



CITY OF DETROIT
AIRPORT DEPARTMENT
ADMINISTRATION

11499 CONNER AVENUE
DETROIT, MICHIGAN 48213
PHONE: 313-628-2146 TTY: 311
FAX 313-372-2448
WWW.DETROITMI.GOV

January 16, 2024

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

**RE: Approval and Authorization to Acquire Real Property
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.

This acquisition will be comprised of the purchase of eight parcels from residents within the area. This current request consists of five (5) vacant land parcels, 2 houses and 1 church, at the price of Nine Hundred Sixty Four Thousand Five Hundred Ninety Five and 65/100 Dollars (\$964,595.65) 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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A summary of the pricing components is as follows:

- 125% of appraised market value plus a property tax differential payment for owner occupied homes) or 100 % of appraised market value (for rental homes or vacant land, as authorized by law
- Incentive pay for execution of purchase agreement
- Payment for replacement housing
- Moving Costs
- Estimated Closing Costs
- Personal Property Allotment
- Property tax differential (to pay for the loss of the Homestead Tax Exemption for owner occupied homes).

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 Nine Hundred Sixty Four Thousand Five Hundred Ninety Five and 65/100 Dollars (\$964,595.65) by adopting the attached resolution with a Waiver of Reconsideration.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jason Watt".

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 City of Detroit Airport ("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 of Nine Hundred Sixty Four Thousand Five Hundred Ninety Five and 65/100 Dollars (\$964,595.65); 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 Nine Hundred Sixty Four Thousand Five Hundred Ninety Five and 65/100 Dollars (\$964,595.65) 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 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 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 Nine Hundred Sixty Four Thousand Five Hundred Ninety Five and 65/100 (\$964,595.65) 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

LEGAL DESCRIPTION

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

S DUBAY LOT 7 ELLEN M SMITHS SUB L35 P64 PLATS, W C R 17/454 30 x 90

a/k/a 8366 Dubai St.
Tax Parcel ID 17003478.

S NUERNBERG W 12 FT LOT 67 and E 24 FT LOT 66 J W NUERNBERGS SUB NO 1 L43
P42 PLATS, W C R 17/487 36 x 120

a/k/ a 8258 Nurenberg St.
Tax Parcel ID 17004015.

SE McNICHOLS RD LOT 7 J W NUERNBERGS SUB L22 P39 PLATS, W C R 17/462 40 X
150

a/k/a 8176 E. McNichols
Tax Parcel ID 17004213.

SE McNICHOLS RD E 20 FT LOT 8 J W NUERNBERGS SUB L22 P39 PLATS, W C R 17/462
20 X 150

a/k/a 8172 E. McNichols
Tax Parcel ID 17004214.

SE McNICHOLS RD W 20 FT LOT 8 LOT 9 J W NUERNBERGS SUB L22 P39 PLATS, W C
R 17/462 60 X 150

a/k/a 8160 E. McNichols
Tax Parcel ID 17014215.

N DOBEL E 16.02 FT LOT 23 AND W 25.98 FT LOT 22 J BARRY & J W NUERNBERGS
SUB L60 P58 PLATS, W C R 17/535 41.99 X 112.55A

a/k/a 8225 Dobel
Tax Parcel ID 17003972

S TUMEY LOT 19 NUERNBERGS FRENCH RD SUB L59 P72 PLATS, W C R 17/534 34.27
IRREG

a/k/a 8264 Tumey
Tax Parcel ID 17004057

W French RD LOT 207 THRU 203 EXC FRENCH RD AS WD VAN DYKE HEIGHTS SUB
L40 P95 PLATS W C R 17/481

a/k/a 11811 French Rd
TAX PARCEL ID 17016484-8

Description Correct

By _____
Office of the Assessor

EXHIBIT A

Parcel ID	Address	Name	Purchase Price	Incentive	Replacement Housing	Moving Costs	Estimated Closing Costs	Personal Property	Tax Differential	Total
17003478	8366 Dubey	William Jackson	\$ 13,200.00	\$ 3,300.00			2,500.00			\$ 19,000.00 House
17004015	8258 Nazrberg	Wendell Nichan	\$ 2,500.00	\$ 625.00			2,500.00			\$ 5,625.00 Vacant land
17004213	8176 E Menchels	Linda Vrana	\$ 18,000.00	\$ 4,500.00			2,500.00			\$ 25,000.00 Vacant land
17004214	8172 E Menchels	Linda Vrana	\$ 9,000.00	\$ 2,250.00			2,500.00			\$ 13,750.00 Vacant land
17014215	8160 E Mouchels	Linda Vrana	\$ 34,600.00	\$ 8,625.00			2,500.00			\$ 45,125.00 Vacant land
17003972	8225 Debel	Lars Jackson	\$ 44,000.00	\$ 13,750.00	\$ 65,000.00	\$ 8,000.00	4,000.00		\$ 13,095.65	\$ 147,845.65 Home
17004057	8264 Turney	Guinevere Moore	\$ 5,000.00	\$ 1,250.00			2,500.00			\$ 8,750.00 Vacant land
17016484-8	11811 French Rd	Community Pilgrim Baptist	\$ 646,300.00	\$ 163,700.00	\$ 65,000.00	\$ 18,000.00	6,500.00	\$ 25,000.00		\$ 689,500.00 Church
			\$ 646,300.00	\$ 163,700.00	\$ 65,000.00	\$ 26,000.00	25,500.00	\$ 25,000.00	\$ 13,095.65	\$ 984,595.65