



April 8, 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 Michigan Department of Transportation  
Development: 413, 419, 427, 433, 443, 447, 457, 515, 521 Hendrie  
5458, 5459 15<sup>th</sup> St.; 5955 Bewick; 6070, 6081 Hurlbut**

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 Michigan Department of Transportation (“MDOT”) to enter into an option to purchase fourteen (14) properties (“the Property”) acquired by the DLBA (as described in the attached Exhibit A). The Property generally borders I-94 (Edsel Ford Fwy) and is within the City’s Cultural Center, NW Goldberg and Airport Subdivision neighborhoods.

As noted in the attached Exhibit B, the Property consists of vacant scattered sites, zoned R2 (Two-Family Residential) and R5 (Medium Density Residential), comprising a total land area of approximately 54,617 square feet.

MDOT wishes to acquire the Property, to facilitate the I-94 Modernization Project along the I-94 (Edsel Ford Fwy) corridor. The purpose of the project is to improve the safety, capacity, connectivity, and condition of the freeway. It will involve the widening of the freeway, new bridges, new interchanges, the construction of service roads and a new drainage system. The initial phase of the project is anticipated to begin in 2024.



Honorable City Council  
April 8, 2022  
Page 2

The Planning & Development Department, therefore, requests that your Honorable Body authorize the Detroit Land Bank Authority to enter into an Option Agreement with The Michigan Department of Transportation to sell the Property as more particularly referenced in the attached Exhibit A for \$1,534,830; 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 Michigan Department of Transportation (“MDOT”) to enter into an option to purchase fourteen (14) properties (as described in the attached Exhibit A). The Property generally borders I-94 (Edsel Ford Fwy) and is within the City’s Cultural Center, NW Goldberg and Airport Subdivision neighborhoods; and

**WHEREAS**, MDOT wishes to acquire the Property, to facilitate the I-94 Modernization Project along the I-94 (Edsel Ford Fwy) corridor.

**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 Michigan Department of Transportation to sell the Property as more particularly referenced in the attached Exhibit A for \$1,534,830; and, upon exercise of the option by the optionee, to sell such property in accordance with the terms set forth in the Option Agreement.

(See Attached Exhibit A)

**WAIVER OF RECONSIDERATION**

Address	Parcel ID	Council Distr	Neighborhood	Property: Parcel Square Footage	Status	MSHDA Demo Li	Property: Zoned	Offer	Price/Sq Ft
413 Hendrie	01001622-3	5	Cultural Center	4685 Vacant Land	NO		R5	\$ 168,000.00	\$ 35.86
419 Hendrie	01001624	5	Cultural Center	2835 Vacant Land	NO		R5	\$ 101,000.00	\$ 35.62
427 Hendrie	01001625	5	Cultural Center	4123 Vacant Land	NO		R5	\$ 149,000.00	\$ 36.14
433 Hendrie	01001626	5	Cultural Center	4298 Vacant Land	NO		R5	\$ 155,000.00	\$ 36.06
443 Hendrie	01001627	5	Cultural Center	4871 Vacant Land	NO		R5	\$ 174,500.00	\$ 35.83
447 Hendrie	01001628	5	Cultural Center	4653 Vacant Land	NO		R5	\$ 168,500.00	\$ 36.21
457 Hendrie	01001629	5	Cultural Center	5519 Vacant Land	NO		R5	\$ 198,500.00	\$ 35.97
515 Hendrie	03001634	5	Cultural Center	6350 Vacant Land	NO		R5	\$ 228,500.00	\$ 35.99
521 Hendrie	03001635	5	Cultural Center	4918 Vacant Land	NO		R5	\$ 177,000.00	\$ 35.99
5458 15th St	10005533-42	5	NW Goldberg	3365 Vacant Land	NO		R2	\$ 4,230.00	\$ 1.26
5459 15th St	10005704-14	5	NW Goldberg	2735 Vacant Land	NO		R2	\$ 3,410.00	\$ 1.25
5955 Bewick	21037343-54	4	Airport Sub	1420 Vacant Land	NO		R2	\$ 1,630.00	\$ 1.15
6070 Huribut	19004570	4	Airport Sub	3491 Vacant Land	NO		R2	\$ 4,000.00	\$ 1.15
6081 Huribut	19004594-604	4	Airport Sub	1354 Lease/ROE/TLA	NO		R2	\$ 1,560.00	\$ 1.15
54617								\$ 1,534,830.00	Total

Parcels are in institutional partner coordination in I-94 Expansion LRA.