



CITY OF DETROIT
AIRPORT DEPARTMENT
ADMINISTRATION

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April 5, 2024

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: 8528 Lyford, 8445, 8526, 8520 Montlieu**

Honorable City Council:

The Detroit City Airport hereby requests approval and authorization from your Honorable Body to acquire and purchase 8528 Lyford and 8445, 8526 and 8520 Montlieu (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 negotiated purchase price for the Property has been established at Thirty Five Thousand and 00/100 Dollars (\$35,000.00). This price represents an increase from the original offer of \$18,200.00 for all four properties combined. Consideration was given for the additional cost should this Property be taken via eminent domain. Such costs could include legal fees in excess of \$15,000, further appraisal reviews in excess of \$5,000, reimbursement for property owner’s appraisal and expert testimony in excess of 20,000.00.



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The owner of the Property, CEDETROIT LLC has indicated that they wish to settle amicably with the City, avoiding condemnation if possible. Based upon the factors noted, this proposed settlement appears reasonable, prudent and in the best public interest. 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 CEDETROIT LLC, a Michigan *Limited Liability Company*, as listed in the attached Exhibit A and A-I, for the amount of Thirty Five Thousand and 00/100 Dollars (\$35,000.00) by adopting the attached resolution with a Waiver of Reconsideration.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jason Watt". The signature is stylized and written over a horizontal line.

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, as noted in the attached Exhibit A, for the sum of Thirty Five Thousand and 00/100 Dollars (\$35,000.00); 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 from CEDETROIT LLC, a Michigan Limited Liability Company, as noted in the attached Exhibit A, in the amount of Thirty Five Thousand and 00/100 Dollars (\$35,000.00) 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, 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 such other documents as may be necessary to effectuate the transfer of the Property from CEDETROIT LLC, a Michigan Limited Liability Company, as listed in the attached Exhibit A and A-I, for the amount of Thirty Five Thousand and 00/100 Dollars (\$35,000.00) 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)

French Road Mini Take

EXHIBIT A-1

Parcel ID	Address	Name	Square Ft	Zoning	Type	Sales Price	Cloning Cost	Total
17003031	8520 Montlieu	CE Detroit LLC	3000	R1 Single Family Residential	Vacant lot	\$ 6,250.00	\$ 2,500.00	\$ 8,750.00
17003175	8445 Montlieu	CE Detroit LLC	4433	R1 Single Family Residential	Vacant Lot	\$ 6,250.00	\$ 2,500.00	\$ 8,750.00
17003030	8526 Montlieu	CE Detroit LLC	3000	R1 Single Family Residential	Vacant Lot	\$ 6,250.00	\$ 2,500.00	\$ 8,750.00
17002490	8528 Lyford	CE Detroit LLC	3450	R1 Single Family Residential	Vacant Lot	\$ 6,250.00	\$ 2,500.00	\$ 8,750.00
			13883			\$ 25,000.00	\$ 10,000.00	\$ 35,000.00

EXHIBIT A

LEGAL DESCRIPTION

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

S Montlieu Lot 190 Van Dyke Heights Sub L40 P95 Plats, W C R 17/481 30x100

**A/K/A 8520 Montlieu
Tax Parcel ID 17003031.**

S Montlieu Lot 191 Van Dyke Heights Sub L40 P95 Plats, W C R 17/481 30x100

**A/K/A 8526 Montlieu
Tax Parcel ID 17003030.**

**N Montlieu E 15 Ft Lot 45 and Lot 44 Van Dyke Heights Sub L40 P95 Plats, W C R 17/481
45x98.59**

**A/K/A 8445 Montlieu
Tax Parcel ID 17003175.**

S Lyford Lot 138 Bolton Sub L37 P36 Plats, W C R 17/450 30 x 115

**A/K/A 8528 Lyford
Tax Parcel ID No. 17002490.**

Description Correct

By _____
Office of the Assessor