



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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April 30, 2024

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

**RE: Property Transfer between the City of Detroit Department of Transportation and  
the Detroit Land Bank Authority**

Honorable City Council:

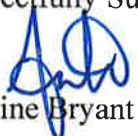
Pursuant to the Land Bank Fast Track Act, 2003 PA 258, MCL 124.751 to 124.774 (Land Bank Act), the Detroit Land Bank Authority ("Detroit Land Bank") was created as a separate legal entity, in order to assemble or dispose of public property in a coordinated manner, to foster the development of that property, to promote economic growth in the City of Detroit and to combat blight.

At this time, we hereby request that your Honorable Body authorize the City of Detroit Department of Transportation ("DDOT") to acquire twenty-four (24) properties from the Detroit Land Bank, for utilization by DDOT for their expansion project in the Coolidge neighborhood area.

The Property is located on Ward and Compass, adjacent to DDOT's facility at 14044 Schaefer. It consists of nine (9) vacant structures and Fifteen (15) vacant lots comprised of approximately 96,150 square feet (2.2 acres). This property is zoned R1 (Single Family Residential). DDOT shall apply for and obtain any Conditional Land Use approval and/or required zoning changes needed in accordance with the zoning guidelines and approval processes.

Accordingly, we hereby respectfully request that your Honorable Body adopt the attached resolution, authorizing the City to acquire the Property, as noted in the attached Exhibit A, from the Detroit Land Bank, a Michigan public body corporate, for no consideration.

Respectfully Submitted,

  
Antoine Bryant  
Director

Cc: Malik Washington, Mayor's Office

## RESOLUTION

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

**WHEREAS**, the Detroit Land Bank Authority ("Detroit Land Bank") was created as a separate legal entity, in order to assemble or dispose of public property in a coordinated manner, to foster the development of that property, to promote economic growth in the City of Detroit and to combat blight in accordance with Public Act 258 of 2003 (the "Land Bank Fast Track Act"); and

**WHEREAS**, the City has identified twenty-four (24) properties as property that we wish to acquire from the Detroit Land Bank Authority. These parcels are needed by the Detroit Department of Transportation ("DDOT") for the initial phase of its Expansion project in the Coolidge neighborhood area. The Property is zoned R1 (Single Family Residential).

**WHEREAS**, no transfer of the Property shall take place and title to the property shall remain with the Detroit Land Bank Authority until the City has completed environmental assessments for the property. If such assessment returns unexpected environmental concerns, the City, at its sole discretion may refuse to accept title for that respective portion of the property and title shall remain with the Detroit Land Bank Authority; now be it

**RESOLVED**, that Detroit City Council hereby approves acquisition of the Property, as more particularly described in the attached Exhibit A, from the Detroit Land Bank, a Michigan public body corporate for no consideration; and be it further

**RESOLVED**, that in accordance with the foregoing, the Planning and Development Department ("P&DD") Director, or his/her authorized designee, be and is hereby authorized to accept and record a deed to the City of Detroit for the Property, as well as execute any such other documents as may be necessary to effectuate transfer of the property from the Detroit Land Bank to the City of Detroit; and be it finally

**RESOLVED**, that the P&DD Director, or his/her authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed(s) (including but not limited to corrections to 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 properties, provided that the changes do not materially alter the substance or terms of the transfer(s).

**A WAIVER OF RECONSIDERATION IS REQUESTED**

## EXHIBIT A

Land in the City of Detroit, County of Wayne and State of Michigan being:

N COMPASS LOT 123 HAPPY HOMES SUB L31 P69 PLATS, W C R 22/40 40 X 128.92A

**A/K/A 13520 Compass**  
**TAX ID No. 22009808.**

N COMPASS LOT 121 HAPPY HOMES SUB L31 P69 PLATS, W C R 22/40 40 X 128.58A

**A/K/A 13500 Compass**  
**TAX ID No 22009810.**

N COMPASS LOT 120 AND VAC ALLEY ADJ HAPPY HOMES SUB L31 P69 PLATS, W C R 22/40 35 X 138.23A

**A/K/A 13374 Compass**  
**Tax ID No. 22009811.**

N COMPASS LOT 119 AND VAC ALLEY ADJ HAPPY HOMES SUB L31 P69 PLATS, W C R 22/40 40 X 138.08A

**A/K/A 13366 Compass**  
**TAX ID No. 22009812.**

N COMPASS LOT 118 AND VAC ALLEY ADJ HAPPY HOMES SUB L31 P69 PLATS, W C R 22/40 40 X 137.93A

**A/K/A 13360 Compass**  
**TAX ID No. 22009813.**

W Ward Lot 299 GREENLAWN SUB L33 P52 PLATS, WCR 22/91 35X103.9

**A/K/A 14015 Ward**  
**Tax ID No. 22025263.**

W Ward Lot 298 GREENLAWN SUB L33 P52 PLATS, WCR 22/91 35X103.9

**A/K/A 14023 Ward**  
**TAX ID No. 22025262.**

W Ward Lot 297 GREENLAWN SUB L33 P52 PLATS, WCR 22/91 35X103.9

**A/K/A 14031 Ward**  
**Tax ID No. 22025261.**

W Ward Lot 296 GREENLAWN SUB L33 P52 PLATS, WCR 22/91 35X103.9

**A/K/A 14037 Ward**  
**Tax ID No. 22025260.**

W Ward Lot 295 GREENLAWN SUB L33 P52 PLATS, WCR 22/91 35X103.9

**A/K/A 14045 Ward**  
**Tax ID No. 22025259.**

W Ward Lot 294 GREENLAWN SUB L33 P52 PLATS, WCR 22/91 35X103.9

**A/K/A 14101 Ward**  
**Tax ID No. 22025258.**

W Ward Lot 293 GREENLAWN SUB L33 P52 PLATS, WCR 22/91 35X103.9

**A/K/A 14111 Ward**  
**Tax ID No. 22025257.**

W Ward Lot 292 GREENLAWN SUB L33 P52 PLATS, WCR 22/91 35X103.9

**A/K/A 14117 Ward**  
**Tax ID No. 22025256.**

W Ward Lot 291 GREENLAWN SUB L33 P52 PLATS, WCR 22/91 35X103.9

**A/K/A 14123 Ward**  
**Tax ID No. 22025255.**

W Ward Lot 290 GREENLAWN SUB L33 P52 PLATS, WCR 22/91 35X103.9

**A/K/A 14131 Ward**  
**Tax ID No.22025254.**

W Ward Lot 289 GREENLAWN SUB L33 P52 PLATS, WCR 22/91 35X103.9

**A/K/A 14139 Ward**  
**Tax ID No.22025253.**

W Ward Lot 288 GREENLAWN SUB L33 P52 PLATS, WCR 22/91 35X103.9

**A/K/A 14145 Ward**  
**Tax ID No. 22025252.**

W Ward Lot 287 GREENLAWN SUB L33 P52 PLATS, WCR 22/91 35X103.9

**A/K/A 14151 Ward**  
**Tax ID No. 22025251.**

W Ward Lot 286 GREENLAWN SUB L33 P52 PLATS, WCR 22/91 35X103.9

**A/K/A 14159 Ward**  
**Tax ID No. 22025250.**

W Ward Lot 285 GREENLAWN SUB L33 P52 PLATS, WCR 22/91 35X103.9

**A/K/A 14167 Ward**  
**Tax ID No. 22025249.**

W Ward Lot 284 GREENLAWN SUB L33 P52 PLATS, WCR 22/91 35X103.9

**A/K/A 14173 Ward**  
**Tax ID No. 22025248.**

W Ward Lot 283 GREENLAWN SUB L33 P52 PLATS, WCR 22/91 35X103.9

**A/K/A 14179 Ward**  
**Tax ID No. 22025247.**

W Ward Lots 281 AND 282 GREENLAWN SUB L33 P52 PLATS, WCR 22/91 33X103.9

**A/K/A 14185 Ward**  
**Tax Id No. 22025246.**

W Ward Lot 452 Greenlawn Sub L35 P33 Plats, WCR 22/110 40X111.23

**A/K/A 14203 Ward**  
**Tax Id No. 22025245.**

**Description Correct**

By \_\_\_\_\_  
**Office of the Assessor**

## EXHIBIT B

Tax ID	Address	Type
22009808	13520 Compass	Residential Structure
22009810	13500 Compass	Residential Structure
22009811	13374 Compass	Lot
22009812	13366 Compass	Lot
22009813	13360 Compass	Lot
22025263	14015 Ward	Residential Structure
22025262	14023 Ward	Residential Structure
22025261	14031 Ward	Lot
22925260	14037 Ward	Lot
22925259	14045 Ward	Residential Structure
22025258	14101 Ward	Residential Structure
22025257	14111 Ward	Lot
22025256	14117 Ward	Lot
22025255	14123 Ward	Lot
22025254	14131 Ward	Lot
22025253	14139 Ward	Lot
22025252	14145 Ward	Lot
22025251	14151 Ward	Residential Structure
22025250	14159 Ward	Lot
22025249	14167 Ward	Residential Structure
22025248	14173 Ward	Residential Structure
22025247	14179 Ward	Lot
22025246	14185 Ward	Lot
22025245	14203 Ward	Lot