



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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May 14, 2025

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

RE: Land Swap Agreement for Joe Louis Greenway, Transfer of 1981 Theodore in Detroit, and Acquisition of 2137, 2143, 2151 E Palmer

Honorable City Council:

St. Aubin Properties L.L.C., a Michigan limited liability company ("SAP"), desires to acquire certain City-owned real property located at 1981 Theodore, Detroit, MI 48211 (the "Transfer Property"). The City of Detroit, Planning and Development Department ("PDD") has negotiated an exchange of the Transfer Property to SAP in exchange for the City, acting through its Department of Public Works, acquiring certain property at 2137, 2143, 2151 E Palmer, Detroit, MI 48211 (the "Acquisition Properties") from SAP.


SAP proposes to acquire the Transfer Property to assemble a larger developable parcel at 5050 Dequindre. Currently, the Transfer Property is within an M4 zoning district (Intensive Industrial District) and is currently vacant land. SAP has not yet identified their ultimate use of the Transfer Property, but its use of the Transfer Property must be consistent with applicable zoning regulations.

The Acquisition Property is located along E Palmer between St Aubin and Dubois. The City desires to acquire the Acquisition Properties to expand the width of the future pathway of the Joe Louis Greenway ("JLG"). Acquiring the Properties will allow for the City to enhance the design of the greenway and provide more of a buffer between the JLG and the adjacent industrial corridor.

We request that your Honorable Body adopt the attached resolution to (1) approve the designation of the Transfer Property as surplus real property and authorize the transfer of the Transfer Property to SAP, (3) approve the acquisition of Acquisition Properties from SAP, and (4) authorize the execution of such documents as may be necessary or convenient to affect the transfer or acquisition of said property.

Respectfully submitted,

Planning and Development Department



Alexa Bush
Director

Department of Public Works

DocuSigned by:
Ron Brundidge

Ron Brundidge
Director

Cc: Malik Washington, Mayor's Office

RESOLUTION

BY COUNCIL MEMBER; _____

WHEREAS, the City, through its Planning & Development Department (“PDD”) has jurisdiction over certain City of Detroit real property located at 1981 Theodore as further described in the attached Exhibit A (the “Transfer Property”); and

WHEREAS, PDD has deemed the Property not essential to the City and therefore requests that the real property be designated as surplus and be transferred or sold; and

WHEREAS, the City, through PDD, desires to transfer the Property to St. Aubin Properties, L.L.C., a Michigan limited liability company (“SAP”); and

WHEREAS, the City, through its Department of Public Works (“DPW”) wishes to acquire that certain property on E Palmer between St Aubin and Dubois in Detroit, more particularly described in Exhibit B (the “Acquisition Properties”) from SAP; and

WHEREAS, 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, the City of Detroit is required to receive an environmental inquiry and, where necessary, an environmental assessment prior to the purchase of real property; and

WHEREAS, the City of Detroit previously obtained that certain Phase I Environmental Site Assessment started in December 2024 and updated in April 2025, the Phase II ESA dated March 2025, and Baseline Environmental Assessment dated April 2025, for the Acquisition Properties, each prepared by NTH Consultants, Ltd. (the “Environmental Assessment”); and

WHEREAS, the Building Safety Engineering and Environmental Department (“BSEED”) has reviewed the environmental conditions of the Acquisition Properties; and

NOW, THEREFORE, BE IT RESOLVED, that this Honorable Body hereby determines and declares, in accordance with Section 2-6-3 of the 2019 Detroit City Code: (1) that the Acquisition Properties have received appropriate environmental inquiry and assessment in accordance with the review referred to in the preceding paragraphs; (2) that despite the presence of environmental contamination, 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; (3) that the preservation 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) GSD shall submit a Baseline Environmental Assessment to the Michigan Department of Energy, Great Lakes and the Environment (“EGLE”) and undertake response actions to mitigate any unacceptable risks with strict adherence to the EGLE regulations prior to opening the park to the public and will follow the existing JLG Plan for Due Care and Operations, Maintenance and Monitoring plan to assure that environmental hazards are addressed in conjunction with the development; and be it further

RESOLVED, that in accordance with Section 2-7-4 of the 2019 Detroit City Code, Detroit City Council hereby deems the Transfer Property surplus real property that may be offered for transfer/sale/lease by the Planning and Development Department; and be it further

RESOLVED, that Detroit City Council hereby approves of the transfer of the Transfer Property to SAP, for and in consideration of the transfer of the Acquisition Properties to the City; and be it further

RESOLVED, that the Director of the Planning and Development Department, or her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Transfer Property to SAP consistent with this resolution; and be it further

RESOLVED, that Detroit City Council hereby approves acquisition of the Acquisition Properties from SAP for and in consideration of the transfer of the Transfer Property, and (a) the payment of customary closing costs (anticipated to be approximately one thousand dollars (\$1,000), which shall be funded from Appropriation No. 21117, being the Joe Louis Greenway Development Fund which has been previously appropriated for the specific purpose of supporting the construction and development of the Joe Louis Greenway; and be it further

RESOLVED, that the Director of DPW, or his/her authorized designee, be and is hereby authorized (1) to accept and record a deed to the City of Detroit for the Acquisition Properties, (2) to accept, execute, and/or deliver any such other documents as may be necessary to effectuate the acquisition of the Acquisition Properties by the City of Detroit, and (3) to pay the cost of obtaining an owner's policy of title insurance, recording any deeds granting title to the Acquisition Properties to the City of Detroit, and such other necessary and customary closing costs payable in connection with the acquisition of the Acquisition Properties; and be it further

RESOLVED, that the PDD Director, or her authorized 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 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 not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the PDD Director, or her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibits)

EXHIBIT A

LEGAL DESCRIPTION OF THE TRANSFER PROPERTY

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

East 1/2 of Lot(s) 17 of DAVIS SUB according to the plat thereof recorded in Liber 8 of Plats, Page 91 of Wayne County Records

Common Address: 1981 Theodore, Detroit, MI 48211

Parcel ID: 09002555.

EXHIBIT B

LEGAL DESCRIPTION OF THE ACQUISITION PROPERTY

Property situated in the Highland Park, Wayne County, Michigan, specifically described as follows:

Lots 7, 8, 9 and 10 of WHITE'S SUBDIVISION according to the plat thereof recorded in Liber 12 of Plats, Page 94 of Wayne County Records

Common Address: 2137, 2143, 2151 E Palmer, Michigan 48211

Parcel ID: 09002773-4, 09002775., 09002776.

Joe Louis Greenway - Land Swap Agreement: Theodore & E Palmer

- The City has negotiated a land swap with St. Aubin Properties, L.L.C. ("SAP"). The City has agreed to transfer its parcel at 1981 Theodore to SAP, in exchange for the City's acquisition of several SAP-owned parcels at 2137, 2143, 2151 E Palmer.
- SAP seeks to acquire 1981 Theodore to assemble a large development site at 5050 Dequindre, and the City proposes using the acquired lots on E Palmer to expand the width of the future path of the Joe Louis Greenway and provide a buffer from the adjacent industrial corridor.
- Estimated Project Schedule:
 - Acquisition: June 2025
 - JLG Design Start: Summer 2026

