



CITY OF DETROIT
GENERAL SERVICES DEPARTMENT

115 ERSKINE ST.
DETROIT, MICHIGAN 48201
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July 10, 2024

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

RE: Authorization for Detroit Parks and Recreation to acquire 15 parcels from the Detroit Land Bank Authority

Honorable City Council,

The City of Detroit (“City”), by and through the General Service Department (“GSD”) / Parks and Recreation (“DPR”), is hereby requesting the authorization of your Honorable Body to acquire 15 vacant parcels (“The Properties”) from the Detroit Land Bank Authority (“DLBA”):

The vacant parcels will be used to create a new park to complement the Helen Moore (former Dexter Elmhurst) Community Center which is currently under renovation. The total acreage of the Properties for transfer is 1.27 acres. Individual parcel sizes and residential zonings are indicated on Exhibit A.

In accordance with the requirements of Detroit City Code, Section 2-1-12, the City Council is required to approve any gift, grant, devise, or bequest of real or personal property to be used for any public purpose. Pursuant to the Memorandum of Understanding (“MOU”) between the City of Detroit and the Detroit Land Bank Authority, approved by the Detroit City Council on May 2020, the Detroit Land Bank Authority may not transfer ten (10) or more parcels of property received from the City to the same transferee within any rolling 19-month period without the prior approval of the Mayor and City Council.

We hereby request that your Honorable Body approve the attached resolution authorizing the Detroit Land Bank Authority to transfer 15 parcels to the Parks and Recreation for use in this District 7 new park project.

Respectfully submitted,

Crystal Ferkins
Director, General Services Department



RESOLUTION

BY COUNCIL MEMBER: FRED DURHAL

NOW, THEREFORE, BE IT RESOLVED, that City of Detroit (“City”) through the General Service Department (“GSD”) wishes to acquire (15) parcels within the City of Detroit, Michigan, more particularly described in the attached Exhibit A - (“The Properties”) from the Detroit Land Bank Authority (“DLBA”).

WHEREAS,

The Building Safety Engineering and Environmental Department (“BSEED”) has reviewed the environmental conditions of the Properties; and through the Detroit Demolition Department, previously obtained that certain Phase I Environmental Site Assessment, 3728 Webb Street and Associated Parcels, Detroit Michigan, for Michigan Department of Environment, Great Lakes and Energy, End User – City of Detroit dated September 1, 2023 and the Phase II Environmental Site Assessment, draft, dated May 22, 2024, (the “Environmental Assessment”); and This Honorable Body hereby determines and declares:, in accordance with Chapter 2, Article 6, Section 3 of the 2019 Detroit City Code:

- (1) the City Council finds that these properties have received appropriate environmental inquiry and assessment in accordance with the review referred to in the preceding paragraph, and
- (2) City Council finds and declares that despite the presence of environmental contamination at the property, acquisition of the Properties is necessary to promote the health, safety and welfare of the public and such acquisition does not pose a risk based upon the proposed use of the Properties if appropriate response actions are taken to meet due care obligations, and
- (3) City Council finds and declares that the preservation of the promotion of the public health, safety, welfare or good outweighs the cost of the environmental inquiry and assessment and, therefore, waives the requirement that the Detroit Land Bank Authority bear the cost of the environmental inquiry and assessment; and
- (4) GSD shall undertake response actions to mitigate any unacceptable risks with strict adherence to the Michigan Department of Energy, Great Lakes and the Environmental (“EGLE”) regulations prior to opening the park to the public and will follow the Plan for Due Care to assure that environmental hazards are addressed in conjunction with development.

RESOLVED, that Detroit City Council hereby approves this resolution and acquisition of the parcels from the DLBA for no consideration; and be it further (continued on next page)



RESOLVED, that the Director of GSD, or her/his/their designee, is authorized to accept and record a deed to the Acquisition Parcels to the City of Detroit, as well as execute any such documents as may be necessary or convenient to affect the transfer of the Acquisition Parcels from the DLBA to the City of Detroit; and be it further

RESOLVED, that the Director of GSD, or her/his/their designee is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to correction of 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 Acquisition Parcels to the City, provided that the changes do not materially alter the substance or terms of the transfer; and be it finally

EXHIBIT A

The Properties

Address	District	Zip code	Acreage & Zoning	Parcel ID	Legal Description
3771 ELMHURST	7	48206	0.072 / R2	14004085	S ELMHURST 204 LEWIS & CROFOOTS SUB NO 4 L26 P84 PLATS, W C R 14/192 30 X 104
3767 ELMHURST	7	48206	0.072 /R2	14004084	S ELMHURST 203 LEWIS & CROFOOTS SUB NO 4 L26 P84 PLATS, W C R 14/192 30 X 104
3763 ELMHURST	7	48206	0.072 /R2	14004083	S ELMHURST 202 LEWIS & CROFOOTS SUB NO 4 L26 P84 PLATS, W C R 14/192 30 X 104
3751 ELMHURST	7	48206	0.072 /R2	14004082	S ELMHURST 201 LEWIS & CROFOOTS SUB NO 4 L26 P84 PLATS, W C R 14/192 30 X 104
3745 ELMHURST	7	48206	0.096 /R2	14004081	S ELMHURST W 10 FT 199 200 LEWIS & CROFOOTS SUB NO 4 L26 P84 PLATS, W C R 14/192 40 X 104
3745 TUXEDO	7	48206	0.096 /R2	14003990	S TUXEDO 123 E 10 FT OF 124 LEWIS & CROFOOTS SUB NO 4 L26 P84 PLATS, W C R 14/192 40 X 104
3755 TUXEDO	7	48206	0.096 /R2	14003991	S TUXEDO W 20 FT OF 124 E 20 FT OF 125 LEWIS & CROFOOTS SUB NO 4 L26 P84 PLATS, W C R 14/192 40 X 104



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3765 TUXEDO	7	48206	0.096 /R2	14003992	S TUXEDO W 10 FT OF 125 126 LEWIS & CROFOOTS SUB NO 4 L26 P84 PLATS, W C R 14/192 40 X 104
3752 TUXEDO	7	48206	0.072 /R2	14004075	N TUXEDO 185 LEWIS & CROFOOTS SUB NO 4 L26 P84 PLATS, W C R 14/192 30 X 104
3760 TUXEDO	7	48206	0.072 /R2	14004074	N TUXEDO 184 LEWIS & CROFOOTS SUB NO 4 L26 P84 PLATS, W C R 14/192 30 X 104
3762 TUXEDO	7	48206	0.096 /R2	14004073	N TUXEDO E 10 FT 182 183 LEWIS & CROFOOTS SUB NO 4 L26 P84 PLATS, W C R 14/192 40 X 104
3746 WEBB	7	48206	0.072 /R2	14003986	N WEBB 109 LEWIS & CROFOOTS SUB NO 4 L26 P84 PLATS, W C R 14/192 30 X 104
3752 WEBB	7	48206	0.072 /R2	14003984	N WEBB 108 LEWIS & CROFOOTS SUB NO 4 L26 P84 PLATS, W C R 14/192 30 X 104
3740 WEBB	7	48206	0.107	14003983	N WEBB 110 W 15 FT 111 LEWIS & CROFOOTS SUB NO 4 L26 P84 PLATS, W C R 14/192 45 X 104
3728 WEBB	7	48206	0.107	14003985	N WEBB E 15 FT 111 112 LEWIS & CROFOOTS SUB NO 4 L26 P84 PLATS, W C R 14/192 45 X 104

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