



February 18, 2022

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

**RE: Property Sale by Detroit Land Bank Authority
Michele Chirco
Development: 3643, 3637, 3631, 3625, 3619, 3613, 3607, 3603 E. Ferry**

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 Michele Chirco (“Offeror”) to enter into an option to purchase eight (8) properties (“the Property”) acquired by the DLBA (as described in the attached Exhibit A). The Property is within the Poletown East neighborhood. It is located on E. Ferry between Ellery St. and Mt. Elliott St.

The total area of land measures approximately 22,935 square feet or .52 acres. The Offeror proposes to renovate the residential structure at 3637 E. Ferry for rental and to utilize the remaining vacant properties for gardening and an orchard. The estimated cost of renovation is approximately \$102,000.

The Property is zoned R2 (Two Family Residential District). The use as an orchard is conditional in a R2 zone. 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.

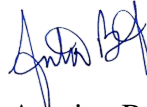
Honorable City Council
February 18, 2022
Page 2

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 Michele Chirco to sell the Property as more particularly referenced in the attached Exhibit A for \$6,600; 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,



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 Michele Chirco, to enter into an option to purchase eight (8) properties (“the Property”) acquired from the City by the DLBA (as described in the attached Exhibit A). The Property is within the Poletown East neighborhood and located on E. Ferry between Ellery St. and Mt. Elliott St.; and

WHEREAS, Michele Chirco proposes to renovate the residential structure at 3637 E. Ferry for rental and to utilize the remaining properties for gardening and an orchard; and

WHEREAS, the total area of land measures approximately 22,935 square feet and is zoned R2 (Two Family Residential District). Michele Chirco 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 Michele Chirco, to sell the Property as more particularly referenced in the attached Exhibit A for \$6,600; 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	SQ FT	ZONING	LEGAL DESCRIPTION
3603 E Ferry, Detroit, MI	13003360	2,852	R2	N FERRY LOT 25 W 30 FT OF S 95.19 FT LYG N OF & ADJ FERRY AVE LEIB FARM 13/1 30 X 95.19
3607 E Ferry, Detroit, MI	13003361	2,908	R2	N FERRY LOT 25 E 30.50 FT OF W 60.50 FT OF S 95.19 FT LYG N OF & ADJ FERRY AVE LEIB FARM 13/1 30.50 X 95.19
3613 E Ferry, Detroit, MI	13003362	2,862	R2	N FERRY Lot 2 EUGENE H HILLS L18 P21 PLATS, W C R 13/153 30 X 95.13
3619 E Ferry, Detroit, MI	13003363	2,859	R2	N FERRY LOT 3 EUGENE H HILLS L18 P21 PLATS, W C R 13/153 30 X 95.13
3625 E Ferry, Detroit, MI	13003364	2,862	R2	N FERRY Lot 4 EUGENE H HILLS L18 P21 PLATS, W C R 13/153 30 X 95.13
3631 E Ferry, Detroit, MI	13003365	2,859	R2	N FERRY Lot 5 EUGENE H HILLS L18 P21 PLATS, W C R 13/153 30 X 95.13
3637 E Ferry, Detroit, MI	13003366	2,862	R2	N FERRY LOT 6 EUGENE H HILLS L18 P21 PLATS, W C R 13/153 30 X 95.13
3643 E Ferry, Detroit, MI	13003367	2,871	R2	N FERRY LOT 7 EUGENE H HILLS L18 P21 PLATS, W C R 13/153 30 X 95.13