



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

February 3, 2023

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

RE: Approval and Authorization to Acquire 3106 16th Street, Detroit, Michigan from Detroit Public Schools Community District (“DPSCD”) for \$460,000.00.

Dear Honorable City Council,

The Planning and Development Department (“P&DD”) hereby requests the approval and authorization from your Honorable Body to acquire 3106 16th Street, Detroit, Michigan (the “Property”), from DPSCD. 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 Property is located in the Greater Corktown neighborhood and is the former site of the Owen Elementary School, which was demolished by DPSCD in 2010. The Property has remained vacant since the demolition of Owen Elementary School.

In 2021 the City of Detroit, led by P&DD and the Housing and Revitalization Department (“HRD”), and with the support of DPSCD, applied for and were awarded a \$30,000,000 Choice Neighborhoods Implementation Grant from the U.S. Department of Housing and Urban Development to carry out the Greater Corktown neighborhood revitalization strategy, which seeks to catalyze development in the Greater Corktown neighborhood through multiple strategic neighborhood projects. P&DD, through meetings with residents in the Greater Corktown neighborhood, identified the need and desire to increase access to community amenities and resident services in the Greater Corktown neighborhood, and developed the plan to create a community empowerment center at the site of the former Owen Elementary School.

It is currently contemplated that the community empowerment center will be developed in partnership with IFF, a community centered developer, and once constructed will be occupied by community-based non-profits providing early childhood education, cultural and arts education, and other supportive services. The site is also anticipated to provide needed outdoor recreation opportunities and greenspace in the Greater Corktown neighborhood. Any such agreements for future development of the Property would be brought before your Honorable Body for approval and authorization, and this current request is to authorize acquisition of the Property.

The purchase price for the Property will be four hundred sixty thousand and 00/100 dollars (\$460,000.00), which is the appraised value of the Property. The Purchase Price will be paid for using Fiscal Year 2021-2022 and Fiscal Year 2022-2023 Community Development Block Grant Funds.

The Property is currently zoned R3 – Low Density Residential District. This zoning district permits, by right, use of the Property for a neighborhood center, non-profit, and outdoor recreation facility.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Antoine Bryant", written in a cursive style.

Antoine Bryant
Director, Planning and Development Department

RESOLUTION

BY COUNCIL MEMBER _____

WHEREAS, the City of Detroit (“City”), through the Planning and Development Department (“P&DD”), wishes to acquire that certain property at 3106 16th Street, Detroit, Michigan as more particularly described in the attached Exhibit A (the “Property”) from Detroit Public Schools Community District (“DPSCD”), for the sum of four hundred sixty thousand and 00/100 Dollar (\$460,000.00); 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 City obtained a Phase I Environmental Site Assessment for the Property dated September 16, 2022, and a Baseline Environmental Assessment dated October 14, 2022 (collectively, the “Environmental Assessments”)

WHEREAS, the Building Safety Engineering and Environmental Department (“BSEED”) has reviewed and approved the Environmental Assessments; and

RESOLVED, in accordance with Chapter 2, Article I, Division 2 of the 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 recitals hereof and that the Property is determined to be a “facility”; (2) despite the presence of environmental contamination at the Property, acquisition of the Property is necessary to promote the health, safety and welfare of the public; (3) the preservation of the promotion of the public health, safety, welfare or good outweighs the cost of the environmental inquiry and assessment, and therefore, the City Council waives the requirement that the owner bear the cost of the environmental inquiry and assessment; and (4) P&DD shall prepare a Baseline Environmental Assessment with required field work within forty-five (45) days of the City’s acquisition of the Property; and be it further

RESOLVED, that the City Council hereby approves acquisition of the Property from DPSCD, and payment to DPSCD of four hundred sixty thousand and 00/100 dollars (\$460,000.00) as the purchase price for the property, and the payment of customary closing costs (anticipated to be approximately three thousand and 00/100 dollars (\$3,000.00), to be funded by (a) one hundred fifty-eight thousand seven hundred seventy-seven and 00/100 dollars (\$158,777.00) from Appropriation No. 21091 – CDBG Choice Grant Match, and (b) three hundred four thousand one hundred twenty-three and 00/100 dollars (\$304,123.00) from Appropriation No. 21083 - Owen Land Acquisition; and be it further

RESOLVED, that the P&DD Director, or his/her authorized designee, be and is hereby authorized (1) to accept and record a deed to the City of Detroit for the Property, (2) to accept, execute, and/or deliver any such other documents as may be necessary to effectuate the acquisition of the Property by 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; and be it further

RESOLVED, that upon acquisition of the Property from DPSCD, the Property shall be placed under the jurisdiction of P&DD for use, operation, and future development in connection with the Greater Corktown neighborhood revitalization strategy; and be it further

RESOLVED, that the P&DD Director, or his/her authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the deed (including but not limited to corrections to 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 transfer of the Acquisition Property, provided that the changes do not materially alter the substance or terms of the transfer.

A WAIVER OF RECONSIDERATION IS REQUESTED.

EXHIBIT A

LEGAL DESCRIPTION

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

Lots 171 through 198, both inclusive, including the vacated alley adjacent thereto, of JOHN W. JOHNSTON'S SUBDIVISION OF THAT PART OF PRIVATE CLAIM NO. 44, LYING BETWEEN THE CHICAGO AND GRAND RIVER ROADS, according to the plat thereof as recorded in Liber 68 of Deeds, pages 2 and 3, Wayne County Records.

Common Address: 3106 16th Street, Detroit, Michigan
Tax Parcel ID: 10006004-17