



CITY OF DETROIT  
AIRPORT DEPARTMENT  
ADMINISTRATION

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June 6, 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 two (2) parcels from residents within the area. This current request consists of the two vacant land parcels at the price of Seven Thousand Five Hundred and 00/100 Dollars (\$7,500.00) 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.



Honorable City Council  
June 6, 2024  
Page Two

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 Seven Thousand Five Hundred and 00/100 Dollars (\$7,500.00 ), by adopting the attached resolution with a Waiver of Reconsideration.

Respectfully submitted,

  
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 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 Seven Thousand Five Hundred and 00/100 Dollars (\$7,500.00); 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 the Estates of Barbara Armstead and Jeff Arnold, as noted in the attached Exhibit A, in the amount of Seven Thousand Five Hundred and 00/100 Dollars (\$7,500.00) 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 the Estates of Barbara Armstead and Jeff Arnold, as listed in the attached Exhibit A and A-I, for the amount of Seven Thousand Five Hundred and 00/100 Dollars (\$7,500.00 ) 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 6/6/2024

**EXHIBIT A**

Parcel ID	Address	Name	Purchase Price	Incentive	Replacement Housing	Moving Costs	Estimated Closing Costs	Personal Property	Tax Differential	Total
17004043	8209 Nuernberg	Estate of Barbara Armstead	\$ 2,200.00				2,500.00			\$ 4,700.00
17002485	8500 Lyford	Estate of Jeff Arnold	\$ 300.00				2,500.00			\$ 2,800.00
			\$ 2,500.00	\$			5,000.00			\$ 7,500.00