



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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**February 24, 2025**

**RE: Property Sale by Detroit Land Bank Authority  
Workin Rootz  
Development: Generally bound by Remington, Charleston, and Danbury Streets.**

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 Workin Rootz, a Michigan nonprofit corporation (“Workin Rootz”) to enter into a Purchase & Development Agreement for the purchase, sale, and development of 10 parcels of vacant land and 2 parcels of land containing structures in need of rehabilitation located in the City of Detroit as further described in the attached Exhibit A (collectively, the “Property”). The Property is located in Council District 3 in the Nolan neighborhood and altogether is approximately 49,296 sq ft or 1.132 acres and zoned R2 (Two Family Residential).

Workin Rootz proposes to renovate the two structures and expand Purchaser's existing community garden.

The estimated cost of the project is \$50,000.00. Workin Rootz has a \$1,339,402.00 USDA Grant, and \$50,000.00 derived from Wayne Metropolitan Community Action Agency. Workin Rootz has received several letters of support for this project, including from the Keep It Clean Block Club and Rescue MI Nature Now. Workin Rootz shall adhere to all applicable guidelines and apply for and obtain all applicable zoning changes/variances, permits and/or licenses. Workin Rootz’s proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

Conditions to close on the purchase will include the following:

- Furnishing to DLBA evidence of Workin Rootz’s signor’s authority to contract on behalf of the entity;
- City of Detroit Planning and Development Department Design Review and approvals as necessary;
- Copies of construction plans;

- Execution of DLBA's reconveyance deed;
- Finalizing financing and provision of proof of funding for the project;
- Evidence of lack of delinquent property taxes owed as to any other property; and
- Payment of purchase price and closing costs.

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 Workin Rootz, a Michigan nonprofit corporation.

Respectfully submitted,



Alexa Bush  
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 Workin Rootz, a Michigan nonprofit corporation ("Workin Rootz") to purchase twelve (12) properties ("the Property") acquired by the DLBA (as described in the attached Exhibit A). The Property is within City Council District 3; and

**WHEREAS**, the Property consists of ten (10) vacant parcels and two (2) parcels with residential structures in need of significant repair and Workin Rootz proposes to renovate the two structures and expand Purchaser's existing community garden; and

**WHEREAS**, the Property is zoned R2 (Two Family Residential). Workin Rootz 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 transfer the Property as more particularly referenced in the attached Exhibit A to Workin Rootz after fulfillment of conditions to close as required by the Purchase & Development Agreement.

**EXHIBIT A**

W DANBURY Lot 149 JOHN R HEIGHTS SUB NO 1 L38 P4 PLATS, W C R 9/194 34.57  
IRREG

Parcel ID: 09025044.

Commonly known as 20025 Danbury, Detroit, Michigan 48203

W DANBURY LOT 148 JOHN R HEIGHTS SUB NO 1 L38 P4 PLATS, W C R 9/194 33 X 100

Parcel ID: 09025043.

Commonly known as 20031 Danbury, Detroit, Michigan 48203

W DANBURY LOT 147 JOHN R HEIGHTS SUB NO 1 L38 P4 PLATS, W C R 9/194 33 X 100

Parcel ID: 09025042.

Commonly known as 20037 Danbury, Detroit, Michigan 48203

W DANBURY LOTS 145 AND 146 JOHN R HEIGHTS SUB NO.1 L38 P4 PLATS, W C R  
9/194 68 X 100

Parcel ID: 09025040-1

Commonly known as 20045 Danbury, Detroit, Michigan 48203

W DANBURY LOT 144 JOHN R HEIGHTS SUB NO 1 L38 P4 PLATS, W C R 9/194 39 X 100

Parcel ID: 09025039.

Commonly known as 20059 Danbury, Detroit, Michigan 48203

W DANBURY LOT 143 JOHN R HEIGHTS SUB NO 1 L38 P4 PLATS, W C R 9/194 39.99 X  
100

Parcel ID: 09025038.

Commonly known as 20067 Danbury, Detroit, Michigan 48203

E CHARLESTON LOT 114 JOHN R HEIGHTS SUB NO 1 L38 P4 PLATS, W C R 9/194 35.81  
IRREG

Parcel ID: 09025045.

Commonly known as 20024 Charleston Detroit, Michigan 48203

E CHARLESTON Lot 115 JOHN R HEIGHTS SUB NO 1 L38 P4 PLATS, W C R 9/194 33 X  
100

Parcel ID: 09025046.

Commonly known as 20034 Charleston Detroit, Michigan 48203

E CHARLESTON Lot 116 JOHN R HEIGHTS SUB NO 1 L38 P4 PLATS, W C R 9/194 33 X 100

Parcel ID: 09025047.

Commonly known as 20040 Charleston Detroit, Michigan 48203

E CHARLESTON LOT 117 & 118 JOHN R HEIGHTS SUB NO 1 L38 P4 PLATS, W C R 9/194 66 X 100

Parcel ID: 09025048-9

Commonly known as 20052 Charleston Detroit, Michigan 48203

E CHARLESTON LOT 119 JOHN R HEIGHTS SUB NO 1 L38 P4 PLATS, W C R 9/194 37 X 100,

Parcel ID: 09025050.

Commonly known as 20060 Charleston Detroit, Michigan 48203

E CHARLESTON Lot 120 JOHN R HEIGHTS SUB NO 1 L38 P4 PLATS, W C R 9/194 40.16 X 100

Parcel ID: 09025051.

Commonly known as 20068 Charleston Detroit, Michigan 48203