



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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July 11, 2024

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

**RE: Property Sale by Detroit Land Bank Authority
Pique Earth, LLC
Development: 3905, 3911, 3919, 3927, 3935, 3945, 3951, 3959, 3967, and 3975
Beaconsfield**

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 Pique Earth, LLC, a Michigan limited liability company (“Pique Earth”) to enter into an agreement for the option to purchase 10 contiguous parcels of vacant land, located in the City of Detroit at 3905, 3911, 3919, 3927, 3935, 3945, 3951, 3959, 3967, and 3975 Beaconsfield as further described in the attached Exhibit A (collectively, the “Property”), for the amount of Twenty Seven Thousand Five Hundred and 00/100 Dollars (\$27,500.00). The Property is vacant land located in Council District 4 in the Morningside neighborhood. It is approximately 44,430 sq ft or 1.02 acres and is zoned R2 (Two-Family Residential).

Pique Earth proposes to create an urban farm on the Property that focuses on cultivating mushrooms. Pique Earth has engaged with the community throughout the planning process. As an awardee of funds from the Black Farmer Land Fund, Pique Earth was required to go door to door to discuss their project with the residents who showed tremendous support it. Also, in addition to door-to-door communication, Pique Earth sent a letter to each resident on the block.

Honorable City Council

July 11, 2024

Page 2

The estimated cost of the project is \$190,450. The use of the Property as an Urban Farm is a conditional land use in a R2 zone. Pique Earth shall adhere to all applicable guidelines and apply for and obtain all applicable zoning changes/variances, permits and/or licenses. Pique Earth's proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

Conditions to exercise the option and enter into a Purchase & Development Agreement will include the following.

- Finalizing financing for the project
- City of Detroit Planning and Development Department Design Review and approvals as necessary
- Zoning compatibility, successful zoning changes, and/or conditional land use hearings
- Other approvals as necessary with required City departments and/or agencies

The Planning & Development Department, therefore, requests that your Honorable Body authorize the Detroit Land Bank Authority to sell the Property as more particularly referenced in the attached Exhibit A to Pique Earth, LLC after exercise of the option, for the amount of Twenty Seven Thousand Five Hundred and 00/100 Dollars (\$27,500.00).

Respectfully submitted,



Antojine Bryant

Director

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 Pique Earth, LLC, a Michigan limited liability company (“Pique Earth”) to enter into an agreement for the option to purchase 10 contiguous parcels of property, as described in the attached Exhibit A (collectively, “the Properties”), for the amount of Twenty Seven Thousand Five Hundred and 00/100 Dollars (\$27,500.00). The Properties are located in Council District 4 in the Morningside neighborhood; and

WHEREAS, Pique Earth proposes to create an urban farm on the Property; and

WHEREAS, the Properties are zoned R2 (Two Family Residential District) and their use as an Urban Farm is a conditional land use; and

WHEREAS, Pique Earth shall adhere to all applicable guidelines and apply for and obtain all applicable zoning changes/variances, permits and/or licenses. Pique Earth’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 Properties as more particularly referenced in the attached Exhibit A to Pique Earth, LLC after exercise of the option, for the amount of Twenty Seven Thousand Five Hundred and 00/100 Dollars (\$27,500.00).

EXHIBIT A

Parcel ID	Account Name	Parcel Square Footage	Sale Price	Zone
21066332.	3905 Beaconsfield	4443 \$	2,778	R2
21066331.	3911 Beaconsfield	4443 \$	2,778	R2
21066330.	3919 Beaconsfield	4443 \$	2,778	R2
21066329.	3927 Beaconsfield	4443 \$	2,778	R2
21066328.	3935 Beaconsfield	4443 \$	2,778	R2
21066327.	3945 Beaconsfield	4443 \$	2,778	R2
21066326.	3951 Beaconsfield	4443 \$	2,778	R2
21066325.	3959 Beaconsfield	4443 \$	2,778	R2
21066324.	3967 Beaconsfield	4443 \$	2,778	R2
21066323.	3975 Beaconsfield	4443 \$	2,500	R2
Total		\$	27,500	