



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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April 7, 2025

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

**RE: Amendment to Quit Claim Deed
Trumbull Properties LLC**

Honorable City Council:

Pursuant to the Resolution adopted by your Honorable Body on June 25, 2019, the City of Detroit (“**City**”) executed a quit claim deed (the “**Deed**”) to Trumbull Properties LLC, a Michigan limited liability company (“**Purchaser**”), for real property commonly known as 4503 Trumbull and 1520 Lysander (the “**Property**”). The Deed includes a condition subsequent requiring the Purchaser to obtain a Certificate of Occupancy for mixed-use or residential development with a minimum of ten residential units within thirty-six months of August 21, 2019.

The Purchaser has successfully drafted and recorded its Master Plan for the development and plans to shortly begin construction on ten townhome residences grouped into two buildings with five units in each building. The Planning and Development Department (“**P&DD**”) and Purchaser have negotiated a modification to the City’s reverter interest contained in the Deed to extend the deadline for obtaining a Certificate of Occupancy to April 30, 2028.

We hereby request that your Honorable Body adopt the attached resolution authorizing the City to extend Purchaser’s deadline to obtain a Certificate of Occupancy for mixed-use or residential development with a minimum of ten (10) residential units to April 30, 2028.

Respectfully submitted,

Alexa Bush
Director
Planning and Development Department

cc: Malik Washington, Mayor’s Office

RESOLUTION

BY COUNCIL MEMBER: _____

WHEREAS, the City of Detroit (“**City**”) and Trumbull Properties LLC, a Michigan limited liability company (the “**Purchaser**”), are parties to that certain quit claim deed dated August 19, 2019 (the “**Deed**”) for the conveyance and subsequent development of real property commonly known as 4503 Trumbull and 1520 Lysander (the “**Property**”); and

WHEREAS, the Deed includes a condition subsequent such that the Purchaser must obtain a Certificate of Occupancy for mixed-use or residential development with a minimum of ten (10) residential units within thirty-six (36) months of August 21, 2019; and

WHEREAS, the Purchaser now wishes to extend the deadline to complete construction improvements to the Property until April 30, 2028.

NOW, THEREFORE, BE IT RESOLVED, that the P&DD Director, or her authorized designee, is hereby authorized to enter into an agreement to modify the conditions subsequent contained in the Deed that extends the Purchaser’s deadline to obtain a Certificate of Occupancy for mixed-use or residential development with a minimum of ten (10) residential units to April 30, 2028; and be it further

RESOLVED, that the P&DD Director, or her authorized designee, is authorized to execute any required instruments to make and incorporate amendments or changes to the condition subsequent contained in the Deed consistent with the resolution; and be it finally

RESOLVED, any modification of the condition subsequent contained in the Deed will be considered confirmed when executed by the P&DD Director, or her authorized designee.