



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
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March 28, 2024

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

**RE: Property Sale by Detroit Land Bank Authority
Omnia Inc., d/b/a Nine Design + Homes
Development: 16135 Monica and 16551 Avon**

Honorable City Council:

Pursuant to the Second 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 Omnia Inc. (d/b/a Nine Design + Homes), a Delaware corporation (“Omnia”) to enter into two purchase agreements, one to purchase improved property located in the City of Detroit at 16135 Monica (the “Monica Property”) and the other to purchase property located in the City of Detroit at 16551 Avon (the “Avon Property”) (as described in the Exhibit A attached), for the total amount of \$34,000. The Monica Property is located in Council District 2 within the Fitzgerald/Marygrove neighborhood. It is a vacant residential structure situated on approximately 1,078 sq. ft. and is zoned R2 (Two-Family Residential). The Avon Property is located in Council District 1 within the North Rosedale Park neighborhood. It is a vacant residential structure situated on approximately 1,952 sq. ft. and is zoned R1 (Single-Family Residential).

Omnia has purchased 13 homes from the DLBA since 12/21/2022. Omnia has renovated these and additional houses in Detroit for the HGTV show, Bargain Block. The show is in its third season during which the team will be rehabbing homes primarily in the Fitzgerald neighborhood. Community outreach throughout the development process has included providing information to and soliciting input from local neighborhood associations/block clubs, residents, and local businesses.



Honorable City Council

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The estimated cost of the combined project is \$270,000. The renovated homes will be for sale. Omnia shall adhere to all applicable guidelines and apply for and obtain all applicable zoning changes/variances, permits and/or licenses. Purchaser's proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

The Planning & Development Department, therefore, requests that your Honorable Body authorize the Detroit Land Bank Authority to sell to Omnia Inc. (d/b/a Nine Design + Homes), a Delaware Corporation, the Monica Property and the Avon Property as more particularly referenced in Exhibit A attached to the resolution, for the amount of \$34,000.

Respectfully submitted,

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

Antoine Bryant
Director

AB/am
Attachment

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 Second 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 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 Omnia Inc. (d/b/a Nine Design + Homes), a Delaware corporation (“Omnia”) to purchase two parcels of property (“the Properties”) (as described in the attached Exhibit A). The Properties are located in Council District 1 within the North Rosedale Park neighborhood, and Council District 2 within the Fitzgerald/Marygrove neighborhood, respectively; and

WHEREAS, each of the Properties has a house on it that will be renovated by Omnia as part of the HGTV show, Bargain Block; and

WHEREAS, the Properties are zoned R2 (Two-Family Residential) and R1 (Single Family Residential), respectively (and Omnia shall adhere to all applicable guidelines and apply for and obtain all applicable zoning changes/variances, permits and/or licenses. Omnia’s use of the Properties shall be consistent with the allowable uses for which they are zoned.

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the foregoing communication, the Detroit Land Bank Authority, be and is hereby authorized to transfer the Property as more particularly referenced in the attached Exhibit A, to Omnia Inc. (d/b/a Nine Design + Homes), a Delaware Corporation, for the amount of \$34,000.

Exhibit A
Omnia Inc.

Structure/Lot	Address	Zip Code	Parcel ID	Square Footage	Zone	Sales Price	Occupied/ Vacant
Structure	16135 Monica	48221	16021778	1078	R2	\$ 9,000	Vacant
Structure	16551 Avon	48219	22081831	1952	R1	\$25,000	Vacant

EXHIBIT A

LEGAL DESCRIPTION

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

W Monica Lot 275 Addison Heights Sub L34 P53 Plats, W C R 16/304 35x111

A/K/A 16135 Monica
Tax ID No. 16021778.

W Avon Lot 112 Myland Sub L33 P10 Plats, W C R 22/443 40x139

A/K/A 16551 Avon
Tax ID No. 22081831.

Description Correct
Office of the Assessor

By: _____
Land Records Maintenance
City of Detroit