



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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June 18, 2025

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

**RE: Approval and Authorization to Accept Easement Interest in furtherance of the  
“Detroit Charge Ahead” Initiative**

Honorable City Council:

The “Detroit Charge Ahead” Initiative (the “**Initiative**”) is seeking to establish publicly available electrical vehicle charging stations (each, a “**Charging Station**”) at privately-owned sites across Detroit.

In furtherance of the Initiative, the City has negotiated and obtained from Seven Oaks Investment, L.L.C. (“**Owner**”) a signed and notarized agreement for an easement (“**Easement**”) at the Owner’s property commonly referred to as Mike’s Fresh Market, located at 19195 Livernois, Detroit, Michigan 48221 (“**EVCS Property**”).

This Easement is essential to the Initiative, as it will provide the City with the necessary, immediate, and ongoing authority to install, operate, and maintain a Charging Station at the privately-owned EVCS Property.

In addition, no City funds shall be expended to accept this Easement at the EVCS Property.

Therefore, the Planning and Development Department (“**PDD**”) requests this Honorable Body adopt the attached resolution to authorize PDD’s formal acceptance of the Easement.

Respectfully submitted,

Alexa Bush  
Director, PDD

cc: Trisha Stein, Mayor’s Office  
Tim Slusser, Mayor’s Office

**BY COUNCIL MEMBER \_\_\_\_\_:**

**WHEREAS**, the City of Detroit (“**City**”) has negotiated and obtained from Seven Oaks Investment, L.L.C. (“**Owner**”) a certain agreement for an easement (“**Easement**”) at Owner’s property commonly referred to as Mike’s Fresh Market, located at 19195 Livernois, Detroit, Michigan 48221 (“**EVCS Property**”); and

**WHEREAS**, the City, by and through its Planning and Development Department (“**PDD**”), desires to accept the Easement, and the legal interest in the EVCS Property it provides the City, to install publicly available electrical vehicle charging stations; and

**WHEREAS**, the acceptance of this Easement shall come at no cost to the City; and

**WHEREAS**, in accordance with Chapter 2, Article VI of the 2019 Detroit City Code, except as otherwise provided therein, the City of Detroit is required to receive an environmental inquiry and, where necessary, an environmental assessment prior to the acquisition of a legal interest in real property; and

**WHEREAS**, the Buildings, Safety Engineering, and Environmental Department (“**BSEED**”) has completed an environmental review of the EVCS Property; and

**WHEREAS**, the City of Detroit, through the Law Department, has determined that, notwithstanding the presence of a potential recognized environmental condition investigated by BSEED and found to be of minimal risk at the EVCS Property, the EVCS Property is not likely to cause the City of Detroit to incur liability under the environmental laws of the State of Michigan or the United States, or otherwise incur response costs given the proposed use of the EVCS Property; and

**NOW, THEREFORE, BE IT RESOLVED**, that in accordance with Chapter 2, Article VI of the 2019 Detroit City Code, the City Council finds that the EVCS Property has received appropriate environmental inquiry and assessment in accordance with the review referred to in the recitals hereof; and be it further

**RESOLVED**, that this Honorable Body hereby determines and declares that (1) the EVCS Property is not a facility which may cause the City of Detroit to incur liability under the environmental laws of the State of Michigan or the United States, or otherwise incur response costs for the EVCS Property; (2) the acquisition of the EVCS Property is necessary to promote the health, safety and welfare of the public; and (3) the preservation and the promotion of the public health, safety, welfare or good outweighs the cost of the environmental assessment and hereby waives the requirement that the Owner bears the cost of the environmental assessment; and (4) the City may undertake further inquiry or response actions to mitigate any identified, unacceptable environmental hazards; and be it further

**RESOLVED**, that in the event the City incurs any response costs due to its use of the Easement, including its related access and use of the EVCS Property, then all necessary steps consistent with law shall be taken by the City to fully mitigate and recover any costs or damages which have been

incurred by the City as a result of any response activity associated therewith; and be it further

**RESOLVED**, that the PDD Director, or her authorized designee, be and is hereby authorized (1) to accept and record the Easement with the Wayne County Register of Deeds; (2) to accept, execute, and deliver any such other documents as may be necessary or convenient to affect the acceptance of the Easement; and (3) to pay the cost of recording the Easement, including such other necessary and customary closing costs payable therewith; and be it further

**RESOLVED**, that the PDD Director, or her authorized designee, be and is hereby authorized to execute any other required instruments as may be necessary to effectuate the acceptance, including but not limited to corrections to or confirmations of legal descriptions, 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 acceptance of the Easement, provided that the changes do not materially alter the substance or terms of the acceptance; and

**BE IT FINALLY RESOLVED**, that upon acceptance of the Easement from the Owner, the Easement shall be placed under the jurisdiction of PDD.