



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
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October 31, 2023

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

**RE: Property Sale by Detroit Land Bank Authority
Rescue MI Nature Now, Inc.
Development: Parcel A; generally bound by W. Winchester, Charleston St., W 8
Mile Rd and Derby St.**

Honorable City Council:

Pursuant to the First Amended and Restated Memorandum of Understanding (“MOU”) between the City of Detroit and the Detroit Land Bank Authority (“DLBA”), approved by your Honorable Body on May 19, 2020, the DLBA may not transfer ten (10) or more parcels of property received from the City to the same transferee within any rolling 12 month period without the prior approval of the Mayor and City Council.

The DLBA is now in receipt of an offer from Rescue MI Nature Now, Inc., a Michigan Non Profit Corporation (“Rescue MI”) to enter into an option to purchase Forty One (41) properties (“the Property”) acquired by the DLBA (as described in the attached Exhibit A). The Property is within the Nolan neighborhood. It is generally bound by W. Winchester, Charleston St., W 8 Mile Rd and Derby St.

Rescue MI is a Detroit Land Bank community partner. They last purchased twelve (12) parcels, located on Derby St. and Exeter St., from the DLBA in June 2022. This request represents Phase 3 of their neighborhood beautification efforts.

The total area of land for Phase 3 measures approximately 163,446 square feet or 3.75 acres. Rescue MI proposes to continue to remove blight and beautify the project area. They wish to utilize the vacant properties to develop a therapy forest consisting of flowering beds and trees, perennial gardens, landscaping and other amenities.

The design is meant to be self-sustainable with normal maintenance, debris pick up and removal to be done and supported by youth programs and university partnerships. For the project Rescue MI has secured a grant of \$189,300 from the National Fish and Wildlife Foundation, pending successful completion of their programmatic and fiscal review process.



Honorable City Council
October 31, 2023
Page 2

The Property is zoned R2 (Two Family Residential District). The Offeror shall comply with any Urban Agriculture guidelines as required, apply for and obtain any Conditional Land Use approvals and/or obtain any required zoning changes needed in accordance with the zoning guidelines and approval processes.

Conditions to Exercise Option and Execute Development Agreement are to include:

- Finalizing financing for project
- City of Detroit Planning and Development Department (“PDD”) Design Review and approvals, as necessary or required
- Zoning compatibility/successful zoning changes and/or conditional land use hearings
- Other approvals as necessary with required City departments and/or agencies

The Planning & Development Department, therefore, requests that your Honorable Body authorize the Detroit Land Bank Authority to enter into an Option Agreement with Rescue MI Nature Now, Inc., a Michigan nonprofit corporation to sell the Property as more particularly referenced in the attached Exhibit A for \$15,538.40; and, upon exercise of the option by the optionee, to sell such property in accordance with the terms set forth in the Option Agreement.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Antoine Bryant'.

Antoine Bryant
Director
Planning & Development Department

AB/am

Attachments

Cc: Julie Schneider, HRD
Malik Washington, Mayor’s Office

RESOLUTION

BY COUNCIL MEMBER: _____

WHEREAS, the Detroit Land Bank Authority (“DLBA”) was created to assemble and dispose of publicly owned properties in a coordinated manner to foster the development of that property and to promote economic growth in the City of Detroit; and

WHEREAS, pursuant to the First Amended and Restated Memorandum of Understanding (“MOU”) between the City of Detroit and the DLBA, approved by the Detroit City Council on May 19, 2020 , the DLBA may not transfer ten (10) or more parcels of property received from the City of Detroit to the same transferee within any rolling twelve (12) month period without the prior approval of the Mayor and City Council; and

WHEREAS, the DLBA is now in receipt of an offer from Rescue MI Nature Now, Inc., a Michigan nonprofit corporation, to enter into an option to purchase Forty One (41) properties (“the Property”) acquired by the DLBA (as described in the attached Exhibit A). The Property is within the Nolan neighborhood and generally bound by W. Winchester, Charleston St., W 8 Mile Rd and Derby St.; and

WHEREAS, Rescue MI Nature Now. Inc. proposes to remove blight and beautify the area with flowering beds and trees, perennial gardens, landscaping and other amenities; and

WHEREAS, the total area of land measures approximately 163,446 square feet or 3.75 acres and is zoned R2 (Two Family Residential District). Rescue MI Nature Now, Inc shall comply with all applicable Urban Agriculture guidelines, apply for and obtain any Conditional Land Use approvals and/or obtain any required changes in zoning designation in accordance with the zoning guidelines and approval processes.

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the foregoing communication, the Detroit Land Bank Authority, be and is hereby authorized to enter into an Option Agreement with Rescue MI Nature Now, Inc., a Michigan Non Profit Corporation to sell the Property as more particularly referenced in the attached Exhibit A for \$15,538.40 ; and, upon exercise of the option by the optionee, to sell such property in accordance with the terms set forth in the Option Agreement.

Structure/Lot	Address	Property: ZIP Code	Parcel ID	Property: Zoned As	Council District	Sales Price	Occupied/ Vacant
Lot	20495 Exeter	48203	09024893.	R2	3	\$ 331.10	Vacant
Lot	20477 Exeter	48203	09024896.	R2	3	\$ 331.10	Vacant
Lot	20487 Exeter	48203	09024895.	R2	3	\$ 331.10	Vacant
Lot	20451 Exeter	48203	09024900.	R2	3	\$ 479.20	Vacant
Lot	20438 Danbury	48203	09024976.	R2	3	\$ 313.60	Vacant
Lot	20444 Danbury	48203	09024977.	R2	3	\$ 318.00	Vacant
Lot	20476 Danbury	48203	09024982.	R2	3	\$ 331.10	Vacant
Lot	20496 Danbury	48203	09024985.	R2	3	\$ 331.10	Vacant
Lot	20405 Derby	48203	09024764.	R2	3	\$ 653.40	Vacant
Lot	19921 Coventry	48203	09024290.	R2	3	\$ 359.00	Vacant
Lot	20108 Derby	48203	09024703.	R2	3	\$ 414.60	Vacant
Lot	20260 Derby	48203	09024722.	R2	3	\$ 726.70	Vacant
Lot	20470 Exeter	48203	09024876.	R2	3	\$ 744.90	Vacant
Lot	20503 Exeter	48203	09024892.	R2	3	\$ 331.10	Vacant
Lot	20441 Exeter	48203	09024901-2	R2	3	\$ 474.80	Vacant
Lot	20450 Danbury	48203	09024978.	R2	3	\$ 320.70	Vacant
Lot	20464 Danbury	48203	09024980.	R2	3	\$ 318.00	Vacant
Lot	20469 Danbury	48203	09025002.	R2	3	\$ 318.00	Vacant
Lot	20023 Danbury	48203	09024939.	R2	3	\$ 346.80	Vacant
Lot	20424 Danbury	48203	09024974.	R2	3	\$ 330.00	Vacant
Lot	20430 Danbury	48203	09024975.	R2	3	\$ 330.00	Vacant
Lot	20500 Danbury	48203	09024986.	R2	3	\$ 330.00	Vacant
Lot	20482 Danbury	48203	09024983.	R2	3	\$ 330.00	Vacant
Lot	20470 Danbury	48203	09024981.	R2	3	\$ 320.00	Vacant
Lot	20100 Exeter	48203	09024842.	R2	3	\$ 500.90	Vacant
Lot	19981 Coventry	48203	09024282.	R2	3	\$ 350.00	Vacant
Lot	20431 Danbury	48203	09025008.	R2	3	\$ 330.00	Vacant
Lot	20439 Danbury	48203	09025007.	R2	3	\$ 310.00	Vacant
Lot	20447 Danbury	48203	09025006.	R2	3	\$ 318.00	Vacant
Lot	20451 Danbury	48203	09025005.	R2	3	\$ 320.00	Vacant
Lot	20461 Danbury	48203	09025003-4	R2	3	\$ 308.90	Vacant
Lot	20473 Derby	48203	09024754.	R2	3	\$ 426.90	Vacant
Lot	20461 Exeter	48203	09024898-9	R2	3	\$ 480.00	Vacant
Lot	20110 Exeter	48203	09024843.	R2	3	\$ 457.40	Vacant
Lot	20491 Exeter	48203	09024894.	R2	3	\$ 331.10	Vacant
Lot	20410 Danbury	48225	09024972.	R2	3	\$ 331.10	Vacant
Lot	20418 Danbury	48203	09024973.	R2	3	\$ 331.10	Vacant
Lot	20458 Danbury	48203	09024979.	R2	3	\$ 318.00	Vacant
Lot	20490 Danbury	48203	09024984.	R2	3	\$ 331.10	Vacant
Lot	19941 COVENTRY	48203	09024288.	R2	3	\$ 348.50	Vacant
Lot	20425 Danbury	48203	09025009.	R2	3	\$ 331.10	Vacant

\$ 15,538.40