



CITY OF DETROIT  
FIRE DEPARTMENT  
DETROIT PUBLIC SAFETY HEADQUARTERS

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September 23, 2022

HONORABLE CITY COUNCIL

**RE: Detroit Fire Department's Approval and Authorization to Acquire 13930 and 13942 Burt Road, Detroit, Michigan 48223, from Cathedral of Faith, a Michigan nonprofit corporation.**

In accordance with the requirements of Chapter 2, Article 6, Section 2 of the 2019 Detroit City Code, City Council is required to approve any gift, grant, devise or bequest of real or personal property to be used for any public purpose. The Detroit Fire Department ("DFD") is hereby requesting the approval and authorization from your Honorable Body to acquire 13930 and 13942 Burt Road, Detroit, Michigan 48223 (the "Property").

The Property is currently zoned R2- Two-Family Residential District. A fire station is not a permitted use in an R2 – Two-Family Residential District, but is a permitted conditional use in R3 - Low Density Residential Districts and all other more intensive residential zoning districts. The Property to be acquired will be used to expand DFD's Engine 57 Fire Station located immediately adjacent to the Property at 13960 Burt Road, which serves the City of Detroit's west-side communities. The planned expansion will include an annex of approximately 3,000 square feet including 1-2 apparatus bays, a day room, an eating room, classroom and office space, and a bathroom.

We respectfully request that your Honorable Body approve the acquisition of the Property by adopting the following resolution.

Respectfully submitted,



9/23/22

John Roach,  
Deputy Fire Chief

## RESOLUTION

### BY COUNCIL MEMBER \_\_\_\_\_

**WHEREAS**, the City of Detroit, through the Detroit Fire Department (“DFD”), wishes to acquire certain real property commonly known as 13930 and 13942 Burt Road, Detroit, Michigan 48223 (the “Property”), from the Cathedral of Faith, a Michigan nonprofit corporation (the “Citadel of Faith”); and

**WHEREAS**, the acquisition of the Property will allow DFD to expand its Engine 57 Fire Station and serve the City of Detroit’s west-side communities; 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 Building Safety Engineering and Environmental Department (“BSEED”) has reviewed the environmental conditions of the Properties; and

**WHEREAS**, DFD and BSEED through the Detroit Building Authority, obtained a Phase I Environmental Site Assessment for 13930 and 13942 Burt Road, dated June 2022, and a Baseline Environmental Assessment, dated September 1, 2022 (collectively, the “Environmental Assessment”), prepared by DLZ Michigan, Inc. conducted in accordance with current ASTM standards and Michigan Natural Resource and Environmental Protection Act (NREPA) Part 201; and

**WHEREAS**, the Property has received appropriate environmental inquiry and assessment in accordance with the review referred to in the preceding paragraphs, as required pursuant to Chapter 2, Article 6, Section 3 of the 2019 Detroit City Code.

**WHEREAS**, the City of Detroit, through BSEED, has reviewed the Environmental Assessment of the Burt Road Property and found that the risk of environmental contamination at the Property is manageable; and

**NOW, THEREFORE, BE IT RESOLVED**, that this Honorable Body hereby determines and declares: (1) that the Property, though a facility, will not 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 Burt Road Property; (2) the acquisition of the Property is necessary to promote the health, safety and welfare of the public; and (3) that 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 seller bears the cost of the Environmental Assessment; and be it further

**RESOLVED**, that the acquisition of the Property from Citadel of Faith for the sum of Thirty-Seven Thousand One Hundred and 00/100 Dollars (\$37,100.00) is hereby approved; and be it further

**RESOLVED**, that the Fire Commissioner of DFD, or an authorized designee, is hereby authorized (1) to accept and record deeds granting title to the Property to the City of Detroit, (2) to accept, execute and/or deliver any such other documents as may be necessary or convenient, to affect the transfer of the Property from Citadel of Faith to the City of Detroit, and (3) to pay the cost of an owner's policy of title insurance, recording any deeds granting title to the Property to the City of Detroit, and such other necessary and customary closing costs payable in connection with the acquisition of the Property, estimated to be less than One Thousand and 00/100 Dollars (\$1,000.00); and be it further

**RESOLVED**, that upon acquisition of the Property from Citadel of Faith, the Property shall be placed under the jurisdiction of DFD for use and operation in connection with DFD's firehouse adjacent to each of the Property; and be it further

**RESOLVED**, that a (1) brokers fee equal to Two Thousand One Hundred and 00/100 Dollars (\$2,100.00) be paid to Summit Commercial pursuant to the Professional Services Contract between the City of Detroit and the Detroit Building Authority ("DBA"), and (2) a service fee of One Thousand Seven Hundred Fifty and 00/100 Dollars (\$1,750.00) be paid to the DBA pursuant to the Professional Services Contract between the City of Detroit and the DBA; and be it finally

**RESOLVED**, that the Fire Commissioner of DFD, or an authorized designee, is hereby authorized to execute any required instruments to make and incorporate technical amendments or changes to the deeds for the Property (including, but not limited to, correction of 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 Property to the City, provided that the changes do not materially alter the substance or terms of the transfer.

**A WAIVER OF RECONSIDERATION IS REQUESTED.**