



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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July 3, 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 - 13512 Compass**

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 13512 Compass 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 a vacant lot measuring approximately 5,140 square feet. 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 13512 Compass as property that we wish to acquire from the Detroit Land Bank Authority. This parcel is 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 13512 Compass 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 13512 Compass, 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 13512 Compass, 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 122 HAPPY HOMES SUB L31 P69 PLATS, W C R 22/40 40 X 128.92A

**A/K/A 13512 Compass**

**TAX ID No. 22009809.**

**Description Correct**

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