



March 2, 2022

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

**RE: Property Sale by Detroit Land Bank Authority  
Hosmer Holdings, LLC  
Development: 3435, 3444, 3450, 3453, 3456, 3459, 3468, 3473, 3476, 3480  
3486, 3492 and 3500 Pulford**

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 Hosmer Holdings LLC, a Michigan Limited Liability Company (“Offeror”) to enter into an option to purchase thirteen (13) properties (“the Property”) acquired by the DLBA (as described in the attached Exhibit A). The Property is within the McDougall-Hunt neighborhood. It is located on Pulford St. between Gratiot Ave. and Ellery St.

Hosmer Holdings is the owner of the adjacent building at 3506 Gratiot and an affiliate of Macro Connect, Inc., a Michigan Non Profit Corporation. Macro Connect is a technology consulting company that primarily services K-12 schools in and around Detroit. They plan on relocating their headquarters from Hunt Street Station to 3506 Gratiot Ave. To support Macro Connect’s new headquarters, Hosmer Holdings proposes to utilize the nearby property along Pulford St. to establish secured parking, a public garden and outdoor fitness space. The total estimated project cost is approximately \$270,000.

The Property is zoned R2 (Two Family Residential District) and measures approximately 45,639 square feet or 1.04 acre. The use as a parking lot and outdoor fitness space is conditional in a R2 zone. Hosmer Holdings shall 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 Hosmer Holdings LLC, a Michigan Limited Liability Company to sell the Property as more particularly referenced in the attached Exhibit A for \$29,665; 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'.

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 Hosmer Holdings LLC, a Michigan Limited Liability Company, to enter into an option to purchase thirteen (13) properties (“the Property”) acquired from the City by the DLBA (as described in the attached Exhibit A). The Property is within the McDougal Hunt neighborhood and located on Pulford St. between Gratiot Ave. and Ellery St.; and

**WHEREAS**, Hosmer Holdings LLC is an affiliate of Macro Connect, Inc., a Michigan Non Profit Corporation. In support of the relocation of the headquarters of Macro Connect, Inc. to 3506 Gratiot, Hosmer Holdings LLC proposes to utilize the Property to develop parking, a public garden and outdoor fitness space; and

**WHEREAS**, the total area of land measures approximately 45,639 square feet or 1.04 acres and is zoned R2 (Two Family Residential District). Hosmer Holdings LLC shall 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 Hosmer Holdings LLC, a Michigan Limited Liability Company to sell the Property as more particularly referenced in the attached Exhibit A for \$29,665; 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	Market Price	Zoning	Legal Description
3473 Pulford	13001708	3426	\$ 2,226.90	R2	N PULFORD LOT 23 BLK 5 ZENDERSL14 P4 PLATS W CR 13/69 31.14 X 110
3459 Pulford	13001707	6592	\$ 4,284.85	R2	N PULFORD LOTS 25-24 BLK 5 ZENDERSL14 P4 PLATS W CR 13/69 60 X 110
3500 Pulford	13001692	3258	\$ 2,117.70	R2	SPULFORD LOT 7 BLK 6 ZENDERSL14 P4 PLATS W CR 13/69 30 X 108.50
3492 Pulford	13001693	3262	\$ 2,120.30	R2	SPULFORD LOT 6 BLK 6 ZENDERSL14 P4 PLATS W CR 13/69 30 X 108.50
3486 Pulford	13001694	3249	\$ 2,111.85	R2	SPULFORD LOT 5 BLK 6 ZENDERSL14 P4 PLATS W CR 13/69 30 X 108.50
3480 Pulford	13001695	3249	\$ 2,111.85	R2	SPULFORD LOT 4 BLK 6 ZENDERSL14 P4 PLATS W CR 13/69 30 X 108.50
3476 Pulford	13001696	3249	\$ 2,111.85	R2	SPULFORD LOT 3 BLK 6 ZENDERSL14 P4 PLATS W CR 13/69 30 X 108.50
3453 Pulford	13001706	3303	\$ 2,146.95	R2	N PULFORD LOT 26 BLK 5 ZENDERSL14 P4 PLATS W CR 13/69 30 X 110
3444 Pulford	13001700.002L	3257	\$ 2,117.05	R2	SPULFORD Lot 18 PLAT OF PT OF OLS 38 & 39 GEO HUNT FARM L10 P98 PLATS W CR 13/73 30 X 108.50
3468 Pulford	13001697	3249	\$ 2,111.85	R2	SPULFORD LOT 2 BLK 6 ZENDERSL14 P4 PLATS W CR 13/69 30 X 108.50
3456 Pulford	13001699	4516	\$ 2,935.65	R2	SPULFORD LOT 20 PLAT OF PT OF OLS 38 & 39 GEO HUNT FARM L10 P98 PLATS W CR 13/73 41.56 X 108.50
3435 Pulford	13001703	1774	\$ 1,153.10	R2	N PULFORD W 28 FT LOT 22 PLAT OF PT OF OLS 38 & 39 GEO HUNT FARM L10 P98 PLATS W CR 13/73 28 IRREG
3450 Pulford	13001700.001	3254	\$ 2,115.10	R2	SPULFORD LOT 19 PLAT OF PT OF OLS 38 & 39 GEO HUNT FARM L10 P98 PLATS W CR 13/73 30 X 108.50

29,665