



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

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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  
The Bailey Park Project  
Development: 3139, 3153, 3157 Hunt  
3200, 3194, 3188, 3182, 3178, 3170, 3164, 3158, 3150, 3144, 3138,  
3132 Charlevoix**

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 The Bailey Park Project., a Michigan Non Profit Corporation (“Offeror”) to enter into an option to purchase fifteen (15) properties (“the Property”) acquired by the DLBA (as described in the attached Exhibit A). The Property is within the McDougall Hunt neighborhood. It is generally bounded by McDougall St., Charlevoix St., Elmwood St. and Hunt St.

The Bailey Park Project is a development arm of the McDougall Hunt Neighborhood Community Association. This represents Phase 2 of their efforts to create a neighborhood park. They have previously closed on Phase 1 and installed a playground in the project area.

The total area of land for Phase 2 measures approximately 55,297 square feet or 1.27 acres. The Offeror proposes to continue to remove blight and beautify the project area. They wish to utilize the vacant properties for activity installations, landscaping and other amenities in the western area of the park. The estimated cost of Phase 2 is approximately \$62,000.

The Property is zoned R2 (Two Family Residential District). The Offeror 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.



Honorable City Council  
March 1, 2022  
Page 2

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 The Bailey Park Project, a Michigan Non Profit Corporation to sell the Property as more particularly referenced in the attached Exhibit A for \$13,824.25; 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 The Bailey Park Project, a Michigan Non Profit Corporation, to enter into an option to purchase fifteen (15) properties (“the Property”) acquired from the City by the DLBA (as described in the attached Exhibit A). The Property is within the McDougall Hunt neighborhood and generally bounded by McDougall St., Charlevoix St., Elmwood St. and Hunt St.; and

**WHEREAS**, The Bailey Park Project proposes to continue their efforts to create a neighborhood park; and

**WHEREAS**, the total area of land measures approximately 55,297 square feet and is zoned R2 (Two Family Residential District). The Bailey Park Project shall 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 The Bailey Park Project, a Michigan Non Profit Corporation to sell the Property as more particularly referenced in the attached Exhibit A for \$13,824.25; 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
3139 Hunt	13000970-1	5814 \$	1,453.50	R2	N HUNT LOT 6 W 17.83 FT LOT 7 BLK 37 A M CAMPAUS L4 P96 PLATS, W C R 13/34 53.49 IRREG
3153 Hunt	13000972.	5171 \$	1,292.75	R2	N HUNT E 17.83 FT LOT 7 BLK 37 A M CAMPAUS L4 P96 PLATS, W C R 13/34 78A SHELEYS L7 P39 PLATS, W C R 13/45 47.83 IRREG
3157 Hunt	13000973-4	4731 \$	1,182.75	R2	N HUNT Lot 77 W 15 FT OF 76 A SHELEYS L7 P39 PLATS, W C R 13/45 45 X 105.25
3200 Charlevoix	13001020.	3162 \$	790.50	R2	S CHARLEVOIX LOT 61 A SHELEYS L7 P39 PLATS, W C R 13/45 30 X 105.25
3194 Charlevoix	13001021.	3158 \$	789.50	R2	S CHARLEVOIX LOT 60 A SHELEYS L7 P39 PLATS, W C R 13/45 30 X 105.25
3188 Charlevoix	13001022.	3161 \$	790.25	R2	S CHARLEVOIX LOT 59 A SHELEYS L7 P39 PLATS, W C R 13/45 30 X 105.25
3182 Charlevoix	13001023.	3134 \$	783.50	R2	S CHARLEVOIX LOT 58 A SHELEYS L7 P39 PLATS, W C R 13/45 30 X 105.25
3170 Charlevoix	13001025.	3143 \$	785.75	R2	S CHARLEVOIX LOT 56 A SHELEYS L7 P39 PLATS, W C R 13/45 30 X 105.25
3164 Charlevoix	13001026.	3177 \$	794.25	R2	S CHARLEVOIX LOT 55 A SHELEYS L7 P39 PLATS, WCR 13/45 30 X 105.25
3158 Charlevoix	13001027.	3134 \$	783.50	R2	S CHARLEVOIX LOT 54 A SHELEYS L7 P39 PLATS, WCR 13/45 30 X 105.25
3150 Charlevoix	13001028.	3161 \$	790.25	R2	S CHARLEVOIX LOT 53 A SHELEYS L7 P39 PLATS, W C R 13/45 30 X 105.25
3144 Charlevoix	13001029.	3336 \$	834.00	R2	S CHARLEVOIX LOT 8 BLK 37 A M CAMPAUS L4 P96 PLATS, W C R 13/34 35.66 IRREG
3138 Charlevoix	13001030.	3729 \$	932.25	R2	S CHARLEVOIX LOT 9 BLK 37 A M CAMPAUS L4 P96 PLATS, W C R 13/34 35.66 X 105.25
3178 Charlevoix	13001024.	3176 \$	794.00	R2	S CHARLEVOIX Lot 57 A SHELEYS L7 P39 PLATS, W C R 13/45 30 X 105.25
3132 Charlevoix	13001031.	4110 \$	1,027.50	R2	S CHARLEVOIX LOT 10 BLK 37 A M CAMPAUS L4 P96 PLATS, W C R 13/34 35.66 IRREG
TOTALS		55297 \$	13,824.25		