



DEPARTMENTAL SUBMISSION

DEPARTMENT: Planning & Development

FILE NUMBER: Planning & Development-0746

*** 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 on February 25, 2025, at which time 20 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 and DLBA have identified 30 properties in the City's inventory that are best managed under the DLBA's disposition programs ("City Transfer Properties").

Additionally, the City has identified 115 properties that we wish to acquire from the DLBA ("DLBA Transfer Properties") for:

(1) DWSD Bioretention (102 properties) – The Detroit Water & Sewerage Department (DWSD) is acquiring 102 Detroit Land Bank Authority (DLBA) parcels through this property transfer for the Brightmoor Stormwater Improvement Project. In the last 10 years, DWSD has collaborated with DLBA to hold all parcels in its inventory in the Brightmoor neighborhood while studying the area and conducting an engineering analysis to determine the feasibility of a large-scale green stormwater infrastructure (GSI) project. Through these efforts, DWSD has determined the optimal location and size for a GSI project. GSI is a cost-effective way to manage stormwater to enhance our combined

sewer system which is being challenged by more intense, frequent rainstorms which may result in city-wide flooding.

(2) Puritan-Normandy New Park (2537-2503 Puritan, 8 properties) – District 2 –

This greenspace has informally been used by the community for years, it also is in one of the largest park gap areas in the City. As part of the City's Parks and Rec Strategic Plan, adding this space into the City's parks and rec system will help close that park gap, providing access for 12,005 residents within a ten-minute walk, 2,321 of whom currently do not have access to another park. GSD plans to work on environmental assessment and clean up with BSEED prior to any renovations and estimates this will take 2 years.

(3) Weaver-Penrod Park Expansion (18400 & 18562 Weaver) – District 7 –

These two parcels will more nearly double the existing neighborhood park, improving connectivity for residents on Faust and north of the park. GSD plans to work on environmental assessment and clean up with BSEED prior to any improvements and estimates this will take 1-2 years.

(4) Crown PEA Assembly (17288 Moran) –

In 2019, the City and the Detroit Brownfield Redevelopment Authority (“DBRA”) entered into a Property Exchange Agreement (“PEA”) with Crown Enterprises (“Crown”) as part of the Fiat Chrysler Automotive (“FCA”) land assembly transactions. These properties are to be acquired from the DLBA and offered to Crown, consistent with the City’s obligations under the PEA.

(5) Land Assembly (2 properties) – Assemblage of land for future commercial and multi-family development purposes.

*** 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:**

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Position: HRD

***=REQUIRED**