



DEPARTMENTAL SUBMISSION

DEPARTMENT: Planning & Development

FILE NUMBER: Planning & Development-0584

*** RE:**

Submitting reso. autho. Property Sale by City of Detroit and Detroit Land Bank Authority MMII LLC, a Delaware limited liability company

*** SUMMARY:**

The City of Detroit, Planning and Development Department ("P&DD") is the owner of certain real property described on Exhibit A attached hereto, commonly known as 14700 Dexter, Detroit, Michigan 48234 ("City Property"). The Detroit Land Bank Authority, a Michigan public body corporate (the "DLBA"), is the owner of certain real property described on Exhibit B attached hereto, commonly known as 14720, 14726, 14734, 14742, 14752, 14756, 14764, 14770, 14778, 14786 Dexter and 14733 and 14759 Fairfield Detroit, Michigan 48234 (the "DLBA Property" and, together with the City Property, the "Property"). The DLBA Property is made up of contiguous parcels of land located directly adjacent to the City Property.

P&DD and DLBA have agreed to sell the Property to MMII LLC, a Delaware limited liability company ("Purchaser"), with P&DD acting as DLBA's agent pursuant to a Purchase and Sale Agreement, for the purchase price for of Six Hundred Thousand and 00/100 dollars (\$600,000.00). The value attributed to the City Property is \$490,000.00 and the value attributed to the DLBA Property is \$110,000.00.

The DLBA Property is vacant land approximately 83,982 square feet in size. The City Property contains a 105,948 square foot warehouse structure situated on a 174,319 square foot lot. The Purchaser is in the business of buying, selling, and renting used books and intends to use the City Property as a book warehouse and distribution facility with the DLBA Property to be used as parking for the warehouse.

The DLBA Property is zoned R2 and P1 (*Two-Family Residential District* and Parking Lot). The City Property is zoned M4 (*Intensive Industrial District*). For the parcels zoned P1 and M4, the Purchaser's proposed use is a by-right use and is consistent with the allowable uses for which the Property is zoned. The Purchaser's proposed use of the parcels zoned as R2 is a conditional permitted use. Purchaser shall apply for and obtain conditional use approval for the parcels zoned R2.

The DLBA Property is made up of twelve (12) parcels of land. 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 to the

same transferee within any rolling 12-month period without the prior approval of the Mayor and City Council. The DLBA Board of Directors approved the sale of the DLBA Property on May 21, 2024.

*** RECOMMENDATION:**

P&DD requests that your Honorable Body adopt the attached resolution to authorize the Detroit Land Bank Authority to sell the DLBA Property to MMII LLC, a Delaware limited liability company.

Further, P&DD requests that your Honorable Body authorize the Director of P&DD, or his or her authorized designee, to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the City Property by the City to MMII LLC, a Delaware limited liability company.

*** DEPARTMENTAL CONTACT:**

Name: John Truong
Position: HRD

***=REQUIRED**