



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
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March 1, 2022

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

**RE: Property Sale by Detroit Land Bank Authority  
Rescue MI Nature Now, Inc.  
Development: 20100, 20101, 20015, 20021, 20033, 20039, 20047, 20055, 20063, 20071  
Derby; 19926, 20026 Exeter**

Honorable City Council:

Pursuant to the First 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 5, 2015, 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 Rescue MI Nature Now, Inc., a Michigan Non Profit Corporation (“Offeror”) to enter into an option to purchase twelve (12) properties (“the Property”) acquired by the DLBA (as described in the attached Exhibit A). The Property is within the Nolan neighborhood. It is generally bounded by Exeter St., W. State Fair Ave., Derby St. and Remington Ave.

Rescue MI Nature Now is a Detroit Land Bank community partner. In March 2020, they purchased eight (8) parcels located on Derby between W. State Fair Ave. and Remington Ave. This request represents Phase 2 of their neighborhood beautification efforts.

The total area of land for Phase 2 measures approximately 60,587 square feet or 1.39 acres. The Offeror proposes to continue to remove blight and beautify the project area. They wish to utilize the vacant properties to develop a community gathering space, perennial gardens, vegetable and flowering beds, landscaping and other amenities. The estimated cost of Phase 2 is approximately \$8,000.

The Property is zoned R2 (Two Family Residential District). The Offeror shall comply with any Urban Agriculture guidelines as required, apply for and obtain any Conditional Land Use approvals and/or obtain any required zoning changes needed in accordance with the zoning guidelines and approval processes.



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Conditions to Exercise Option and Execute Development Agreement are to include:

- Finalizing financing for project
- City of Detroit Planning and Development Department (“PDD”) Design Review and approvals, as necessary or required
- Zoning compatibility/successful zoning changes and/or conditional land use hearings
- Other approvals as necessary with required City departments and/or agencies

The Planning & Development Department, therefore, requests that your Honorable Body authorize the Detroit Land Bank Authority to enter into an Option Agreement with Rescue MI Nature Now, Inc., a Michigan Non Profit Corporation to sell the Property as more particularly referenced in the attached Exhibit A for \$6,058.70; and, upon exercise of the option by the optionee, to sell such property in accordance with the terms set forth in the Option Agreement.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Antoine Bryant', is written over the typed name.

Antoine Bryant  
Director  
Planning & Development  
Department

AB/am

Attachments

Cc: Julie Schneider, HRD  
Gail Fulton, 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 First Amended and Restated Memorandum of Understanding (“MOU”) between the City of Detroit and the DLBA, approved by the Detroit City Council on May 5, 2015, 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 Rescue MI Nature Now, Inc. , a Michigan Non Profit Corporation, to enter into an option to purchase twelve (12) properties (“the Property”) acquired from the City by the DLBA (as described in the attached Exhibit A). The Property is within the Nolan neighborhood and generally bounded by Exeter St., W. State Fair Ave., Derby St. and Remington Ave.; and

**WHEREAS**, Rescue MI Nature Now, Inc. proposes to remove blight and beautify the area with a community gathering space, vegetable and flower gardens and other such amenities; and

**WHEREAS**, the total area of land measures approximately 60,587 square feet and is zoned R2 (Two Family Residential District). Rescue MI Nature Now, Inc shall comply with all applicable Urban Agriculture guidelines, apply for and obtain any Conditional Land Use approvals and/or obtain any required changes in zoning designation in accordance with the zoning guidelines and approval processes.

**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 an Option Agreement with Rescue MI Nature Now, Inc., a Michigan Non Profit Corporation to sell the Property as more particularly referenced in the attached Exhibit A for \$6,058.70; and, upon exercise of the option by the optionee, to sell such property in accordance with the terms set forth in the Option Agreement.

EXHIBIT A

Address	Parcel ID	Square Footage	Price	Zoning	Legal Description
20055 Derby	09024791.	5221 \$	522.12	R2	W DERBY LOT 214 JOHN R HEIGHTS SUB NO 1 L38 P4 PLATS, W C R 9/194 40 X 130
20063 Derby	09024790.	5178 \$	517.82	R2	W DERBY LOT 213 JOHN R HEIGHTS SUB NO 1 L38 P4 PLATS, W C R 9/194 40 X 130
20101 Derby	09024788.	7229 \$	722.89	R2	W DERBY S 17 FT LOT 210 LOT 211 JOHN R HEIGHTS SUB NO 1 L38 P4 PLATS, W C R 9/194 55.67 X 130,
20047 Derby	09024792.	4277 \$	427.68	R2	W DERBY LOT 215 JOHN R HEIGHTS SUB NO 1 L38 P4 PLATS, W C R 9/194 33 X 130
20039 Derby	09024793.	4278 \$	427.79	R2	W DERBY LOT 216 JOHN R HEIGHTS SUB NO 1 L38 P4 PLATS, W C R 9/194 33 X 130
20033 Derby	09024794.	4320 \$	432.00	R2	W DERBY LOT 217 JOHN R HEIGHTS SUB NO 1 L38 P4 PLATS, W C R 9/194 33 X 130
20021 Derby	09024796.	4294 \$	429.37	R2	W DERBY LOT 47 JOHN R HEIGHTS SUB L35 P87 PLATS, W C R 9/178 33 X 130
20015 Derby	09024797.	4294 \$	429.37	R2	W DERBY LOT 48 JOHN R HEIGHTS SUB L35 P87 PLATS, W C R 9/178 33 X 130
20026 Exeter	09024835.	5521 \$	552.12	R2	E EXETER N 9 FT LOT 76 JOHN R HEIGHTS SUB L35 P87 PLATS, W C R 9/178 LOT 185 JOHN R HEIGHTS SUB NO 1 L38 P4 PLATS, W C R 9/194 42 X 130.90A
20100 Derby	09024702.	4624 \$	462.43	R2	E DERBY LOT 226 JOHN R HEIGHTS SUB NO 1 L38 P4 PLATS, W C R 9/194 35.66 X 130
20071 Derby	09024789.	5228 \$	522.79	R2	W DERBY LOT 212 JOHN R HEIGHTS SUB NO 1 L38 P4 PLATS, W C R 9/194 40.38 X 130
19926 Exeter	09024820.	6123 \$	612.32	R2	E EXETER LOT 62 JOHN R HEIGHTS SUB L35 P87 PLATS, W C R 9/178 47.2 IRREG
	<b>TOTALS</b>	<b>60587 \$</b>	<b>6,058.70</b>		