



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
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October 21, 2024

**RE: Property Sale by Detroit Land Bank Authority
Amandla Community Development Corporation
Development: Generally bound by Santa Maria St., alley behind W. McNichols Rd.,
Lindsay St. and Biltmore St.**

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.

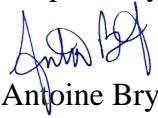
The DLBA is now in receipt of an offer from Amandla Community Development Corporation, a Michigan nonprofit corporation and an extension of Fellowship Chapel Church (“Amandla”) to enter into an option agreement granting them an option to purchase 67 parcels of vacant land located in the City of Detroit as further described in the attached Exhibit A (collectively, the “Property”). The Property is vacant land located in Council District 2 in the College Park neighborhood and altogether is approximately 262,704 sq ft or 6.03 acres and zoned PD (Planned Development District).

Amandla proposes to build on the Property an affordable housing project of approximately 96 units. The development will be built in two phases and consist of garden-style units of one, two, and three bedrooms. The units will be made available to residents at 30-80% of Area Median Income.

The estimated cost of the project is \$11 million. Amandla will apply for MSHDA’s LIHTC financing, as well as apply for Federal Home Loan Bank and City of Detroit Notice Of Funding Availability financing. Amandla shall adhere to all applicable guidelines and apply for and obtain all applicable zoning changes/variances, permits and/or licenses. Amandla’s proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

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 Amandla Community Development Corporation, a Michigan nonprofit corporation.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Antoine Bryant', is positioned above the printed name.

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 received from the City of Detroit 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 Amandla Community Development Corporation, a Michigan Nonprofit Corporation (“Amandla”) to enter into an option to purchase properties (“the Property”) acquired by the DLBA (as described in the attached Exhibit A). The Property is located in Council District 2 within the College Park neighborhood; and

WHEREAS, the Property consists of vacant land and Amandla proposes to develop a ninety-six (96) unit affordable housing complex; and

WHEREAS, the Property is zoned PD (Planned Development District) and Amandla shall adhere to all applicable guidelines and apply for and obtain all applicable zoning changes/variances, permits and/or licenses. Amandla’s use of the Property shall be consistent with the allowable uses for which the Property is zoned.

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the foregoing communication, the Detroit Land Bank Authority, be and is hereby authorized to enter into an Option Agreement with Amandla Community Development Corporation, a Michigan Nonprofit Corporation, to sell the Property as more particularly referenced in the attached Exhibit A and, upon exercise of the option by Amandla, to sell such property to Amandla.

**Exhibit 1
The Property**

#	Address	Parcel ID	Legal Description
1	17127 Gilchrist	22065813.	W GILCHRIST LOT 136 B E TAYLORS NINETEEN TWENTY-TWO SUB L43 P82 PLATS, W C R 22/4 34 X 126
2	17133 Gilchrist	22065812.	W GILCHRIST LOT 135 B E TAYLORS NINETEEN TWENTY-TWO SUB L43 P82 PLATS, W C R 22/4 34 X 126
3	17139 Gilchrist	22065811.	W GILCHRIST LOT 134 B E TAYLORS NINETEEN TWENTY-TWO SUB L43 P82 PLATS, W C R 22/4 34 X 126
4	17145 Gilchrist	22065810.	W GILCHRIST LOT 133 B E TAYLORS NINETEEN TWENTY-TWO SUB L43 P82 PLATS, W C R 22/4 34 X 126
5	17155 Gilchrist	22065809.	W GILCHRIST LOT 132 B E TAYLORS NINETEEN TWENTY-TWO SUB L43 P82 PLATS, W C R 22/4 34 X 126
6	17161 Gilchrist	22065808.	W GILCHRIST LOT 131 B E TAYLORS NINETEEN TWENTY-TWO SUB L43 P82 PLATS, W C R 22/4 34 X 126
7	17179 Gilchrist	22065805.	W GILCHRIST LOT 128 B E TAYLORS NINETEEN TWENTY-TWO SUB L43 P82 PLATS, W C R 22/4 34 X 126
8	17189 Gilchrist	22065804.	W GILCHRIST LOT 127 B E TAYLORS NINETEEN TWENTY-TWO SUB L43 P82 PLATS, W C R 22/4 34 X 126
9	17203 Gilchrist	22065802.	W GILCHRIST LOT 125 B E TAYLORS NINETEEN TWENTY-TWO SUB L43 P82 PLATS, W C R 22/4 34 X 126
10	17215 Gilchrist	22065788-800	W GILCHRIST LOT 123 B E TAYLORS NINETEEN TWENTY-TWO SUB L43 P82 PLATS, W C R 22/4 30 X 126
11	17126 Lindsay	22066820.	E LINDSAY LOT 85 B E TAYLORS NINETEEN TWENTY TWO SUB L43 P82 PLATS, W C R 22/4 34 X 126
12	17127 Lindsay	22067255.	W LINDSAY LOT 84 B E TAYLORS NINETEEN TWENTY TWO SUB L43 P82 PLATS, W C R 22/4 34 X 121.83
13	17132 Lindsay	22066821.	E LINDSAY LOT 86 B E TAYLORS NINETEEN TWENTY TWO SUB L43 P82 PLATS, W C R 22/4 34 X 126
14	17133 Lindsay	22067254.	W LINDSAY LOT 83 B E TAYLORS NINETEEN TWENTY TWO SUB L43 P82 PLATS, W C R 22/4 34 X 121.83
15	17140 Lindsay	22066822.	E LINDSAY LOT 87 B E TAYLORS NINETEEN TWENTY TWO SUB L43 P82 PLATS, W C R 22/4 34 X 126
16	17141 Lindsay	22067253.	W LINDSAY LOT 82 B E TAYLORS NINETEEN TWENTY TWO SUB L43 P82 PLATS, W C R 22/4 34 X 121.83
17	17146 Lindsay	22066823.	E LINDSAY LOT 88 B E TAYLORS NINETEEN TWENTY TWO SUB L43 P82 PLATS, W C R 22/4 34 X 126
18	17147 Lindsay	22067252.	W LINDSAY LOT 81 B E TAYLORS NINETEEN TWENTY TWO SUB L43 P82 PLATS, W C R 22/4 34 X 121.83

19	17152 Lindsay	22066824.	E LINDSAY LOT 89 B E TAYLORS NINETEEN TWENTY TWO SUB L43 P82 PLATS, W C R 22/4 34 X 126
20	17160 Lindsay	22066825.	E LINDSAY LOT 90 B E TAYLORS NINETEEN TWENTY TWO SUB L43 P82 PLATS, W C R 22/4 34 X 126
21	17161 Lindsay	22067250.	W LINDSAY LOT 79 B E TAYLORS NINETEEN TWENTY TWO SUB L43 P82 PLATS, W C R 22/4 34 X 121.83
22	17166 Lindsay	22066826.	E LINDSAY LOT 91 B E TAYLORS NINETEEN TWENTY TWO SUB L43 P82 PLATS, W C R 22/4 34 X 126
23	17169 Lindsay	22067249.	W LINDSAY LOT 78 B E TAYLORS NINETEEN TWENTY TWO SUB L43 P82 PLATS, W C R 22/4 34 X 121.83
24	17174 Lindsay	22066827.	E LINDSAY LOT 92 B E TAYLORS NINETEEN TWENTY TWO SUB L43 P82 PLATS, W C R 22/4 34 X 126
25	17175 Lindsay	22067248.	W LINDSAY LOT 77 B E TAYLORS NINETEEN TWENTY TWO SUB L43 P82 PLATS, W C R 22/4 34 X 121.83
26	17180 Lindsay	22066828.	E LINDSAY LOT 93 B E TAYLORS NINEEETEN TWENTY TWO SUB L43 P82 PLATS W C R 22/4 34 X 126
27	17181 Lindsay	22067247.	W LINDSAY LOT 76 B E TAYLORS NINETEEN TWENTY TWO SUB L43 P82 PLATS, W C R 22/4 34 X 121.83
28	17187 Lindsay	22067246.	W LINDSAY LOT 75 B E TAYLORS NINETEEN TWENTY TWO SUB L43 P82 PLATS, W C R 22/4 34 X 121.83
29	17200 Lindsay	22066831.	E LINDSAY LOT 96 B E TAYLORS NINETEEN TWENTY TWO SUB L43 P82 PLATS, W C R 22/4 34 X 126
30	17208 Lindsay	22066832.	E LINDSAY LOT 97 B E TAYLORS NINETEEN TWENTY TWO SUB L43 P82 PLATS, W C R 22/4 34 X 126
31	17214 Lindsay	22066833-45	E LINDSAY LOT 98 B E TAYLORS NINETEEN TWENTY TWO SUB L43 P82 PLATS, W C R 22/4 30 X 126
32	17215 Lindsay	22067242.	W LINDSAY LOT 71 B E TAYLORS NINETEEN TWENTY TWO SUB L43 P82 PLATS, W C R 22/4 30 X 121.83
33	17124 Gilchrist	22065427.	E GILCHRIST LOT 137 B E TAYLORS NINETEEN TWENTY-TWO SUB L43 P82 PLATS, W C R 22/4 34 X 123.74
34	17140 Gilchrist	22065429.	E GILCHRIST LOT 139 B E TAYLORS NINETEEN TWENTY-TWO SUB L43 P82 PLATS, W C R 22/4 34 X 123.74
35	17152 Gilchrist	22065431.	E GILCHRIST LOT 141 B E TAYLORS NINETEEN TWENTY-TWO SUB L43 P82 PLATS, W C R 22/4 34 X 123.74
36	17160 Gilchrist	22065432.	E GILCHRIST LOT 142 B E TAYLORS NINETEEN TWENTY-TWO SUB L43 P82 PLATS, W C R 22/4 34 X 123.74
37	17180 Gilchrist	22065435.	E GILCHRIST LOT 145 B E TAYLORS NINETEEN TWENTY-TWO SUB L43 P82 PLATS, W C R 22/4 34 X 123.74
38	17194 Gilchrist	22065437.	E GILCHRIST LOT 147 B E TAYLORS NINETEEN TWENTY-TWO SUB L43 P82 PLATS, W C R 22/4 34 X 123.74

39	17202 Gilchrist	22065438.	E GILCHRIST LOT 148 B E TAYLORS NINETEEN TWENTY-TWO SUB L43 P82 PLATS, W C R 22/4 34 X 123.74
40	17208 Gilchrist	22065439.	E GILCHRIST LOT 149 B E TAYLORS NINETEEN TWENTY-TWO SUB L43 P82 PLATS, W C R 22/4 34 X 123.74
41	17214 Gilchrist	22065440-52	E GILCHRIST LOT 150 B E TAYLORS NINETEEN TWENTY TWO SUB L43 P82 PLATS W C R 22/4 30 X 123.74
42	17126 Biltmore	22064009.	E BILTMORE LOT 145 B E TAYLORS ELMOOR SUB L43 P92 PLATS, W C R 22/5 34 X 106.60
43	17127 Biltmore	22064419.	W BILTMORE LOT 146 B E TAYLORS ELMOOR SUB L43 P92 PLATS, W C R 22/5 34 X 100
44	17132 Biltmore	22064010.	E BILTMORE LOT 144 B E TAYLORS ELMOOR SUB L43 P92 PLATS W C R 22/5 34 X 106.60
45	17135 Biltmore	22064418.	W BILTMORE LOT 147 B E TAYLORS ELMOOR SUB L43 P92 PLATS, W C R 22/5 34 X 100
46	17140 Biltmore	22064011.	E BILTMORE LOT 143 B E TAYLORS ELMOOR SUB L43 P92 PLATS, W C R 22/5 34 X 106.60
47	17141 Biltmore	22064417.	W BILTMORE LOT 148 B E TAYLORS ELMOOR SUB L43 P92 PLATS, W C R 22/5 34 X 100
48	17145 Biltmore	22064416.	W BILTMORE LOT 149 B E TAYLORS ELMOOR SUB L43 P92 PLATS, W C R 22/5 34 X 100
49	17146 Biltmore	22064012.	E BILTMORE LOT 142 B E TAYLORS ELMOOR SUB L43 P92 PLATS, W C R 22/5 34 X 106.60
50	17154 Biltmore	22064013.	E BILTMORE LOT 141 B E TAYLORS ELMOOR SUB L43 P92 PLATS, W C R 22/5 34 X 106.60
51	17155 Biltmore	22064415.	W BILTMORE LOT 150 B E TAYLORS ELMOOR SUB L43 P92 PLATS, W C R 22/5 34 X 100
52	17160 Biltmore	22064014.	E BILTMORE LOT 140 B E TAYLORS ELMOOR SUB L43 P92 PLATS, W C R 22/5 34 X 106.60
53	17161 Biltmore	22064414.	W BILTMORE LOT 151 B E TAYLORS ELMOOR SUB L43 P92 PLATS, W C R 22/5 34 X 100
54	17166 Biltmore	22064015.	E BILTMORE LOT 139 B E TAYLORS ELMOOR SUB L43 P92 PLATS, W C R 22/5 34 X 106.60
55	17167 Biltmore	22064413.	W BILTMORE LOT 152 B E TAYLORS ELMOOR SUB L43 P92 PLATS, W C R 22/5 34 X 100
56	17174 Biltmore	22064016.	E BILTMORE LOT 138 B E TAYLORS ELMOOR SUB L43 P92 PLATS, W C R 22/5 34 X 106.60
57	17180 Biltmore	22064017.	E BILTMORE LOT 137 B E TAYLORS ELMOOR SUB L43 P92 PLATS, W C R 22/5 34 X 106.60
58	17181 Biltmore	22064411.	W BILTMORE LOT 154 B E TAYLORS ELMOOR SUB L43 P92 PLATS, W C R 22/5 34 X 100

59	17186 Biltmore	22064018.	E BILTMORE LOT 136 B E TAYLORS ELMOOR SUB L43 P92 PLATS, W C R 22/5 34 X 106.60
60	17189 Biltmore	22064410.	W BILTMORE LOT 155 B E TAYLORS ELMOOR SUB L43 P92 PLATS, W C R 22/5 34 X 100
61	17195 Biltmore	22064409.	W BILTMORE LOT 156 B E TAYLORS ELMOOR SUB L43 P92 PLATS, W C R 22/5 34 X 100
62	17200 Biltmore	22064020.	E BILTMORE LOT 134 B E TAYLORS ELMOOR SUB L43 P92 PLATS, W C R 22/5 34 X 106.60
63	17203 Biltmore	22064408.	W BILTMORE LOT 157 B E TAYLORS ELMOOR SUB L43 P92 PLATS, W C R 22/5 34 X 100
64	17208 Biltmore	22064021.	E BILTMORE LOT 133 B E TAYLORS ELMOOR SUB L43 P92 PLATS, W C R 22/5 34 X 106.60
65	17209 Biltmore	22064407.	W BILTMORE LOT 158 B E TAYLORS ELMOOR SUB L43 P92 PLATS, W C R 22/5 34 X 100
66	17214 Biltmore	22064022-3	E BILTMORE LOT 132 B E TAYLORS ELMOOR SUB L43 P92 PLATS, W C R 22/5 30 X 106.60
67	17215 Biltmore	22064390- 406	W BILTMORE LOT 159 B E TAYLORS ELMOOR SUB L43 P92 PLATS, W C R 22/5 30 X 100

