



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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October 6, 2025

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

**RE: Property Sale by Development Agreement
Corktown Properties – Preserve on Ash III**

Honorable City Council:

On November 17, 2020, your Honorable Body approved the sale of 147 City-owned parcels (“Properties”) to The Community Builders, Inc. (“Developer”) for the purchase price of two hundred twenty-five thousand and 00/100 dollars (\$225,000.00). The Developer proposed to construct a mixed-income, mixed-use development with approximately 250 affordable rental units on the Properties (“Development Project”). Your Honorable Body permitted the transfer of the Properties to Developer to occur in one or more separate closings, provided that the quit claim deed for each respective closing shall reflect consideration being the pro-rata share of the purchase price based on the square footage being conveyed by the respective quit claim deed.

The Development Project is structured in three phases. As part of the third phase, the Planning and Development Department (“P&DD”) has received an offer from The Preserve on Ash III Limited Dividend Housing Association LLC, a Michigan limited liability company (“POA III LDHA”), a subsidiary of the Developer to purchase and develop 3045, 3055, 3063, 3071, and 3081 14th Street, 3084, 3092, 3098, and 3106 15th Street, and 3043, 3051, 3059, 3067, 3075, 3087, 3093, 3099, and 3107 16th Street, Detroit (“Phase III Properties”) for the sum of twenty-seven thousand three hundred twenty and 00/100 dollars (\$27,320.00). POA III LDHA proposes to utilize the Phase III Properties to construct 60 residential units in a combination of townhouse and apartment buildings on the Phase III Properties, all of which shall be subject to affordability restrictions consistent with the terms of the Development Agreement.

The Phase III Properties are currently zoned SD1 (Special Development District) and R3 (Low Density Residential District). The proposed residential development is permitted as a right in both zoning districts.

This is the third phase in a multi-year housing strategy led by the Developer to bring mixed-income rental housing units to the North Corktown neighborhood. The project was designed specifically to meet the needs of current and future residents of Clement Kern and Greater Corktown, bringing a diversity of unit types based on resident preferences and feedback and the North Corktown neighborhood context. This project is a critical piece of the vision for a mixed-income, inclusive and interconnected Greater Corktown developed jointly with residents through the Choice Neighborhoods planning process and is directly aligned with the City’s goals.

We hereby request that your Honorable Body adopt the attached resolution to authorize the P&DD Director, or her authorized designee, to execute a development agreement, deed and such other documents as may be necessary or convenient to effect a transfer of the Phase III Properties by the City to The Preserve on Ash III Limited Dividend Housing Association LLC.

Respectfully submitted,



Alexa Bush
Director

cc: Malik Washington, Mayor's Office

RESOLUTION

BY COUNCIL MEMBER: _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves the sale of those certain City-owned properties more particularly described in the attached Exhibit A incorporated herein (collectively the “Phase III Properties”) to The Preserve on Ash III Limited Dividend Housing Association LLC, a Michigan limited liability company, (“POA III LDHA”), for the purchase price of twenty-seven thousand three hundred twenty and 00/100 dollars (\$27,320.00) (“Purchase Price”); and be it further

RESOLVED, that the sale of the Phase III Properties shall be subject to POA III LDHA entering into a development agreement at closing which shall obligate POA III LDHA to cause residential units in a combination of townhouse and apartment buildings to be constructed on the Phase III Properties; and be it further

RESOLVED, that the Director of the Planning and Development Department (“P&DD”), or her authorized designee, is authorized to execute a development agreement and issue one or more quit claim deeds for the sale of the Phase III Properties, as well as execute such other documents as may be necessary or convenient to effect the transfer of the Phase III Properties to POA III LDHA for the Purchase Price; 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 technical amendments or changes to the development agreement and/or quit claim deed (including but not limited to corrections to or confirmations of legal descriptions of the Phase III Properties, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Phase III Properties, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it further

RESOLVED, that the development agreement and quit claim deed will be considered confirmed when executed by the P&DD Director, or her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTIONS OF PHASE III PROPERTIES

Real property situated in the City of Detroit, County of Wayne and State of Michigan described as follows:

Parcel 1:

Lot 126, of SUBDIVISION OF PART OF THE GODFROY FARM P.C. 726 LYING BETWEEN MICHIGAN AVE AND GRAND RIVER AVE, according to the plat thereof recorded in Liber 1 of Plats, page 293, Wayne County Records.

Common Address: 3045 14th Street, Detroit, Michigan 48208
Parcel ID: 10005267

Parcel 2:

Lot 127, of SUBDIVISION OF PART OF THE GODFROY FARM P.C. 726 LYING BETWEEN MICHIGAN AVE AND GRAND RIVER AVE, according to the plat thereof recorded in Liber 1 of Plats, page 293, Wayne County Records.

Common Address: 3055 14th Street, Detroit, Michigan 48208
Parcel ID: 10005266

Parcel 3:

Lot 128, of SUBDIVISION OF PART OF THE GODFROY FARM P.C. 726 LYING BETWEEN MICHIGAN AVE AND GRAND RIVER AVE, according to the plat thereof recorded in Liber 1 of Plats, page 293, Wayne County Records.

Common Address: 3063 14th Street, Detroit, Michigan 48208
Parcel ID: 10005265

Parcel 4:

Lot 129, of SUBDIVISION OF PART OF THE GODFROY FARM P.C. 726 LYING BETWEEN MICHIGAN AVE AND GRAND RIVER AVE, according to the plat thereof recorded in Liber 1 of Plats, page 293, Wayne County Records.

Common Address: 3071 14th Street, Detroit, Michigan 48208
Parcel ID: 10005264

Parcel 5

Lot 130, of SUBDIVISION OF PART OF THE GODFROY FARM P.C. 726 LYING BETWEEN MICHIGAN AVE AND GRAND RIVER AVE, according to the plat thereof recorded in Liber 1 of Plats, page 293, Wayne County Records.

Common Address: 3081 14th Street, Detroit, Michigan 48208
Parcel ID: 10005263

Parcel 6

Lot 167, of PLAT OF THE SUBDIVISION OF THAT PART OF PRIVATE CLAIM NO 44, LYING BETWEEN THE CHICAGO AND GRAND RIVER ROADS, according to the plat thereof as recorded in Liber 68 of Deeds, pages 2 and 3, Wayne County Records.

Common Address: 3084 15th Street, Detroit, Michigan 48208
Parcel ID: 10005429

Parcel 7

Lot 168, of PLAT OF THE SUBDIVISION OF THAT PART OF PRIVATE CLAIM NO 44, LYING BETWEEN THE CHICAGO AND GRAND RIVER ROADS, according to the plat thereof as recorded in Liber 68 of Deeds, pages 2 and 3, Wayne County Records.

Common Address: 3092 15th Street, Detroit, Michigan 48208
Parcel ID: 10005430

Parcel 8

Lot 169, of PLAT OF THE SUBDIVISION OF THAT PART OF PRIVATE CLAIM NO 44, LYING BETWEEN THE CHICAGO AND GRAND RIVER ROADS, according to the plat thereof as recorded in Liber 68 of Deeds, pages 2 and 3, Wayne County Records.

Common Address: 3098 15th Street, Detroit, Michigan 48208
Parcel ID: 10005431

Parcel 9

Lot 170, of PLAT OF THE SUBDIVISION OF THAT PART OF PRIVATE CLAIM NO 44, LYING BETWEEN THE CHICAGO AND GRAND RIVER ROADS, according to the plat thereof as recorded in Liber 68 of Deeds, pages 2 and 3, Wayne County Records.

Common Address: 3106 15th Street, Detroit, Michigan 48208
Parcel ID: 10005432

Parcel 10

Lot 204, of PLAT OF THE SUBDIVISION OF THAT PART OF PRIVATE CLAIM NO 44, LYING BETWEEN THE CHICAGO AND GRAND RIVER ROADS, according to the plat thereof as recorded in Liber 68 of Deeds, pages 2 and 3, Wayne County Records.

Common Address: 3043 16th Street, Detroit, Michigan 48208

Parcel ID: 10006450

Parcel 11

Lot 205, of PLAT OF THE SUBDIVISION OF THAT PART OF PRIVATE CLAIM NO 44, LYING BETWEEN THE CHICAGO AND GRAND RIVER ROADS, according to the plat thereof as recorded in Liber 68 of Deeds, pages 2 and 3, Wayne County Records.

Common Address: 3051 16th Street, Detroit, Michigan 48208

Parcel ID: 10006449

Parcel 12

Lot 206, of PLAT OF THE SUBDIVISION OF THAT PART OF PRIVATE CLAIM NO 44, LYING BETWEEN THE CHICAGO AND GRAND RIVER ROADS, according to the plat thereof as recorded in Liber 68 of Deeds, pages 2 and 3, Wayne County Records.

Common Address: 3059 16th Street, Detroit, Michigan 48208

Parcel ID: 10006448

Parcel 13

Lot 207, of PLAT OF THE SUBDIVISION OF THAT PART OF PRIVATE CLAIM NO 44, LYING BETWEEN THE CHICAGO AND GRAND RIVER ROADS, according to the plat thereof as recorded in Liber 68 of Deeds, pages 2 and 3, Wayne County Records.

Common Address: 3067 16th Street, Detroit, Michigan 48208

Parcel ID: 10006447

Parcel 14

Lot 208, of PLAT OF THE SUBDIVISION OF THAT PART OF PRIVATE CLAIM NO 44, LYING BETWEEN THE CHICAGO AND GRAND RIVER ROADS, according to the plat thereof as recorded in Liber 68 of Deeds, pages 2 and 3, Wayne County Records.

Common Address: 3075 16th Street, Detroit, Michigan 48208

Parcel ID: 10006446

Parcel 15

The North 15 feet of Lot 209 and the South 10 feet of Lot 210, of PLAT OF THE SUBDIVISION OF THAT PART OF PRIVATE CLAIM NO 44, LYING BETWEEN THE CHICAGO AND GRAND RIVER ROADS, according to the plat thereof as recorded in Liber 68 of Deeds, pages 2 and 3, Wayne County Records.

Common Address: 3087 16th Street, Detroit, Michigan 48208
Parcel ID: 10006444

Parcel 16

The North 30 feet of Lot 210, of PLAT OF THE SUBDIVISION OF THAT PART OF PRIVATE CLAIM NO 44, LYING BETWEEN THE CHICAGO AND GRAND RIVER ROADS, according to the plat thereof as recorded in Liber 68 of Deeds, pages 2 and 3, Wayne County Records.

Common Address: 3093 16th Street, Detroit, Michigan 48208
Parcel ID: 10006443

Parcel 17

The South 26 feet of Lot 211, of PLAT OF THE SUBDIVISION OF THAT PART OF PRIVATE CLAIM NO 44, LYING BETWEEN THE CHICAGO AND GRAND RIVER ROADS, according to the plat thereof as recorded in Liber 68 of Deeds, pages 2 and 3, Wayne County Records.

Common Address: 3099 16th Street, Detroit, Michigan 48208
Parcel ID: 10006442

Parcel 18

Lot 212 and the North 14 feet of Lot 211, of PLAT OF THE SUBDIVISION OF THAT PART OF PRIVATE CLAIM NO 44, LYING BETWEEN THE CHICAGO AND GRAND RIVER ROADS, according to the plat thereof as recorded in Liber 68 of Deeds, pages 2 and 3, Wayne County Records.

Common Address: 3107 16th Street, Detroit, Michigan 48208
Parcel ID: 10006441