



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
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Detroit, Michigan 48226

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July 14, 2025

**RE: Property Sale by Detroit Land Bank Authority
Michigan Department of Transportation
Development: Generally bound by I-94, Gratiot, to the west of French Rd.**

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 the Michigan Department of Transportation, a constitutional government principal department of the State of Michigan (“MDOT”) to enter into agreements to purchase four (4) properties and to acquire parts of three (3) properties, as further described in the attached Exhibit A (collectively, the “Property”). The Property is primarily vacant land and is located in Council District 4 in the Airport Sub neighborhood and zoned R2 (Two Family Residential).

MDOT will begin work within the Burns Avenue to Barrett Avenue Corridor in 2026 to construct a drainage tunnel, preceding the I-94 Modernization work to expand I-94. The partial acquisitions are required as they are located above the tunnel itself, and MDOT is required to own the right of way above such permanent facilities.

The estimated total proffered by MDOT for the full acquisitions is \$38,290.00. The estimated total proffered by MDOT to DLBA is \$7,860.00 for the partial fee acquisitions. The total to be paid by MDOT for full and partial acquisitions is \$46,150.00. MDOT shall adhere to all applicable guidelines and apply for and obtain all applicable zoning changes/variances, permits and/or licenses. MDOT’s proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned, or MDOT will obtain zoning variances as required.

The Planning & Development Department, therefore, requests that your Honorable Body authorize the Detroit Land Bank Authority to sell all or part of the Property as more particularly referenced in the attached Exhibit A to Michigan Department of Transportation, a constitutional government principal department of the State of Michigan.

Respectfully submitted,



Alexa Bush
Planning and Development 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 Michigan Department of Transportation, a constitutional government principal department of the State of Michigan ("MDOT"), to enter into agreements to purchase four (4) property and partial fee portions of three (3) properties, as described in the attached Exhibit A (collectively, "the Property") acquired by the DLBA. The Property is within City Council Districts 4; and

WHEREAS, the Property consists primarily of vacant parcels, and MDOT proposes to construct a drainage tunnel prior to reconstructing and widening the I-94 freeway corridor for the purpose of improving safety, capacity, and local connectivity; and

WHEREAS, the Property is zoned R2 (Two Family Residential). MDOT 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 in the attached Exhibit A for a total of \$46,150.00; and to sell such property in accordance with the terms set forth in the Good Faith Offers.

EXHIBIT A

Full Acquisition Properties

6112 Cadillac
6106 Cadillac
6087 Hurlbut
6093 Hurlbut

Partial Acquisition Properties

Address	Square Footage
6099 Hurlbut	123 (.003 acres)
6074 Hurlbut	113 (.003 acres)
5957 Bewick	195 (.004 acres)