

US Property Acquisition

An extensive environmental study completed as part of the Detroit River International Crossing study in 2005-2009 identified the properties that would be required for the construction of the US Port of Entry, the required Gordie Howe International Bridge foundations and the Michigan Interchange.

Michigan Department of Transportation (MDOT) is responsible for all property acquisitions in the US and will retain ownership of all US property. Acquisition is being completed in co-ordination with a Land Acquisition Consultant and Special Assistant Attorneys General (SAAGs) for properties that are anticipated to proceed through condemnation.

Property acquisition is a complex process; transfer of ownership/rights to a public agency for public use must follow federal and state laws.

MDOT is committed to working with property owners in a fair and consistent manner. All appraisals are based on fair market value and relocation assistance and support will continue to be provided to those acquired.

The acquisition process followed by MDOT includes the following steps:

1. Preliminary interview with property owner and tenants, if applicable
2. Appraisal of property
3. Appraisal review completed by MDOT
4. Housing and rental determinations, if applicable
5. Business relocation determination, if applicable
6. Good Faith Offer
7. Closing or condemnation filing
8. Relocation of occupants
9. Possession of property
10. Demolition

*If necessary, environmental testing may take place during these processes.



Demolition and Security Measures

MDOT and its project partners are working to ensure that demolitions are conducted in a cost efficient and safe manner that minimizes disruption to the community. All demolitions are carried out in accordance with local, state and federal guidelines. Once a parcel is vacated, the structure is boarded up, security is put in place, utility disconnect requests are submitted, and asbestos and hazardous material surveys are performed. All of these tasks are initiated within 12 hours of parcel vacate. The following measures are being implemented to minimize impact of demolition on the community:

- Demolition occurs as quickly as possible to the date a property is vacated.
- Adjacent property owners are notified in advance of a scheduled demolition.
- Dust suppression measures are used throughout demolition activities.
- Traffic and mobility considerations are made for businesses and residents.
- Around-the-clock security is assigned to each parcel from the time a parcel is vacated through to the completion of the open hole inspection.

For more information about the Windsor-Detroit Bridge Authority and the Gordie Howe International Bridge project visit www.wdbridge.com. Follow us on Twitter at www.twitter.com/WDBABridge, like us on Facebook at www.facebook.com/WDBABridge and connect with us on LinkedIn at www.linkedin.com/company/wdba-apwd.

