



May 14, 2021

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

**RE: Property Sale by Development Agreement
Portion of 7650 E. Jefferson (Former Brodhead Armory)**

Honorable City Council:

The City of Detroit (“City”), Planning and Development Department (“P&DD”) has received an offer from The Parade Company, a Michigan nonprofit corporation, to purchase a portion of certain City-owned real property at 7650 E. Jefferson (the “Property”) for the purchase price of Three Hundred Thousand and 00/100 Dollars (\$300,000.00).

The Property is the site of the former Brodhead Armory, which opened in 1930 as a training facility for State naval militias, as well as for hosting certain civic, political and sporting events. When use of the Brodhead Armory was discontinued and its doors closed in 2003, the Property was reverted back to the City under the jurisdiction of the Recreation Department and held as surplus property. In 2008, jurisdiction of the Property was transferred to P&DD to market for sale. The City formally solicited development proposals several times over the years to return the Property back to productive use, however no viable proposals were received through such solicitations and the building has since deteriorated.

As a long standing community supporter of the City, The Parade Company has proposed to relocate its entire Detroit operations on Mt. Elliott to the Property. The new location will allow for easier access to both the Detroit River for the annual Ford Fireworks and the downtown area for the annual America’s Thanksgiving Parade Presented by Gardner-White. These marquee Detroit events are viewed by millions and The Parade Company has expressed the importance of building a proper Parade Studio at the Property that not only houses all of the creativity and Detroit tradition seen in everything they do, but that also opens up new opportunities for community and educational tours, events and engagement.

The Parade Company’s proposed plan for the Property is to rehabilitate the northern portion of the existing building structure to stabilize and restore certain historical elements of the former Brodhead Armory, while at the same time modernizing the back half of the Property to accommodate float construction and event operations. The new space will also provide for community/educational event spaces and a designated office and meeting area for use by organizations that support veteran-centered activities. Currently, the Property is within a SD4 zoning district (Special Development District, Riverfront Mixed Use). The Parade Company’s proposed use of the Property will be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to formally surplus the Property and authorize the P&DD Director, or his/her authorized designee, to execute a development agreement, deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to The Parade Company.

Respectfully submitted,

A handwritten signature in blue ink that reads "Katharine G. Trudeau". The signature is written in a cursive style with a large initial 'K' and a long, sweeping underline.

Katharine G. Trudeau
Deputy Director

cc: Avery Peeples, Mayor's Office

RESOLUTION

BY COUNCIL MEMBER: _____

WHEREAS, on July 8, 2008, Detroit City Council adopted a resolution that approved the transfer of jurisdiction from the Recreation Department to the Planning & Development Department (“P&DD”) of a certain portion of real property at 7650 E. Jefferson, Detroit, MI (the “Property”), also known by the street address of 7600 E. Jefferson and as more particularly described in the attached Exhibit A incorporated herein; and

WHEREAS, since the above referenced transfer of jurisdiction, P&DD has determined that, pursuant to Sec. 2-7-4 of the Detroit City Code, the Property is non-essential to City governmental functions and has marketed it for sale; and

WHEREAS, P&DD now recommends that the Property be deemed “surplus real property” and sold; and now therefore be it

RESOLVED, that Detroit City Council hereby approves the aforementioned recommendations of Pⅅ and be it further

RESOLVED, that Detroit City Council hereby approves the sale of the Property by development agreement to The Parade Company, a Michigan nonprofit corporation, for the purchase price of Three Hundred Thousand and 00/100 Dollars (\$300,000.00); and be it further

RESOLVED, that the P&DD Director, or his/her authorized designee, is hereby authorized to execute a development agreement and issue a quit claim deed for sale of the Property, as well as execute such other documents as may be necessary or convenient to effect the transfer of the Property to The Parade Company consistent with this resolution; and be it further

RESOLVED, that the development agreement shall obligate The Parade Company to:

- 1) Renovate the Property to accommodate The Parade Company’s operations as a nonprofit entity, including space for the production and storage of its floats;
- 2) Renovate approximately 28,700 square feet of existing space at the Property using commercially reasonable efforts to rehabilitate historical elements of the northern portion of the existing building structure;
- 3) Include approximately 125,000 square feet of 2-story new construction for high bay areas that accommodate the operations and storage needs of The Parade Company;
- 4) Designate an event space to accommodate public tours and educational activities;
- 5) Designate office and meeting space for use by organizations that support veteran-centered activities;

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 quit claim 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 conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the development agreement and quit claim deed will be considered confirmed when executed by the P&DD Director, or his/her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTION

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

A PART OF LOT "K" AND A PART OF LOT "I" OF THE PLAT OF F. ADAM'S SUBDIVISION AS RECORDED IN LIBER 4, PAGE 34, WAYNE COUNTY RECORDS AND THAT PART OF PRIVATE CLAIM 16 LYING BETWEEN THE EAST LINE OF SAID PLAT OF F. ADAM'S SUBDIVISION AND THE EAST LINE OF SAID PRIVATE CLAIM 16, SOUTH OF JEFFERSON AVENUE (120 FEET WIDE) AND PART OF THE LANDS EXTENDING TO THE DETROIT RIVER, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF MOSES W. FIELD'S SUBDIVISION AS RECORDED IN LIBER 4, PAGE 10 OF PLATS, WAYNE COUNTY RECORDS, SAID POINT BEING ON THE A LINE COMMON TO THE WEST LINE PRIVATE CLAIM 16 AND THE EAST LINE OF PRIVATE CLAIM 678, SAID POINT ALSO BEING N.26°07'35"W., 155.17 FEET FROM THE SOUTHWEST CORNER OF SAID PRIVATE CLAIM 16; THENCE N.48°54'20"E., 706.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N.48°54'20"E., 290.52 FEET TO A POINT ON A LINE COMMON TO THE EAST LINE OF PRIVATE CLAIM 16 AND THE WEST LINE OF PRIVATE CLAIM 38, SAID POINT BEING N.26°23'12"W., 348.38 FEET FROM THE SOUTHEAST CORNER OF SAID PRIVATE CLAIM 16; THENCE S.26°23'12"E., 751.30 FEET; THENCE S.52°31'08"W., 286.35 FEET; THENCE N.26°23'12"W., 732.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.786 ACRES.