



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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June 29, 2022

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

RE: Property Sale of 6051 Hastings (former Fisher Body 21 plant property),
666 Harper & 991 Harper, Detroit, Michigan

Honorable City Council:


The City of Detroit (“City”), through its Planning and Development Department (“P&DD”), has received an offer from Fisher 21 Lofts LLC (“Developer”), a Michigan limited liability company, to purchase certain City-owned real property at 6051 Hastings, Detroit, Michigan (formerly known as the Fisher Body 21 plant), along with adjacent real property at 666 Harper & 991 Harper, Detroit, Michigan (collectively, the “Property”), for the purchase price of One Million and 00/100 Dollars (\$1,000,000.00) (the “Purchase Price”).

Developer has agreed to redevelop the Property into a mixed-use building with parking that includes not less than 415 residential units and approximately 30,000 square feet of commercial space (the “Fisher Body Project”). The development currently anticipates 433 residential units in a combination of studio, one-bedroom, and two-bedroom apartments; more than 28,000 square feet of retail space; approximately 16,000 square feet of co-working space; and over 700 spaces to support the parking needs of residents and retail users. Currently, the Property are within an M4 (Intensive Industrial District) zoning district. As per section 61-9-63 (21-22) of the City of Detroit zoning ordinance, the Developer’s intended use of the Property is not a permitted use under the zoning ordinance without the necessity of a rezoning, special exception, use permit, variance, or other approval. The Developer shall apply for and obtain rezoning of the Property or a special or conditional use permit or variance regarding the Property prior to closing and the consummation of this sale.

As part of the original offer to purchase, Developer committed to reserving at least twenty percent (20%) of the residential units for persons who earn no more than eighty percent (80%) of the Area Median Income (“AMI”). Developer then participated in a community benefits process administered under the City’s Community Benefits Ordinance (“CBO”), being Sections 12-8-1, *et seq.* of the Detroit City Code. During that process, the neighborhood advisory council (“NAC”) and Developer agreed to reconfigure this commitment to deliver three two-bedroom units for residents who earn no more than fifty percent (50%) of AMI, with the remaining affordable units reserved at 80% AMI, and the affordable component reduced to fourteen percent (14%) of the total units — subject to City Council’s approval of tax abatement certificate agreements memorializing this proposal.

We request that your Honorable Body adopt the attached resolution to authorize the P&DD Director, or his/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 Properties by the City to Purchaser.

Respectfully submitted,


Antoine Bryant
Director, Planning & Development

RESOLUTION

BY COUNCIL MEMBER _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves the sale by development agreement of certain real property at 6051 Hastings, 666 Harper, and 991 Harper, Detroit, Michigan (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Fisher 21 Lofts LLC ("Developer"), a Michigan limited liability company, or its affiliates, for the purchase price of One Million and 00/100 Dollars (\$1,000,000.00) (the "Purchase Price"); and be it further

RESOLVED, that the Director of the Planning and Development Department ("P&DD"), or his/her authorized designee, is authorized to execute a development agreement and issue a quit claim deed for the sale of the Properties, as well as execute such other documents as may be necessary or convenient to effect the transfer of the Properties to Developer consistent with this resolution; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Fifty Thousand and 00/100 Dollars (\$50,000.00) shall be paid to the DBA from the sale proceeds, 2) Sixty Thousand and 00/100 Dollars (\$60,000.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his/her authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, 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 Properties, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

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

EXHIBIT A

Description of Property

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

Parcel 1

N HARPER LOTS 7 THRU 34 AND THE ADJACENT VACATED ALLEY, SUB OF LOTS 1 TO 30 INCL LOTS 37 & 38 HOBAN & SANDS L22 P92 PLATS, W C R 3/77. ALSO, LOTS 31 THRU 33 HOBAN & SANDS L15 P2 PLATS, W C R 3/78. APPROX 206,475 SQ FT.

a/k/a 6051 Hastings
Tax Parcel ID 03001732-3

Parcel 2

S HARPER E 14 FT OF LOT 10 AND ALL OF LOTS 11 THRU 16, SUB OF BLK K, C MORAN FARM L8 P13 PLATS, W C R 3/75 302 X 159.20

a/k/a 666 Harper
Tax Parcel ID 03001699-1707

Parcel 3

N HARPER LOTS 1 THRU 21 AND THE ADJACENT VACATED ALLEY, SNOVER & JACOBS SUB L9 P38 PLATS, W C R 5/92. ALSO, THAT PART OF LOT 2 LYG W OF MANSUR & S OF PIQUETTE T J & D J CAMPAU SUB L2 P2 PLATS, W C R 5/134 123,933 SQ FT.

a/k/a 991 Harper
Tax Parcel ID 05002461-80