



## DEPARTMENTAL SUBMISSION

DEPARTMENT: Planning & Development

FILE NUMBER: Planning & Development-0520

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**\* RE:**

Submitting reso. autho. Amended and Restated Development Agreement Brewster Wheeler Recreation Center

**\* SUMMARY:**

The City of Detroit is a party to that certain Agreement to Purchase and Develop Land dated December 19, 2017 (the “Development Agreement”), between the City and Spar Bar, LLC, a Michigan limited liability company (“Original Developer”), pursuant to which the City conveyed property located at 2900 St Antoine, Detroit, Michigan 48201, commonly known as the Brewster Wheeler Recreation Center, to Original Developer (the “Property”). The sale of the Property pursuant to the Development Agreement was approved by your Honorable Body on July 16, 2016. This Development Agreement contemplated that Original Developer would construct certain improvements on the Property consisting of a restaurant and bar, catering space, office space, and a community event space, along with a second phase of development that included a residential housing development. In the years since the Development Agreement was executed, the Original Developer has failed to improve the Property as required in the Development Agreement.

MHT Housing Inc., a Michigan nonprofit corporation (“MHT”), is seeking to purchase the Property from Original Developer and proposes to construct four (4) multi-family residential buildings on the Property, each consisting of approximately fifty (50) residential units, which are anticipated to provide a significant number of affordable units in accordance with the requirements of low income housing tax credit financing, financing provided by the Michigan State Housing Development Authority, or other sources of state or federal funds for affordable housing development being pursued by MHT. One of the residential buildings will also provide supportive housing services for persons who have recently aged out of the foster care system, in partnership with Bishop Charles H. Ellis, III and the Greater Grace Temple. MHT also proposes to renovate the Brewster Wheeler Recreation Center building to be operated as an indoor recreation facility.

**\* RECOMMENDATION:**

We hereby request that your Honorable Body adopt the attached resolution to authorize the P&DD Director, or his authorized designee, to execute an amended and restated development agreement, a quit claim deed, and such other documents as may be necessary or convenient to permit the transfer of the Property from Original Developer

to MHT, and to provide for development of the Property for the four (4) residential buildings and a renovated recreation center.

**\* DEPARTMENTAL CONTACT:**

Name: Julie Schneider  
Position: HRD

**\*=REQUIRED**