



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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October 21, 2025

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

**RE: City Acquisition of Property
3528 Fourth Street**

Honorable City Council:

The City of Detroit, by and through its Planning and Development Department (“PDD”), has submitted an offer to Detroit Public Schools Community District, a Michigan statutory body (“DPSCD”), to purchase certain real property located at 3528 Fourth Street, Detroit, Michigan 48201 (the “Property”), for the purchase price of forty-three thousand and 00/100 dollars (\$43,000.00).

The Property consists of one vacant lot totaling approximately 3,600 square feet in size. PDD wishes to acquire the Property for the reestablishment of previously vacated Fourth Street. The reconstitution of Fourth Street will provide the road access needed to support future planned development. The Property is zoned SD2 (Special Development District).

We request that your Honorable Body adopt the attached resolution to: (1) issue findings and declarations consistent with Chapter 2, Article VI, Section 3 of the Detroit City Code with respect to environmental assessments of the Property; (2) approve payment of the purchase price to DPSCD and acquisition of the Property by the City; and (3) authorize the execution of such documents as may be necessary or convenient to effect the acquisition of the Property.

Respectfully submitted,

Alexa Bush
Director
Planning and Development Department

cc: Malik Washington, Mayor’s Office

RESOLUTION

BY COUNCIL MEMBER _____

WHEREAS, the City of Detroit ("City"), through its Planning and Development Department ("PDD"), wishes to acquire certain real property at 3528 Fourth Street, Detroit, Michigan 48201, as more particularly described in the in the attached Exhibit A incorporated herein (the "Property"), from Detroit Public Schools Community District, a Michigan statutory body ("DPSCD"), for the purchase price of forty-three thousand and 00/100 dollars (\$43,000.00); and

WHEREAS, the Building Safety Engineering and Environmental Department ("BSEED") has reviewed the environmental conditions of the Property; and

WHEREAS, BSEED obtained a Phase I Environmental Site Assessment for the subject property, dated 05/12/2025, prepared by AKT Peerless, (the "Environmental Assessment"). A Phase II Environmental Site Assessment will be completed by AKT Peerless and if the Property is determined to be a facility as defined in the NREPA, Part 201, a Plan for Due Care will be implemented; and

NOW, THEREFORE, BE IT RESOLVED, that this Honorable Body hereby determines and declares, in accordance with Chapter 2, Article VI, Section 3 of the 2019 Detroit City Code: (1) the City Council finds that the Property has received appropriate environmental inquiry and assessment in accordance with the review referred to in the preceding paragraph; (2) City Council finds and declares that despite the potential for the presence of environmental contamination, acquisition of the Property 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 Property if appropriate response actions are taken to meet due care obligations, if any are determined during the Phase II ESA; (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 City shall undertake response actions to mitigate any unacceptable risks with strict adherence to the EGLE regulations and will follow the Plan for Due Care and Operations, Maintenance and Monitoring plan to assure that environmental hazards are addressed; and be it further

RESOLVED, that the City Council hereby approves of (1) the acquisition of the Property from DPSCD; (2) payment of the purchase price of forty-three thousand and 00/100 dollars (\$43,000.00) to be paid by the Detroit Building Authority ("DBA") to DPSCD; and (3) payment of customary closing costs anticipated to be approximately two thousand and 00/100 dollars (\$2,000.00) to be paid for by the DBA pursuant to the City's Property Management Agreement with the DBA; and be it further

RESOLVED, that the PDD Director, or her authorized designee, be and is hereby authorized to accept and record a deed to the City of Detroit for the Property and to execute such documents as may be necessary or convenient to effect the acquisition of the Property consistent with this Resolution; and be it further

RESOLVED, that upon acquisition of the Property from DPSCD, the Property shall be placed under the jurisdiction of PDD for use, operation, and future development.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTION

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

Lot 11 and the adjacent East 25 feet vacated Fourth Street, Block 84 of PLAT OF THE SUBDIVISION OF PART OF THE JONES FARM NORTH OF GRAND RIVER AVE. according to the plat thereof recorded in Liber 6 of Plats, Page 7 of Wayne County Records.

Commonly known as: 3528 Fourth Street, Detroit, Michigan 48201
Parcel ID: 04003751.