



CITY OF DETROIT  
GENERAL SERVICES DEPARTMENT

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January 12, 2024

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

RE: Authorization to acquire 3 vacant parcels from the Detroit Land Bank Authority for the expansion of Brookins & Balduck parks.

Honorable City Council,

The City of Detroit (“City”), by and through the General Service Department (“GSD”) / Parks and Recreation Division (“DPR”), is hereby requesting the authorization of your Honorable Body to acquire 3 vacant parcels (“Acquisition Parcels”) from the Detroit Land Bank Authority (“DLBA”):

- 11095 & 11101 Lakepointe / District 4 / Brookins Park (2 parcels)
- 5318 Radnor / District 4 / Balduck Park (1 parcel)

The parcels will be used to expand and improve entry areas to both existing parks.

The total area of vacant land to be transferred from DLBA to DPR is .20 acre. Individual parcel sizes and residential zonings are indicated on Exhibit A.

In accordance with the requirements of Detroit City Code, Section 2-1-12, the City Council is required to approve any gift, grant, devise, or bequest of real or personal property to be used for any public purpose. Pursuant to the Memorandum of Understanding (“MOU”) between the City of Detroit and the Detroit Land Bank Authority, approved by the Detroit City Council on May 2020, the Detroit Land Bank Authority may not transfer ten (10) or more parcels of property received from the City to the same transferee within any rolling 19-month period without the prior approval of the Mayor and City Council.

We hereby request that your Honorable Body approve the attached resolution authorizing the Detroit Land Bank Authority to transfer 3 parcels to the Parks and Recreation Division for use in the expansion / improvement of existing park entrances in District Four.

Respectfully submitted,

Crystal Perkins  
Director, General Services Department



## RESOLUTION

**BY COUNCIL MEMBER:** \_\_\_\_\_

**RESOLUTION BY COUNCIL MEMBER; NOW, THEREFORE, BE IT RESOLVED**, that City of Detroit (“City”) through the General Service Department (“GSD”) wishes to acquire (3) parcels within the City of Detroit, Michigan, more particularly described in the attached Exhibit A - (“Acquisition Parcels”) from the Detroit Land Bank Authority (“DLBA”).

**WHEREAS**, Building, Safety, Engineering and Environmental Department has performed an environmental inquiry and reviewed the environmental conditions of the Acquisition Parcels attached herein as Exhibit A; and

**WHEREAS**, in accordance with Chapter 2, Article I, Division 2 of the Detroit City Code: (1) the City Council finds that the Acquisition Parcels have received appropriate environmental inquiry in accordance with the review referred to in the preceding paragraph; (2) the environmental inquiry has shown that past use of the Acquisition Parcels for the period investigated has been solely for residential purposes and that the Acquisition Parcels do not pose an adverse environmental impact, therefore none of the Acquisition Parcels are considered a facility; and (3) the City Council finds and declares that the preservation of the promotion of the public health, safety, welfare or good outweighs the cost of the environmental inquiry and therefore waives the requirements that the seller bear the cost of the environmental inquiry; now therefore be it

**RESOLVED**, that Detroit City Council hereby approves this resolution and acquisition of the parcels from the DLBA for no consideration; and be it further

**RESOLVED**, that the Director of GSD, or her/his/their designee, is authorized to accept and record a deed to the Acquisition Parcels to the City of Detroit, as well as execute any such documents as may be necessary or convenient to affect the transfer of the Acquisition Parcels from the DLBA to the City of Detroit; and be it further

**RESOLVED**, that the Director of GSD, or her/his/their 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 correction of 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 Acquisition Parcels to the City, provided that the changes do not materially alter the substance or terms of the transfer; and be it finally



**EXHIBIT A**

**Acquisition Parcels**

| <b>Address</b>          | <b>District</b> | <b>Zip code</b> | <b>Acreage &amp; Zoning</b> | <b>Parcel ID</b> | <b>Legal Description</b>  |
|-------------------------|-----------------|-----------------|-----------------------------|------------------|---|
| <b>5318 RADNOR</b>      | D4              | 48224           | .010 ac / R1                | 21078268         | E RADNOR 75 LEONARD-HILLGER LAND COS SUB L41 P77 PLATS, W C R 21/825 40 X 117 |
| <b>11095 LAKEPOINTE</b> | D4              | 48224           | .096 ac / R1                | 21064961         | W LAKEPOINTE 164 KING HEIGHTS SUB L50 P60 PLATS, W C R 21/826 35 X 120        |
| <b>11101 LAKPOINTE</b>  | D4              | 48224           | .096 ac / R1                | 21064955-60      | W LAKEPOINTE 165 KING HEIGHTS SUB L50 P60 PLATS, W C R 21/826 35 X 120        |

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