



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

February 11, 2025

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

RE: Amended Property Sale by Development Agreement of 446 and 460 Martin Luther King Jr. Blvd

Honorable City Council:

On March 9, 2021, your Honorable Body adopted a resolution approving the sale of certain real property at 446 and 460 Martin Luther King Jr. Blvd, Detroit, MI (the “Properties”) to Cass Corridor Neighborhood Corporation, a Michigan non-profit corporation (“Developer”) for the purchase price of Six Hundred Sixty-Four Thousand Nine Hundred Thirty and 00/100 Dollars (\$664,930.00).

The City of Detroit, Planning and Development Department (“P&DD”) is requesting your Honorable Body approve the amendment of the original sale, to a property sale by development agreement to Greystone Senior Limited Dividend Housing Association Limited Partnership, a Michigan Limited Partnership Corporation (“Amended Developer”) for the purchase price of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00).

The Properties consist of approximately 19,000 square feet of vacant land. The Amended Developer proposes to utilize the Properties to construct 49 units of affordable senior housing. Currently, the property is within a SD2 zoning district (Special Development District – Mixed-Use). Amended Developer’s proposed use of the Properties shall be consistent with the allowable uses for which the Properties is zoned.

We, therefore, request that your Honorable Body adopt the attached resolution that authorizes the City to sell the Properties by development agreement to the Amended Developer

Respectfully submitted,

Alexa Bush, Director

cc: Malik Washington, Mayor’s Office

RESOLUTION

BY COUNCIL MEMBER: _____

WHEREAS, on March 9, 2021, Detroit City Council adopted that certain resolution (the “Resolution”) approving the sale of certain real property at 446 and 460 Martin Luther King Jr. Blvd, Detroit, MI (the “Properties”), as more particularly described in the attached Exhibit A incorporated herein, to Cass Corridor Neighborhood Corporation, for the purchase price of Six Hundred Sixty-Four Thousand Nine Hundred Thirty and 00/100 Dollars (\$664,930.00); and

WHEREAS, the City wishes to amend the Resolution to a property sale by development agreement to Greystone Senior Limited Dividend Housing Association Limited Partnership, a Michigan Limited Partnership Corporation for the revised purchase price of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00) in furtherance of the remediation, sale and development of the Properties; now therefore be it

RESOLVED, that the Resolution is hereby amended such that the City is authorized to sell the Properties by development agreement to Greystone Senior Limited Dividend Housing Association Limited Partnership, a Michigan Limited Partnership Corporation for the revised purchase price of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00); and be it further

RESOLVED, that the Director of the Planning and Development Department, or his authorized designee, is authorized to execute a development agreement and issue a quit claim deed and other such documents necessary or convenient to effect transfer of the Properties to Amended Developer consistent with this resolution; and be it further

RESOLVED, that the Resolution is hereby further amended such that the following revised Property Sales Services Fees be paid from the sale proceeds pursuant to the City’s Property Management Agreement with the Detroit Building Authority (“DBA”): 1) Nine Thousand Six Hundred and 00/100 Dollars (\$9,600.00) shall be paid to the DBA from the sale proceeds, 2) Eight Thousand and 00/100 Dollars (\$8,000.00) shall be paid to the DBA’s real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) may be paid from the sale proceeds; and be it finally

RESOLVED, that the P&DD Director, or 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 Properties, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the development agreement and quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTIONS

Parcel 1

N MYRTLE LOT 23 BLK 89--SUB PT CASS FARM L1 P175-6 PLATS, W C R 2/103 50 X
190

a/k/a 460 Martin Luther King Jr Blvd
Tax Parcel ID 02000735.

Parcel 2

N MYRTLE LOT 22 BLK 89--SUB PT CASS FARM L1 P175-6 PLATS, W C R 2/103 50 X
190

a/k/a 446 Martin Luther King Jr Blvd
Tax Parcel ID 02000736.