PLANNING AND DEVELOPMENT DEPARTMENT

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

January 9, 2025

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

RE: Transfer of Jurisdiction of Real Property from Planning and Development Department to the General Services Department / Detroit Parks and Recreation 6327 & 6335 E Fort Street

Honorable City Council:

The City of Detroit Planning and Development Department ("P&DD") has requested that the Finance Department transfer jurisdiction of certain City-owned real property located at 6327 & 6335 E Fort Street in District 5 (the "Properties") to the General Services Department / Parks and Recreation ("GSD / DPR") to administer.

Detroit Parks and Recreation will utilize the Properties for a Senior Recreation Center parking lot. The Properties are zoned as SD4 (Special Development District). The proposed use shall be consistent with the allowable uses for which the Properties are zoned, and any future use shall comply with any applicable zoning use.

Pursuant to Sec. 2-7-3 of the 2019 Detroit City Code, it is hereby requested by the Finance Department that Detroit City Council approve the transfer of jurisdiction of the property from P&DD to the GSD / DPR.

Respectfully submitted,

Planning and Development Department

Dara O'Byrne
Deputy Director

Office of the Chief Financial Officer/
Finance Department

John Naglick
Chief Deputy CFO / Finance Director

RESOLUTION

BY COUNCIL MEMBER

WHEREAS, the Detroit Planning and Development Department ("P&DD") has jurisdiction over certain City of Detroit real property located at 6327 & 6335 E Fort Street (collectively the "Properties") as further described in the attached Exhibit A; and

WHEREAS, P&DD has requested that the Chief Financial Officer transfer jurisdiction of the Properties to the General Service Department and Detroit Parks and Recreation ("GSD / DPR") for management and development, and in accordance with Article 7, Chapter 2 of the Detroit City Code, the Chief Financial Officer has designated P&DD responsible for its management; and

WHEREAS, P&DD has determined that they no longer have a specific need for the Properties and that they are more appropriately administered by GSD / DPR who intends to utilize the Properties to provide a parking lot for the new Senior Center; and

WHEREAS, the City of Detroit, through its Building, Safety Engineering, and Environmental Department ("BSEED"), conducted an environmental inquiry into the Properties in accordance with Chapter 2, Article 6, section 3 of the 2019 Detroit City Code, except as otherwise provided in the 2019 Detroit City Code; and

WHEREAS, the City of Detroit, previously obtained that certain Phase I Environmental Site Assessment, 6327 and 6335 Fort Street (Parcel numbers 15000088 and 15000089), prepared by Tetra Tech LLC dated May 2024 and a Phase II Environmental Site Assessment, dated October 15, 2024, regarding the Property (the "Environmental Assessment") conducted in accordance with current ASTM standards, and in accordance with the requirements of the city code; and

(Continued)

NOW, THEREFORE, BE IT RESOLVED, that 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 seller bear the cost of the environmental inquiry and assessment, and

(4) The 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 parking lot for public use and will follow the Plan for Due Care to assure that environmental hazards are addressed in conjunction with development.

AND FURTHER RESOLVED, that in accordance with Sec. 2-7-3 of the 2019 Detroit City Code, Detroit City Council hereby approves the transfer of jurisdiction of the Properties from the City of Detroit Planning and Development Department to the Department of Parks and Recreation.

(See Attached Exhibit A)

EXHIBIT A

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

LEGAL DESCRIPTIONS

Parcel 1
N FORT E 45 FT 79 SUB OF PT OF MELDRUM & BEAUFAIT FARMS L1 P304 PLATS, W C R 15/10 45.11 IRREG

a/k/a 6335 E Fort St Detroit MI 48207
Tax Parcel ID 15000089; Zoned SD4

Parcel 2
N FORT E 32.5 FT OF W 115 FT 79 SUB OF PT OF MELDRUM & BEAUFAIT FARMS L1 P304 PLATS, W C R 15/10 32.58 IRREG

a/k/a 6327 E Fort St Detroit MI 48207
Tax Parcel ID 15000088; Zoned SD4

##