



DEPARTMENTAL SUBMISSION

DEPARTMENT: Planning & Development

FILE NUMBER: Planning & Development-0690

*** RE:**

Submitting reso. autho. Approval of Property Transfer between the City of Detroit and the Detroit Land Bank Authority

*** SUMMARY:**

Pursuant to the Land Bank Fast Track Act, 2003 PA 258, MCL 124.751 to 124.774 (Land Bank Act), the Detroit Land Bank Authority ("DLBA") was created as a separate legal entity, in order to assemble or dispose of public property in a coordinated manner, to foster the development of that property, to promote economic growth in the City of Detroit and to combat blight.

The Detroit Land Bank Authority has implemented a range of policies to provide for the disposition of the properties that it acquires, including sales to owner occupants, sales of side lots and auctions of properties.

In 2014, your Honorable Body initially authorized the transfer of 16,399 properties from the City to the DLBA for the purposes stated. The last such transfer was approved by your Honorable Body in November 2024, at which time 146 properties were transferred by the City to the DLBA.

As the City and DLBA continually acquire property through various means, a periodic transfer of properties between the City of Detroit and the DLBA is necessary for both entities to conduct land strategies efficiently and effectively.

At this time, the City has identified 315 properties that we wish to acquire from the DLBA ("DLBA Transfer Properties") for:

(1) DWSD Bioretention – In 2015, the Detroit Water & Sewerage Department installed four bioretention gardens in the Warrendale neighborhood. Stormwater from nearby houses and roadway is redirected to the bioretention gardens to help reduce street flooding by slowing down the amount of flow to the catch basins on these blocks. DWSD continues to maintain these sites but ownership of the parcels were never transferred to DWSD.

(2) City Airport Expansion – The City of Detroit is pursuing the French Road Mini-Take Project ("Project") to enhance the safe and efficient operation of aircraft at the Coleman A. Young International Airport ("City Airport") and to bring City Airport's runways up to current Federation Aviation Administration standards. This includes the acquisition

of properties and removal of structures adjacent to City Airport that are in conflict with the Federal Aviation Regulation setbacks. The proposed acquisitions of the Project will enhance City Airport's protection privileges, reduce environmental impacts, and allow for the improvement, maintenance and operation of City Airport.

The City is pursuing the transfer of Land Bank owned properties to the City so that title can be cleared and so City Council can pass a resolution appointing the properties to the Airport so that same can be accepted by the FAA into the Airport Layout Plan.

*** RECOMMENDATION:**

We, hereby, respectfully request that your Honorable Body adopt the attached resolution that authorizes the City to acquire the DLBA Transfer Properties, as listed in the attached Exhibit A, from the Detroit Land Bank, a Michigan public body corporate, for no consideration.

We further request that your Honorable Body adopt the attached resolution that authorizes the Planning and Development Department Director, or his/her authorized designee, to transfer the City Transfer Properties, as listed in the attached Exhibit B, to the Detroit Land Bank Authority, a Michigan public body corporate, for no consideration.

*** DEPARTMENTAL CONTACT:**

Name: John Truong
Position: HRD

***=REQUIRED**