



**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 Sale by Development Agreement  
20119 Wisconsin, Detroit, Michigan 48221**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from 20119 Wisconsin Limited Dividend Housing Association, LLC, a Michigan limited liability company (“Purchaser”), to purchase and develop certain City-owned real property at 20119 Wisconsin, Detroit, Michigan 48221 (“Property”) for the purchase price of four hundred thirty thousand and 00/100 dollars (\$430,000.00).

The Property consists of the former William E. Higginbotham School situated on 3.185 acres of land. The Purchaser proposes adaptive reuse of the Property into a mixed-use building including a first-floor theatre, flex-space and at least forty (40) residential units. Currently, the Property is zoned R3 (Low Density Residential District). The Purchaser’s proposed use of the Property is a conditional permitted use. The Purchaser shall apply for and obtain conditional use approval prior to closing and consummation of sale.

We hereby request that your Honorable Body adopt the attached resolution to authorize the P&DD Director, or his authorized designee, to execute a development agreement, deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to 20119 Wisconsin Limited Dividend Housing Association, LLC, a Michigan limited liability company.

Respectfully submitted,

Antoine Bryant  
Director  
Planning and Development Department

cc: Malik Washington, Mayor’s Office

## RESOLUTION

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

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves the sale of certain real property at 20119 Wisconsin, Detroit, Michigan 48221 (“Property”), as more particularly described in the attached Exhibit A incorporated herein, to 20119 Wisconsin Limited Dividend Housing Association, LLC, a Michigan limited liability company (“Purchaser”) for the purchase price of four hundred thirty thousand and 00/100 dollars (\$430,000.00); and be it further

**RESOLVED**, that the sale of the Property shall be subject to a development agreement which shall obligate Purchaser to develop a mixed-use development containing at least 40 residential units; and be it further

**RESOLVED**, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City’s Property Management Agreement with the Detroit Building Authority (“DBA”): 1) Twenty Five Thousand Eight Hundred and 00/100 Dollars (\$25,800.00) shall be paid to the DBA from the sale proceeds, 2) Twenty One Thousand Five Hundred and 00/100 Dollars (\$21,500.00) shall be paid to the DBA’s real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) may be paid from the sale proceeds; and be it further

**RESOLVED**, that the Director of the Planning and Development Department (“P&DD”), or his authorized designee, is authorized to execute a development agreement and issue a quit claim deed for the sale of the Property, as well as execute such other documents as may be necessary or convenient to effect the transfer of the Properties to Purchaser consistent with this resolution; and be it further

**RESOLVED**, that the P&DD Director, or his authorized 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 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 and sale; and be it finally

**RESOLVED**, that the development agreement and quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

**EXHIBIT A**

LEGAL DESCRIPTIONS OF PROPERTY

Real property situated in the City of Detroit, County of Wayne and State of Michigan described as follows:

All of Lots 205 through 214, both inclusive, and Lots 275 through 284, both inclusive, Part of Lots 274, 215, and 152 through 162, both inclusive, the parts of vacated Wisconsin Avenue and the vacated alley adjacent thereto, DETROYAL GARDENS SUB., according to the plat thereof as recorded in Liber 35 of Plats, page 77, Wayne County Records; All described as: Beginning at the Southwest corner of Lot 284, DETROYAL GARDENS SUB., according to the plat thereof as recorded in Liber 35 of Plats, page 77, thence North 00 degrees 00 minutes 24 seconds East 427.78 feet; thence North 89 degrees 58 minutes 00 seconds East 324.33 feet; thence South 00 degrees 00 minutes 24 seconds West 427.78 feet; thence South 89 degrees 58 minutes 00 seconds West 324.33 feet to the point of beginning.

Common Address: 20119 Wisconsin Street, Detroit, Michigan 48221

Parcel ID: Ward 16, Item 035808.000