



Administration Division
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February 15, 2023

Honorable City Council:

Re: Property Donation – 8020 and 8040 W. Chicago St.

The City of Detroit, by and through its Department of Public Works (“DPW”), has received an offer from Independent Scrap L.L.C., a Michigan limited liability company (the “Donor”), to donate certain real property located at 8020 and 8040 W. Chicago St., Detroit, MI 48204, as more particularly described in the attached Exhibit A (the “Property”).

The City proposes to use the Property as part of the Joe Louis Greenway. The City intends to demolish and clear the vacant and blighted structures on the Property. This will allow for the construction of a safer off-street route for the Joe Louis Greenway.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ron Brundidge".

Ron Brundidge, Director
Department of Public Works

CC: Malik Washington, Mayor’s Office
Oladayo Akinyemi, DPW
James Hannig, DPW

MICHAEL DUGGAN, MAYOR

RESOLUTION

BY COUNCIL MEMBER _____

WHEREAS, the Building Safety Engineering and Environmental Department has reviewed the environmental conditions of the real property located at 8020 and 8040 W. Chicago St., Detroit, MI 48204, as more particularly described in the attached Exhibit A (the “Property”); and

WHEREAS, the City of Detroit obtained that certain Phase I Environmental Site Assessment 8020 and 8040 West Chicago, dated August 15, 2022, and that certain Phase II Environmental Site Assessment 8020 and 8040 W. Chicago Property, dated March 10, 2017, and that certain draft Report on Supplemental Phase II Environmental Site Assessment 8020 and 8040 W. Chicago Property, dated November 7, 2022, all prepared by NTH; now

THEREFORE IT IS HEREBY 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) the City Council finds and declares that 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 and such acquisition does not pose an unacceptable risk based upon the proposed use of the Property if appropriate response actions are taken to meet due care obligations; (3) the City Council finds and declares that the preservation 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 of Detroit General Services Department shall submit a Baseline Environmental Assessment to the Michigan Department of Energy, Great Lakes and the Environment (“EGLE”) and undertake response actions to mitigate any unacceptable risks with strict adherence to EGLE regulations and will develop a Plan for Due Care and Operations, Maintenance and Monitoring to assure that environmental hazards are addressed prior to and in conjunction with development of the Property as soon as the City takes on ownership of the Property; and be it further

RESOLVED, that the acceptance of the donation of the Property by Independent Scrap L.L.C., a Michigan limited liability company, is hereby approved; and be it finally

RESOLVED, that the Director of the City of Detroit Department of Public Works, or a designee, is authorized to execute such documents as may be necessary or convenient to effect the acceptance of the donation of the Property consistent with this Resolution.

EXHIBIT A

LEGAL DESCRIPTION

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

Parcel A:

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

N W CHICAGO PT OF 7 PLAT OF E 1/2 OF N W 1/4 SEC 33 T 1 S R 11 E L290 P225 DEEDS,
WCR 18/428 DESCRIBED AS BEG AT INTSEC S LN C & O RR 60 FT WD & W LN DET
TERM RR 100 FT WD TH S 0D 01M 15S E 172.72 FT ALG SD W LN TH N 89D 38M 00S W
222.95 FT TH N 0D 01M 15S W 127.00 FT TH S 89D 58M 45S W 36.50 FT TH N 0D 01M 15S
W 278.01FT TO A PTE IN S LN SD C&O RR TH S 47D 59M 56S E TO PTE OF BEG 70 339
SQ FT

Address: 8020 W. Chicago St., Detroit, MI
Tax Parcel No. 18005737-44

Parcel B:

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

N W CHICAGO PT OF 7 PLAT OF E 1/2 OF N W 1/4 SEC 33 T 1 S R 11 E L290 P225 DEEDS,
WCR 18/428 DESCRIBED AS BEG AT INTSEC N LN W CHICAGO 66 FT WD & W LN DET
TERM RR 100FT WD TH N 89D 38M 00S W 223.00FT TH N 0D 01M 15S W 335.00FT TH S
89D 38M 00S E 222.95FT TH S 0D 01M 15S E 335.02FT TO PTE OF BEG 74,702 SQ FT

Address: 8040 W. Chicago St., Detroit, MI
Tax Parcel No. 18005745-51