



CITY OF DETROIT  
GENERAL SERVICES DEPARTMENT

115 ERSKINE ST.  
DETROIT, MICHIGAN 48201  
PHONE 313 • 224.1100  
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June 27, 2022

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

**RE: Approval and Authorization to Accept the Donation of the Dexter-Elmhurst Community Center - 11825 Dexter and 11743 Dexter Avenue, Detroit, Michigan –.**

Honorable City Council:

The General Services Department - Detroit Parks and Recreation Division (“DPRD”) is hereby requesting this Honorable Body approve the acceptance and the donation by the Dexter-Elmhurst Community Center, a Michigan nonprofit corporation (“DECC”) of its building, including all fixtures and equipment, and the improved real property described on the attached Exhibit A, located at and commonly known as 11825 Dexter and 11743 Dexter Avenue, Detroit, Michigan 48206 (the “Property”).

The DECC Advisory Board unanimously approved the donation of the Property in support of the City’s initiative to reenergize the Dexter-Elmhurst neighborhood. The acquisition by the City will allow for much-needed renovation and capital improvement to the Dexter-Elmhurst Community Center, and development of a community park and recreational space.

We respectfully request that your Honorable Body approve the acceptance of DECC’s donation of the Property by adopting the attached resolution.

Respectfully submitted,

A handwritten signature in blue ink that reads "Brad Dick".

Brad Dick,  
Group Executive for Services and Infrastructure

cc: Sandra Yu Stahl, Director, GSD  
A. Harrington (BSEED)



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## RESOLUTION

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

**WHEREAS**, the City of Detroit through the General Services Department - Detroit Parks and Recreation Division (“DPRD”) wishes to accept a donation of and acquire fee title to certain improved real property located at **11825 Dexter Avenue and 11743 Dexter Avenue, Detroit, Michigan 48206**, more particularly described in the attached Exhibit A (the “Property”); and

**WHEREAS**, the Property has received appropriate environmental inquiry and environmental assessment in compliance with Sec. 2-6-3 of the 2019 Detroit City Code upon the review by the Building Safety Engineering and Environmental Department (“BSEED”) of a Phase I Environmental Site Assessment dated March 30, 2022, and a Baseline Environmental Assessment dated May 22, 2022, both prepared by Mannik Smith Group, and which are available for review at BSEED; and

**WHEREAS**, this Honorable Body hereby finds, determines, and declares that: (1) despite the possible 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; (2) the preservation and promotion of the public health, safety, welfare and good outweighs the cost of the environmental inquiry and assessment and (3) DPRD will undertake response actions to mitigate any unacceptable risks with strict adherence to the Michigan Department of Energy, Great Lakes and the Environment regulations prior to opening the park to the public and will develop a (i) Response Activity Plan, (ii) Plan for the Due Care and Operations, and (iii) Maintenance and Monitoring Plan to assure that environmental hazards are addressed; and

**NOW, THEREFORE, BE IT RESOLVED**, that the requirement that DECC, as the donor, bear the cost of the environmental inquiry and assessment, and the requirement of action to recover all costs associated with the remediation of or response activity at a facility, are hereby waived; and

**BE IT FURTHER RESOLVED**, that the acceptance of the donation of the Property by the Dexter-Elmhurst Community Center, a Michigan nonprofit corporation, is hereby approved; and

**BE IT FINALLY RESOLVED**, that the Director of the General Services Department, or his or her designee, is authorized to execute and deliver such documents and agreements as may be necessary or convenient for the acceptance and acquisition of the Property from DECC, and is hereby authorized to accept and record a deeds, as well as execute any such documents as may be necessary or convenient to effect the transfer of the Property from the Owner to the City of Detroit; and

**EXHIBIT A**

**Legal Description**

Land in the City of Detroit, County of Wayne, Michigan, described as:

Lots 190 through 198 of the Lewis & Crofoots, No. 4, Liber 26, Page 84 of Plates, Wayne County Records, 14/192 224 X 120. JD

commonly known as: 11825 Dexter Avenue, Detroit, Michigan

Ward and Item: 14006236-8

and

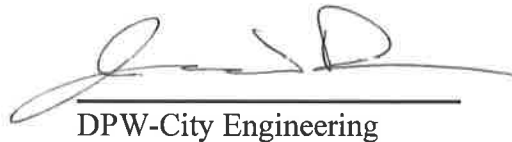
Lots 113 through 119 of the Lewis & Crofoots, No. 4, Liber 26, Page 84 of Plates, Wayne County Records, 14/192 224 X 120. JD

commonly known as: 11743 Dexter Avenue, Detroit, Michigan

Ward and Item: 14-006239-40

Description Correct

6/24/2022



DPW-City Engineering