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**PLANNING AND
DEVELOPMENT DEPARTMENT**

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November 8, 2024

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

RE: Acceptance of transfer of certain real property consisting of ninety-four (94) parcels of land along W. Brentwood Street, W. Hollywood Avenue, W. Robinwood Street and W. Goldengate Street, between Charleston Street to the West and John R. Street to the East from the Detroit Land Bank Authority; and Transfer of parcels certain real property consisting of ninety-four (94) parcels of land along W. Brentwood Street, W. Hollywood Avenue, W. Robinwood Street and W. Goldengate Street, between Charleston Street to the West and John R. Street to the East to Arab American and Chaldean Council

Honorable City Council:

The Arab-American Chaldean Council, doing business as America’s Community Council (“ACC”), is a nonprofit corporation that provides employment programs, healthcare, counseling, youth programs, and other services to residents in the State Fair neighborhood and surrounding area. ACC operates a youth center, an adult training center, and a health clinic building on Seven Mile near John R. Street. ACC also owns multiple vacant parcels of land within the Seven Mile neighborhood and Grixdale Farms Neighborhood, where ACC desires to construct additional facilities to support the continued development and improvement of the surrounding neighborhood.

ACC desires to acquire publicly owned property in the Grixdale Farms neighborhood consisting of ninety-four (94) parcels of land along W. Brentwood Street, W. Hollywood Avenue, W. Robinwood Street and W. Goldengate Street, between Charleston Street to the West and John R. Street to the East, which are described in Exhibit A of the Resolution attached hereto (the “Grixdale Farms Parcels”). All or a majority of these parcels are currently owned by the Detroit Land Bank Authority (the “DLBA”). The DLBA is willing to convey the parcels it owns that are part of the Grixdale Farms Parcels to the City to allow the City to convey these parcels to ACC for future development. The Grixdale Farms Parcels are vacant land or land with unoccupied homes.

As consideration for the Grixdale Farms Parcels, ACC will pay the City a purchase price of \$653.50 per parcel. ACC has the ability to reject and not close on parcels if it is unsatisfied with the physical condition. ACC has plans to construct primarily residential housing developments on the Grixdale Farms Parcels, but at this time does not have a concrete development plan in terms

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of numbers of buildings or units. The purchase agreement between the City and ACC requires ACC to submit a site plan and project narrative for the Grixdale Farms Parcels, prepared by a licensed professional, to BSEED as part of applying for pre-plan review of the intended future development of the Grixdale Farms Parcels by the date that is three (3) years from the closing on the sale of the Grixdale Farms Parcels to ACC.

The Planning and Development Department (“PDD”) hereby request your Honorable Body adopt the attached resolution to (1) authorize PDD to acquire the Grixdale Farms Parcels the DLBA, (2) approve the designation of the Grixdale Farms Parcels as surplus real property and authorize the transfer of the Grixdale Farms Parcels to ACC, and (3) authorize the execution of such documents as may be necessary or convenient to affect the transfer or acquisition of said property.

Respectfully submitted,

Planning and Development Department



Antoinette Bryant
Director

Cc: Malik Washington, Mayor’s Office

RESOLUTION

BY COUNCIL MEMBER; _____

WHEREAS, the Detroit Land Bank Authority (“**DLBA**”) is the owner of certain real property consisting of ninety-four (94) parcels of land along W. Brentwood Street, W. Hollywood Avenue, W. Robinwood Street and W. Goldengate Street, between Charleston Street to the West and John R. Street to the East, as more specifically described in the attached Exhibit A (the “**Grixdale Farms Parcels**”); and

WHEREAS, Arab-American Chaldean Council, a Michigan nonprofit corporation (“**ACC**”) desires to acquire the Grixdale Farms Parcels for future residential development and other possible uses that are consistent with applicable zoning regulations.

WHEREAS, the Planning and Development Department has deemed the Grixdale Farms Parcels, upon acquisition thereof, not essential to the City and therefore requests that the real property be designated as surplus and be transferred; and

WHEREAS, the City, through PDD, desires to transfer the Grixdale Farms Parcels to ACC for a purchase price of \$653.50 per parcel.

NOW, THEREFORE, BE IT RESOLVED, that this Honorable Body hereby declares that the acquisition of Grixdale Farms Parcels from the DLBA is necessary to protect the health, safety, and welfare of the public and, in the event the City incurs any response costs due to its temporary ownership of the Grixdale Farms Parcels, then all necessary steps consistent with law shall be taken by the City to fully mitigate and recover any costs or damages which may have been incurred by the City as a result of any response activity associated with such property; and be it further

RESOLVED, that the Detroit City Council hereby approves the acceptance of transfer of the Grixdale Farms Parcels to the City of Detroit by the DLBA, and that such property be placed under the jurisdiction of PDD; and be it further

RESOLVED, that in accordance with Section 2-7-4 of the 2019 Detroit City Code, the Detroit City Council hereby deems the Grixdale Farms Parcels to be surplus real property that may be offered for sale or transfer by the Planning and Development Department; and be it further

RESOLVED, that Detroit City Council hereby approves of (a) the transfer of the Grixdale Farms Parcels to ACC in exchange for a purchase price of \$653.50 per parcel, and (b) the payment of customary closing costs which are the responsibility of the City (anticipated to be approximately \$1,000) from the proceeds of the sale price of the Grixdale Farms Parcels; and be it further

RESOLVED, that the Director of the Planning and Development Department, or his authorized designee, is authorized to execute a quit claim deed and other such documents necessary or

convenient to effect transfer of the Grixdale Farms Parcels to ACC consistent with this resolution; and be it further

RESOLVED, that the PDD Director, of 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 Grixdale Farms Parcels, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed transferring the Grixdale Farms Parcels will be considered confirmed when executed by the PDD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibits)