



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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**May 15, 2024**

**RE: Property Sale by Detroit Land Bank Authority  
New Hamtramck Residence LLC**

**Development: 13398, 13406, 13410, 13416, 13422, 13434, 13438, 13444, 13450, 13458,  
13464, 13470 and 13476 Sunset; and 13405, 13413, 13419, 13431, 13435, 13443,  
13447, 13453, 13461, 13465, 13471, 13477, 13483, 13489, and 13495 Shields**

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 New Hamtramck Residence LLC, a Michigan limited liability company (“New Hamtramck”) to enter into a purchase agreement to purchase 28 parcels of vacant land located in the City of Detroit at 13398, 13406, 13410, 13416, 13422, 13434, 13438, 13444, 13450, 13458, 13464, 13470 and 13476 Sunset; and 13405, 13413, 13419, 13431, 13435, 13443, 13447, 13453, 13461, 13465, 13471, 13477, 13483, 13489, and 13495 Shields (as further described in the attached Exhibit A) (collectively, the “Property”) for the amount of Forty One Thousand Three Hundred Twenty Eight and 00/100 Dollars (\$41,328.00). The Property is vacant land located within Council District 3 in the Davison neighborhood. It is approximately 87,059 sq ft or 1.99 acres and is zoned R2 (Two-Family Residential).

New Hamtramck proposes to build a multi-family affordable housing project on the Property. New Hamtramck has completed smaller scale real estate developments and will partner with more experienced organizations for this larger project. Community outreach throughout the development process has included providing information to and soliciting input from the neighborhood church and surrounding community.

The estimated cost of the project is \$15 million. New Hamtramck shall adhere to all applicable guidelines and apply for and obtain all applicable zoning changes/variances, permits and/or licenses. New Hamtramck’s proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.



**Honorable City Council**  
**May 15, 2024**  
**Page 2**

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 New Hamtramck Residence LLC., a Michigan Limited Liability Company.

Respectfully submitted,

Antoine 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 New Hamtramck Residence LLC, a Michigan Limited Liability Company (“New Hamtramck”) to purchase twenty-eight parcels of property (“the Properties”), as described in the attached Exhibit A. The Properties are located within Council District 3 in the Davison neighborhood; and

**WHEREAS**, New Hamtramck proposes to build a multifamily affordable housing project on the Properties; and

**WHEREAS**, the Properties are zoned R2 (Two-Family Residential) and New Hasntramck shall adhere to all applicable guidelines and apply for and obtain all applicable zoning changes/variances, permits and/or licenses. New Hamtramck’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 Property as more particularly referenced in the attached Exhibit A, to New Hamtramck Residence LLC, a Michigan Limited Liability Company , for the amount of \$41,328.00

EXHIBIT A

**New Hamtramck Residence LLC**

Parcel ID, Address, Zoning, Status & Price

| Parcel ID    | Address       | Property: Zoned As | Status             | Price               | Square Footage |
|--------------|---------------|--------------------|--------------------|---------------------|----------------|
| 13019450.    | 13495 Shields | R2                 | Residential-Lot    | \$ 1,476.00         | 3000           |
| 13019451.    | 13489 Shields | R2                 | Residential-Lot    | \$ 1,476.00         | 3000           |
| 13019452.    | 13483 Shields | R2                 | Residential-Lot    | \$ 1,476.00         | 3000           |
| 13019453.    | 13477 Shields | R2                 | Residential-Lot    | \$ 1,476.00         | 3000           |
| 13019454.    | 13471 Shields | R2                 | Residential-Lot    | \$ 1,476.00         | 3000           |
| 13019455.    | 13465 Shields | R2                 | Residential-Lot    | \$ 1,476.00         | 3000           |
| 13019456.    | 13461 Shields | R2                 | Residential-Lot    | \$ 1,476.00         | 3000           |
| 13019457.    | 13453 Shields | R2                 | Residential-Lot    | \$ 1,476.00         | 3000           |
| 13019458.    | 13447 Shields | R2                 | Residential-Lot    | \$ 1,476.00         | 3000           |
| 13019459.    | 13443 Shields | R2                 | Residential-Lot    | \$ 1,476.00         | 3000           |
| 13019460.    | 13435 Shields | R2                 | Residential-Lot    | \$ 1,476.00         | 3000           |
| 13019461.    | 13431 Shields | R2                 | Residential-Lot    | \$ 1,476.00         | 3000           |
| 13019463.    | 13419 Shields | R2                 | Residential-Lot    | \$ 1,476.00         | 3000           |
| 13019464.    | 13413 Shields | R2                 | Residential-Lot    | \$ 1,476.00         | 3000           |
| 13019465.    | 13405 Shields | R2                 | Residential-Lot    | \$ 1,476.00         | 2744           |
| 13019466.    | 13398 Sunset  | R2                 | Residential-Lot    | \$ 1,476.00         | 3310           |
| 13019467.    | 13406 Sunset  | R2                 | Residential-Lot    | \$ 1,476.00         | 3000           |
| 13019468.    | 13410 Sunset  | R2                 | Residential-Lot    | \$ 1,476.00         | 3000           |
| 13019469.    | 13416 Sunset  | R2                 | Residential-Lot    | \$ 1,476.00         | 3005           |
| 13019472.    | 13434 Sunset  | R2                 | Residential-Lot    | \$ 1,476.00         | 4500           |
| 13019473.    | 13438 Sunset  | R2                 | Residential-Lot    | \$ 1,476.00         | 3000           |
| 13019474.    | 13444 Sunset  | R2                 | Residential-Lot    | \$ 1,476.00         | 3000           |
| 13019475.    | 13450 Sunset  | R2                 | Residential-Lot    | \$ 1,476.00         | 3000           |
| 13019476.    | 13458 Sunset  | R2                 | Residential-Lot    | \$ 1,476.00         | 3000           |
| 13019477.    | 13464 Sunset  | R2                 | Residential-Lot    | \$ 1,476.00         | 3000           |
| 13019478.    | 13470 Sunset  | R2                 | Residential-Lot    | \$ 1,476.00         | 3000           |
| 13019479.    | 13476 Sunset  | R2                 | Residential-Lot    | \$ 1,476.00         | 3000           |
| 13019470-1   | 13422 Sunset  | R2                 | Residential-Lot    | \$ 1,476.00         | 4500           |
| <b>Total</b> |               | <b>28</b>          | <b>Total Price</b> | <b>\$ 41,328.00</b> | <b>87059</b>   |

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