



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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February 12, 2025

**RE: Property Sale by Detroit Land Bank Authority
Michigan Department of Transportation
Development: Generally bound by the I-94/I-96 interchange to east of Connor
Avenue.**

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 the Michigan Department of Transportation, a constitutional government principal department of the State of Michigan (“MDOT”) to enter into agreements to purchase fifteen (15) properties and to acquire parts of eleven (11) properties, as further described in the attached Exhibit A (collectively, the “Property”). The Property is primarily vacant land with one parcel occupied by a structure in need of repair and that MDOT will demolish. The properties are located in Council Districts 3, 4, and 5 in the Airport Sub, West End, and Gratiot Town/Kettering neighborhoods and zoned R2 (Two Family Residential).

MDOT proposes to reconstruct and widen the I-94 freeway corridor for the purpose of improving safety, capacity, and local connectivity, including the construction of a drainage tunnel, and to utilize licensed properties for access and construction activity use.

The estimated total proffered by MDOT to DLBA is \$99,578. MDOT shall adhere to all applicable guidelines and apply for and obtain all applicable zoning changes/variances, permits and/or licenses. MDOT’s proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned, or MDOT will obtain zoning variances as required.

The Planning & Development Department, therefore, requests that your Honorable Body authorize the Detroit Land Bank Authority to sell all or part of the Property as more particularly referenced in the attached Exhibit A to Michigan Department of Transportation, a constitutional government principal department of the State of Michigan.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'A Bush', with a long horizontal stroke extending to the right.

Alexa Bush
Planning and Development 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 Michigan Department of Transportation, a constitutional government principal department of the State of Michigan ("MDOT"), to enter into agreements to purchase fifteen (15) properties and to acquire parts of eleven (11) properties, as described in the attached Exhibit A (collectively, "the Property") acquired by the DLBA. The Property is within City Council Districts 3 and 5; and

WHEREAS, the Property consists primarily of vacant parcels and one parcel with a residential structure in need of significant repair that MDOT will demolish, and MDOT proposes to reconstruct and widen the I-94 freeway corridor for the purpose of improving safety, capacity, and local connectivity, including the construction of a drainage tunnel, and to utilize licensed properties for access and construction activity use; and

WHEREAS, the Property is zoned R2 (Two Family Residential). MDOT shall apply for and obtain any applicable City permits and/or other approvals as necessary with required City departments and/or agencies;

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 Good Faith Offers with the Michigan Department of Transportation, a constitutional government principal department of the State of Michigan, to sell all or part of the Property as more particularly referenced in the attached Exhibit A for a total of \$99,578; and to sell such property in accordance with the terms set forth in the Good Faith Offers.

EXHIBIT A

Full Acquisition Properties

6172 Rohns
6220 Belvidere
6226 Belvidere
6232 Belvidere
6233 McClellan
6239 McClellan
6242 McClellan
6245 McClellan
6248 McClellan
6251 McClellan
6252 McClellan
6258 McClellan
6039 McClellan
6230 McClellan
6236 McClellan

Partial Acquisition Properties

Address Square Footage

5705 Montclair	13.5
5770 St. Clair	5
5774 St. Clair	6
5872 Garland	1.5
6074 Hurlbut	51
6171 Belvidere	250
6168 Fischer	1,645
6168 Holcomb	12
6276 McClellan	20
6169 Fischer	13
5862 Springfield	151