262 Dobel
Tax Parcel ID 17003908.

N DOBEL E 24.01 FT LOT 24 AND W 17.99 FT LOT 23 BARRY & J NURRENBERGS SUB
L60 P 58 PLATS W C R 17/535 42 X 113.3A

a/k/a 8209 Dobel
Tax Parcel ID 17003971.

N DOBEL THAT PT OF LOTS 10 AND LOT 9 BG N 40 FT OF S 50 FT OF W LINE AND N
70.16 FT OF S 80.16 FT ON E LINE J BARRY & J W NUERNBERGS SUB L60 P58 PLATS
W C R 17/535 40 IRREG

a/k/a 8315 Dobel
Tax Parcel ID 17003985.

S NUERNBERG LOT 63 J W NUERNBERGS SUB NO 1 L43 P42 PLATS W C R 17/487
30 X 120

a/k/a 8238 Nuernberg
Tax Parcel ID 17004018.

S NUERNBERG LOT 62 J W NUERNBERGS SUB NO 1 L43 P42 PLATS W C R 17/487
30 X 120

a/k/a 8232 Nuernberg
Tax Parcel ID 17004019.

N TUMEY LOT 18 MT OLIVET HEIGHTS J W NUERNBERGS SUB L28 P 29 PLATS, W C
R 17/461 40 X 110

a/k/a 8211 Tumey
Tax Parcel ID 17004103.

W FRENCH RD LOT 4 LOS MARSHALLS SUB L42 P68 PLATS W C R 17/485 22 X 99.17

a/k/a 12817 French Rd
Tax Parcel ID 17016462.

W FRENCH RD S ½ LOT 2 AND LOT 1 JOS MARSHALLS SUB L42 P68 PLATS W C R
17/485 31.5 X 99.71 AV

a/k/a 12801 FRENCH RD
Tax Parcel ID 17016465.

W FRENCH RD LOT 27 ELLEN M SMITHS SUB L36 P64 PLATS W C R 17/454 30 X 100

a/k/a 12423 FRENCH RD
Tax Parcel ID 17016469.

W FRENCH RD S 13.86 FT LOT 1 AND LOT 2 CUMMISKEY SUB L43 P100 W C R 17/488
33.86 X 100

a/k/a 11843 FRENCH RD
Tax Parcel ID 17016480-1

N DOBEL E 20 FT LOT 18 AND W 22 FT LOT 17 J BARRY & J W NUERNBERGS SUB L60
P58 PLATS, W C R 17/535 42 X 110

a/k/a 8257 Dobel
Tax Parcel ID 17003977-8

Description Correct

By _____
Office of the Assessor