



July 8, 2025

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

RE: Detroit Water and Sewerage Department Brightmoor Stormwater Improvement Project

Honorable City Council:

The Detroit Water and Sewerage Department (DWSD) is requesting your Honorable Body to adopt the attached resolution to authorize DWSD to acquire 62 privately owned parcels for the Brightmoor Stormwater Improvement Project.

In the last 10 years, DWSD has collaborated with the Detroit Land Bank Authority (DLBA) to hold all parcels in its inventory in the Brightmoor neighborhood while studying the area and conducting an engineering analysis to determine the feasibility of a large-scale green stormwater infrastructure (GSI) project to mitigate flooding. Through these efforts, DWSD has determined the optimal location and size for a GSI project. GSI is a cost-effective way to manage stormwater to enhance our combined sewer system, which is being challenged by more intense, frequent rainstorms.

The project includes installing an underground network of storm sewers which will capture stormwater (rainfall and snowmelt) from catch basins (storm drains) and direct it to a newly built bioretention pond before releasing it to the Rouge River. Based on the topography of the area, proximity to the Rouge River, and the density of DLBA parcels, this is the ideal location for flood mitigation. The pond area is between Outer Drive (north) and Lyndon (south) from Outer Drive (west) to Bentler (east). This area of the Brightmoor neighborhood includes historic streambeds and is currently visibly a low-lying area, requiring less excavation and engineering by DWSD to convey and temporarily hold stormwater. Reducing the amount of stormwater from entering the combined sewer system enhances the capacity, reducing the risk of basement backups and street flooding, both locally and regionally. Additionally, this project is expected to reduce the amount of combined sewer overflows on the Rouge River, improving the water quality of the river.

Phase I of the project is funded by \$25M of the \$346M 2023 HUD CDBG-DR allocation which was approved by this Honorable Body. The \$2.6M property acquisition is funded by the DWSD Capital Improvement Program budget.

The project area includes 102 DLBA parcels and 62 privately owned parcels. DWSD has been meeting with property owners since early 2024 regarding the property acquisition process and is ready to execute purchase agreements this summer. Once the properties are acquired by DWSD, they will be secured until an environmental assessment is approved, and the properties can be demolished in anticipation of project construction in 2026.

We request that your Honorable Body adopt the attached resolution to authorize DWSD to acquire property within the project area and take such action as may be necessary to accomplish the intent of this resolution.

Respectfully submitted,

Gary A Brown  
Director  
Detroit Water & Sewerage Department

**RESOLUTION OF NECESSITY OF THE CITY COUNCIL OF THE CITY OF DETROIT FOR  
THE ACQUISITION OF PRIVATE PROPERTY, INCLUDING BY CONDEMNATION, FOR THE  
BENEFIT AND USE OF THE PUBLIC FOR THE DETROIT WATER AND SEWERAGE  
DEPARTMENT’S BRIGHTMOOR STORMWATER IMPROVEMENT PROJECT**

**By Council Member \_\_\_\_\_ :**

WHEREAS, the City of Detroit (the “City”) desires to further its efforts to protect its citizens by making its infrastructure more climate resilient through utilization of green stormwater infrastructure (“GSI”) designed to mitigate the effects of excess stormwater and untreated sewerage overflows to the Rouge River resulting in basement backups and street flooding during significant rain and snow events (“Brightmoor Stormwater Improvement Project”), and to provide other public purposes and benefits as set forth herein, which will involve the development and installation of GSI that will capture and filter stormwater runoff before it enters the City’s combined sewer; and

WHEREAS, this Resolution is requested by the Detroit Water and Sewerage Department; and

WHEREAS, the Detroit Water and Sewerage Department is a municipal utility; and

WHEREAS, the City Charter’s Declaration of Rights provides that the City shall provide for the public peace, health and safety of persons and property within its jurisdictional limits; and

WHEREAS, the Declaration of Rights further provides that the people of Detroit have a right to expect aggressive action by the City’s officers in seeking to advance, conserve, maintain and protect the integrity of the human, physical and natural resources of this city from encroachment and/or dismantlement; and

WHEREAS, the Declaration of Rights further provides that the people of Detroit have a right to expect city government to provide clean air and a sanitary, environmentally sound city; and

WHEREAS, pursuant to City Code 15-2-2, this Honorable Body must include in this Resolution of Necessity (or in a separate written report), among other things, a summary of the public uses and/or public purposes underlying the Brightmoor Stormwater Improvement Project; and

WHEREAS, the Brightmoor Stormwater Improvement Project is for the use, purpose, and/or benefit of the public by supporting and maintaining a healthy and sustainable environment, through the use of GSI methods designed to reduce stormwater and snowmelt runoff volume, remove pollutants, and reduce street and basement flooding in the Brightmoor neighborhood and surrounding community, and improve the water quality of the Rouge River; and

WHEREAS, to achieve the public purposes and benefits associated with the Brightmoor Stormwater Improvement Project, the City must acquire property through voluntary acquisitions and/or the taking of private property by eminent domain as permitted by law in accordance with

the Michigan Constitution and Michigan Uniform Condemnation Procedures Act, MCL 213.51 *et seq.* (“UCPA”); and

WHEREAS, the taking of such private property shall be considered necessary for public purposes and for the benefit and/or use by the public; and

WHEREAS, the Brightmoor Stormwater Improvement Project has identified certain parcels needed to facilitate the Brightmoor Stormwater Improvement Project within the area located between Greydale and Bentler Streets from W. Outer Drive to Lyndon and certain Detroit Land Bank Authority (“DLBA”) owned property located in adjacent neighborhoods (“Project Area”); and

WHEREAS, historic drainage pathways exist within the Project Area which allows the utilization of existing topographic relief to maximize surface catch flow opportunities; and

WHEREAS, the City’s National Pollutant Discharge Elimination System (“NPDES”) permit requires DWSD to significantly reduce combined sewer overflows by 2037; and

WHEREAS, the Brightmoor Stormwater Improvement Project will reduce sewerage overflows, improve water quality of the Rouge River, reduce basement water backups and street flooding; and

WHEREAS, the City intends that all parcels of property within the Project Area, be acquired by gift, purchase, condemnation, abandonment, or otherwise and a listing of parcels within the Project Area, as the City understands the property, is attached hereto as **Exhibit A**; and

WHEREAS, the most recent aggregate total of the State Equalized Value (SEV) for all of the parcels to be acquired within the Project Area is \$178,900; and

WHEREAS, the initial estimate of the total aggregate cost of acquiring all of the property within the Project Area, is \$1,400,000.00, which includes the estimated total aggregate of just compensation to be paid, including any contingencies (excluding any appraisal fees, attorney fees, expert fees, or other costs), and shall be paid from the Detroit Water and Sewerage Department’s Improvement and Extension Fund; and

WHEREAS, the initial estimate of the total aggregate relocation benefits to be paid in connection with the acquisitions for the Brightmoor Stormwater Improvement Project, including contingencies, is \$1,200,00.00, and shall be paid from the Detroit Water and Sewerage Department’s Improvement and Extension Fund; and

WHEREAS, an environmental assessment has not yet been conducted, but the City shall follow all applicable environmental laws and the City Code with respect to environmental conditions as may be required; and

WHEREAS, an allowance of funds for environmental site investigation and assessments, response activities, remedial actions, removal actions, and abatement in the aggregate amount of \$500,000.00 shall be paid from Detroit Water and Sewerage Department’s Improvement and Extension Fund; and

WHEREAS, the City finds that the Brightmoor Stormwater Improvement Project is a governmental function; and

WHEREAS, this Resolution of Necessity is to take immediate effect.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. This Honorable Body finds that the following conditions exist that make the Brightmoor Stormwater Improvement Project necessary and finds the following public benefits and purposes associated with or anticipated from the Brightmoor Stormwater Improvement Project:
  - a. The City desires to further its efforts to protect its citizens by making its infrastructure more climate resilient through providing more capacity to its sewer system by the utilization of GSI designed to capture stormwater and snowmelt and divert it to the Rouge River thereby reducing basement backups, street flooding and improving the water quality in the Rouge River; and
  - b. The Brightmoor Stormwater Improvement Project will mitigate the negative impacts of climate change by addressing the increased volume of intense rain and snowmelt experienced today which exceeds the combined system's capacity resulting in street and basement flooding; and
  - c. The City's NPDES permit requires DWSD to significantly reduce combined sewer overflows by 2037.
2. This Honorable Body finds that the Brightmoor Stormwater Improvement Project is for the following public purposes, uses and/or benefits:
  - a. The reduction of excess stormwater in the combined sewer system which will reduce street flooding and basement backups in the Project Area and surrounding communities; and
  - b. The mitigation of excess stormwater and untreated sewerage overflows to the Rouge River; and
  - c. The improvement of the Rouge River water quality; and
  - d. Implementation of an innovative green solution to alleviate the burden on existing infrastructure, supporting, and maintaining a healthy and sustainable city, improvement of air quality and beautification of the neighborhood.

3. This Honorable Body hereby declares the Brightmoor Stormwater Improvement Project is a public use, for the public purpose, and that its development is necessary and essential to the interest of the public peace, health, safety, and welfare of the City and to provide means and methods for mitigating street and basement flooding.
4. This Honorable Body hereby declares that the GSI installations are a public improvement.
5. This Honorable Body hereby declares that the Brightmoor Stormwater Improvement Project is for the purposes of the City's incorporation, including that it will promote the public health and safety, the protection of the City's natural resources, and promote clean air and a sanitary, environmentally sound city, consistent with the City Charter's Declaration of Rights; and
6. This Honorable Body hereby declares that, as a result of the foregoing findings, certain and expeditious assembly of land for the Brightmoor Stormwater Improvement Project through the City's power of eminent domain is necessary and in the best interest of the City and the public and is essential to the public health and welfare of the City.
7. This Honorable Body hereby declares that the acquisition of property for the Brightmoor Stormwater Improvement Project is necessary to protect the health, safety, and welfare of the public and, in the event the City incurs any response costs when the property are acquired, all necessary steps consistent with law shall be taken by the City to fully recover and/or to mitigate any costs or damages which may have been required of the City as a result of any response activity associated with such property.
8. The City hereby declares its intention that all property necessary for the development of the Brightmoor Stormwater Improvement Project within the Project Area and be acquired by gift, purchase, condemnation, abandonment, or otherwise and a listing of parcels within the Project Area, as the City understands the property, is attached hereto as **Exhibit A**.
9. The City is hereby authorized to make offers to purchase the property within the Project Area and surrounding neighborhood to initiate negotiations for the purchase of such property, and to enter into agreements, including, but not limited to letters of intent, option agreements, purchase agreements, and/or transfer agreements, in connection with the acquisition of such property. The City is further authorized to purchase or be assigned any existing option agreements for such properties.
10. The City is hereby authorized to make payments and reimbursement and provide relocation assistance to all displaced persons (as defined by City Code 15-1-1 and

15-1-6) who vacate property for use in the Brightmoor Stormwater Improvement Project.

11. The City shall comply with City Code, Chapter 15.
12. If the City is unable to purchase property within the Project Area from property owners through voluntary negotiations, the Corporation Counsel for the City is hereby directed to institute and bring to an appropriate conclusion, the necessary condemnation proceedings on behalf of the City in the Third Judicial Circuit for the County of Wayne to acquire such property and terminate any underlying interest therein, through the exercise of the City's power of eminent domain, pursuant to 1980 PA 87, as amended MCL 213.51 *et. seq.*, as amended, and other applicable laws.
13. The Corporation Counsel and/or their designee are authorized to file declarations of taking as required by the UCPA for any eminent domain action with respect to the acquisition of properties within the Project Area and adjacent neighborhoods for the Brightmoor Stormwater Improvement Project.
14. The Corporation Counsel and/or their designee are authorized to accept deeds and/or property within the Project Area and surrounding neighborhood and to authorize the requisite documents related to the acquisition of payment for such property.
15. The City Treasurer is directed to prorate all taxes and assessments to the date of closing, in accordance with local custom for acquisition of fee title, on all property acquired for the Brightmoor Stormwater Improvement Project.
16. A copy of this Resolution shall be transmitted by the City Clerk to the Planning and Development Department, to the Board of Assessors, and to the department or agency for whose use the property is being acquired so the Board of Assessors may determine whether, in fact, such property has been acquired by the City and, therefore, is exempt from taxation.
17. The Chief Financial Officer and/or its designee shall record all judgments, court orders, deeds, mortgages, discharges, and other instruments ("instruments") with the County of Wayne Register of Deeds in order to perfect title for private property taken by the City and shall forward a copy of such instruments to the Board of Assessors, who shall change the assessment roll of the City to show such property as being exempt from taxation.
18. The Chief Financial Officer and/or its designee is authorized to honor applications and/or vouchers for the payment of the estimated just compensation deposited with

the City Treasurer or their designee when deeds and/or the requisite documents related to the acquisition are presented in advance of any trial related to property within the Project Area.

19. It is hereby found and determined that certain other official action may be taken by the City with respect to, among other things, addressing title issues to provide the City with marketable title to the acquired property.
20. This Honorable Body hereby declares that the Brightmoor Stormwater Improvement Project is a governmental function and an essential service.
21. This Resolution is to take immediate effect.

Exhibit A to Brightmoor Stormwater Improvement Project Resolution of Necessity

Parcel ID	Address
22112574-5	14606 GREYDALE
22010229-30	21626 LYNDON
22111006.	14527 BENTLER
22111005.	14535 BENTLER
22111004.	14541 BENTLER
22111002-3	14553 BENTLER
22111001.	14561 BENTLER
22112566.003	14540 GREYDALE
22112566.004L	14546 GREYDALE
22112568.	14562 GREYDALE
22112571-2	14580 GREYDALE
22112573.	14594 GREYDALE
22111000.	14569 BENTLER
22110998.	14581 BENTLER
22110997.	14589 BENTLER
22110996.	14595 BENTLER
22110995.	14601 BENTLER
22110994.	14609 BENTLER
22110993.	14615 BENTLER
22110992.	14621 BENTLER
22110991.	14627 BENTLER
22110989.	14641 BENTLER
22110988.	14649 BENTLER
22110987.	14657 BENTLER
22111253.	14656 CHAPEL
22111252.	14648 CHAPEL
22111251.	14642 CHAPEL
22111250.	14634 CHAPEL
22111247.	14614 CHAPEL
22111246.	14606 CHAPEL
22111245.	14600 CHAPEL
22111244.	14594 CHAPEL
22111243.	14586 CHAPEL
22111242.	14580 CHAPEL
22111241.	14574 CHAPEL
22111240.	14566 CHAPEL
22111239.	14560 CHAPEL
22111238.	14554 CHAPEL
22111237.	14546 CHAPEL
22111235-6	14532 CHAPEL
22111234.	14524 CHAPEL
22111750.	14527 CHAPEL
22111749.	14535 CHAPEL
22111748.	14541 CHAPEL
22111747.	14547 CHAPEL

Exhibit A to Brightmoor Stormwater Improvement Project Resolution of Necessity

Parcel ID	Address
22111746.002L	14555 CHAPEL
22111746.001	14561 CHAPEL
22111745.	14567 CHAPEL
22111743-4	14581 CHAPEL
22111919.	14654 BURGESS
22111918.	14648 BURGESS
22111917.	14640 BURGESS
22111916.	14634 BURGESS
22111915.	14628 BURGESS
22111914.	14620 BURGESS
22111913.	14614 BURGESS
22111907.	14572 BURGESS
22111906.	14566 BURGESS
22111905.	14560 BURGESS
22111904.	14554 BURGESS
22111901-2	14540 BURGESS
22111900.	14524 BURGESS
22112407.	14533 BURGESS
22112405-6	14541 BURGESS
22112404.	14553 BURGESS
22112402-3	14561 BURGESS
22112401.	14575 BURGESS
22112400.	14581 BURGESS
22112399.	14589 BURGESS
22112397.	14601 BURGESS
22112396.	14607 BURGESS
22112395.	14615 BURGESS
22112566.002	14534 GREYDALE
22112592.	14864 GREYDALE
22112590.	14848 GREYDALE
22113025.	14641 GREYDALE
22113019.	14823 GREYDALE
22113018.	14829 GREYDALE
22113017.	14835 GREYDALE
22113016.	14841 GREYDALE
22113015.	14849 GREYDALE
22113014.	14857 GREYDALE
22113013.	14863 GREYDALE
22010251-2	21442 LYNDON
22010249-50	21450 LYNDON
22010248.	21464 LYNDON
22010247.	21480 LYNDON
22010246.	21510 LYNDON
22010245.	21512 LYNDON
22010244.	21514 LYNDON

Exhibit A to Brightmoor Stormwater Improvement Project Resolution of Necessity

Parcel ID	Address
22010242-3	21520 LYNDON
22010241.	21528 LYNDON
22010240.	21530 LYNDON
22010237.	21550 LYNDON
22010236.	21560 LYNDON
22010234-5	21600 LYNDON
22010231.	21618 LYNDON
22010228.	21632 LYNDON
22010226.	21656 LYNDON
22010225.	21666 LYNDON
22010224.	21676 LYNDON
22010223.	21686 LYNDON
22110990.	14635 BENTLER
22111249.	14628 CHAPEL
22111248.	14620 CHAPEL
22111912.	14606 BURGESS
22110999.	14575 BENTLER
22111742.	14587 CHAPEL
22111908.	14580 BURGESS
22111903.	14546 BURGESS
22010238-9	21540 LYNDON
22112591.	14858 GREYDALE
22112588-9	14838 GREYDALE
22112394.	14621 BURGESS
22112576.	14614 GREYDALE
22113020.	14817 GREYDALE
22113026.	14635 GREYDALE
22113023-4	14651 GREYDALE
22112398.	14593 BURGESS
22112569.	14566 GREYDALE
22112570.	14574 GREYDALE
22112566.001	14526 GREYDALE
22112567.	14554 GREYDALE
22112408.	14527 BURGESS
22010232-3	21610 LYNDON
22010227.	21634 LYNDON
22111733.	14649 CHAPEL
22111732.	14657 CHAPEL
22111734.	14641 CHAPEL
22111735.	14635 CHAPEL
22111736.	14627 CHAPEL
22111737.	14621 CHAPEL
22111738.	14617 CHAPEL
22112578.	14626 GREYDALE
22112393.	14627 BURGESS

Exhibit A to Brightmoor Stormwater Improvement Project Resolution of Necessity

Parcel ID	Address
22111909.	14588 BURGESS
22112582.	14654 GREYDALE
22111741.	14593 CHAPEL
22111740.	14601 CHAPEL
22111739.	14609 CHAPEL
22111911.	14600 BURGESS
22111910.	14594 BURGESS
22112392.	14635 BURGESS
22112391.	14641 BURGESS
22112390.	14649 BURGESS
22112389.	14653 BURGESS
22112577.	14620 GREYDALE
22112579.	14634 GREYDALE
22112580.	14642 GREYDALE
22112585.	14816 GREYDALE
22112584.	14808 GREYDALE
22112583.	14800 GREYDALE
22112581.	14646 GREYDALE
22112587.	14830 GREYDALE
22112586.	14824 GREYDALE
22113028.	14623 GREYDALE
22113027.	14629 GREYDALE
22113022.	14801 GREYDALE
22113021.	14809 GREYDALE
22124831.	11597 W OUTER DR
22124830.	11607 W OUTER DR
22113006.	14909 GREYDALE
22113032.	14595 GREYDALE
22112595.	14884 GREYDALE
22110510-1	14594 BENTLER
22110507.	14572 BENTLER
22110506.	14566 BENTLER
22110505.	14560 BENTLER
22110504.	14554 BENTLER
22110503.	14544 BENTLER
22110524-5	14834 BENTLER
22110523.	14824 BENTLER
22110522.	14816 BENTLER
22110521.	14810 BENTLER
22110520.	14800 BENTLER
22110519.	14654 BENTLER
22110518.	14648 BENTLER
22110517.	14640 BENTLER
22110515.	14626 BENTLER
22110983.	14823 BENTLER

Exhibit A to Brightmoor Stormwater Improvement Project Resolution of Necessity

Parcel ID	Address
22111259.	14836 CHAPEL
22111258.	14830 CHAPEL
22111257.	14824 CHAPEL
22111256.	14816 CHAPEL
22111255.	14808 CHAPEL
22111254.	14800 CHAPEL
22111730.	14809 CHAPEL
22111923.	14824 BURGESS
22111922.	14818 BURGESS
22111921.	14810 BURGESS
22111731.	14801 CHAPEL
22112379.	14863 BURGESS
22112598.	14906 GREYDALE
22112596-7	14896 GREYDALE
22113041.	14531 GREYDALE
22113031.	14601 GREYDALE
22113030.	14607 GREYDALE
22113010.	14885 GREYDALE
22113009.	14891 GREYDALE
22113008.	14897 GREYDALE
22113007.	14903 GREYDALE
22124822.	11671 W OUTER DR
22124820.	11685 W OUTER DR
22124819.	11689 W OUTER DR
22124818.	11699 W OUTER DR
22124802.	11811 W OUTER DR
22124799-800	11831 W OUTER DR
22124798.	11837 W OUTER DR
22010087-93	21747 LYNDON
22010086.	21745 LYNDON
22010085.	21735 LYNDON
22010084.	21731 LYNDON
22010083.	21729 LYNDON
22010080-1	21701 LYNDON
22010079.	21673 LYNDON
22010078.	21663 LYNDON
22010077.	21653 LYNDON
22010076.	21643 LYNDON
22010075.	21633 LYNDON
22010074.	21631 LYNDON
22010062-3	21537 LYNDON
22010051.	21445 LYNDON
22010050.	21439 LYNDON
22010049.	21435 LYNDON
22010048.	21429 LYNDON

Exhibit A to Brightmoor Stormwater Improvement Project Resolution of Necessity

Parcel ID	Address
22010260-1	21400 LYNDON
22010259.	21410 LYNDON
22010216.	21724 LYNDON
22112385	14823 BURGESS
22112384	14829 BURGESS
22112388	14801 BURGESS
22112387	14807 BURGESS
22112386	14815 BURGESS