



July 11, 2022

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

**RE: Property Sale by Detroit Land Bank Authority
IHeart Realty Foundation, Inc.
Development: 15915 Pierson, 15889 Chatham, 12865, 14359, 15777 Bentler, 11915
W. Outer Drive, 16650, 16898 Lilac, 16891, 16823 Santa Rosa, 16680 Turner,
15357, 15363, 15822, 16568, 16877, 16143 Monica, 16784 Tuller, 15851 San Juan,
15376 Turner, 15375 Roselawn, 16567 Santa Rosa, 16679 Woodingham**

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 IHeart Realty Foundation, Inc., a Michigan Non-Profit Corporation (“IHeart”) to enter into an option to purchase twenty-three (23) properties (“the Property”) acquired by the DLBA (as described in the attached Exhibit A). The Property is located in the Brightmoor and Fitzgerald neighborhoods.

The Property is zoned R1 (Single Family Residential) and R2 (Two Family Residential). The homes are in need of significant repair. IHeart wishes to acquire and renovate these structures to make a greater impact on the Fitzgerald and Brightmoor neighborhoods. Eight (8) of the homes are occupied and Fifteen (15) are vacant. IHeart has been a DLBA Community Partner since 2019. The organization has completed four (4) renovations and closed on twelve (12) DLBA properties throughout the City of Detroit.

IHeart will provide supportive services to the occupied homes in accordance with the DLBA Occupied Property Disposition Program (“Program”). Under the Program, the homes will be renovated and efforts will be made to work with the occupants in an attempt to help them stay in the home as homeowner or tenant.

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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
- Obtaining applicable City permits
- 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 IHeart Realty Foundation, Inc., a Michigan Non-Profit Corporation to sell the Property as more particularly referenced in the attached Exhibit A for \$27,000.00; 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,



Katharine G. Trudeau
Deputy Director

KT/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 IHeart Realty Foundation, Inc., a Michigan Non-Profit Corporation (“IHeart Realty Foundation”), to enter into an option to purchase twenty-three (23) properties (“the Property”) acquired by the DLBA (as described in the attached Exhibit A). The Property is located in the Fitzgerald and Brightmoor neighborhoods; and

WHEREAS, the Property consists of residential structures in need of significant repair and IHeart Realty Foundation proposes to rehab the Property; and

WHEREAS, the Property is zoned R1 (Single Family Residential) and R2 (Two Family Residential). IHeart Realty Foundation shall apply for and obtain any applicable City permits and/or other approvals as necessary with required City departments and/or agencies;

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 IHeart Realty Foundation, Inc., a Michigan Non-Profit Corporation, to sell the Property as more particularly referenced in the attached Exhibit A for \$27,000.00; 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

Property Count	Address	Property: ZIP Code	Property: Neighborhood	Property: Zoned As	Sq Footage	Type	Vacant/ Occupied	Parcel ID	Sales Price
1	15915 Pierson	48223	Brightmoor	R1	6267	Residential Structure	Vacant	22106906.	\$1,000
2	15889 Chatham	48223	Brightmoor	R1	5837	Residential Structure	Vacant	22117141-2	\$1,000
3	15777 Bentler	48223	Brightmoor	R1	4879	Residential Structure	Vacant	22110902.	\$1,000
4	12865 Bentler	48223	Brightmoor	R1	8437	Residential Structure	Vacant	22111094-5	\$1,000
5	11915 W Outer Drive	48223	Brightmoor	R1	15498	Residential Structure	Vacant	22124795-7	\$1,000
6	14359 Bentler	48223	Brightmoor	R1	4400	Residential Structure	Vacant	22111018.	\$1,000
7	16650 Lilac	48221	Fitzgerald/Marygrove	R1	3398	Residential Structure	Vacant	16026212.	\$1,000
8	16891 Santa Rosa	48221	Fitzgerald/Marygrove	R2	3877	Residential Structure	Vacant	16020595.	\$1,000
9	16823 Santa Rosa	48221	Fitzgerald/Marygrove	R2	3311	Residential Structure	Vacant	16020606.	\$1,000
10	16680 Turner	48221	Fitzgerald/Marygrove	R1	3398	Residential Structure	Vacant	16027505.	\$1,000
11	16568 Monica	48221	Fitzgerald/Marygrove	R2	3877	Residential Structure	Vacant	16021251.	\$1,000
12	16784 Tuller	48221	Fitzgerald/Marygrove	R1	4008	Residential Structure	Vacant	16026930.	\$1,000
13	16877 Monica	48221	Fitzgerald/Marygrove	R2	3877	Residential Structure	Vacant	16021723.	\$1,000
14	16143 Monica	48221	Fitzgerald/Marygrove	R2	3877	Residential Structure	Vacant	16021777.	\$1,000
15	16898 Lilac	48221	Fitzgerald/Marygrove	R1	4487	Residential Structure	Vacant	16026231.	\$1,000
16	15822 Monica	48238	Fitzgerald/Marygrove	R2	3358	Residential Structure	Occupied	16021203.	\$1,500
17	15851 San Juan	48238	Fitzgerald/Marygrove	R2	4530	Residential Structure	Occupied	16026055.	\$1,500
18	15376 Turner	48238	Fitzgerald/Marygrove	R2	4182	Residential Structure	Occupied	16027399.	\$1,500
19	15363 Monica	48238	Fitzgerald/Marygrove	R2	5184	Residential Structure	Occupied	16021825.	\$1,500
20	15357 Monica	48238	Fitzgerald/Marygrove	R2	5184	Residential Structure	Occupied	16021826.	\$1,500
21	15375 Roselawn	48238	Fitzgerald/Marygrove	R1	3136	Residential Structure	Occupied	16030815.	\$1,500
22	16567 Santa Rosa	48221	Fitzgerald/Marygrove	R2	3885	Residential Structure	Occupied	16020624.	\$1,500
23	16679 Woodingham	48221	Fitzgerald/Marygrove	R1	3223	Residential Structure	Occupied	16028839.	\$1,500