



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

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January 4, 2023

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

**RE: Property Sale by Detroit Land Bank Authority  
Brother Nature Produce LLC  
Development: 1943, 1949, 1965 Elm; 2922, 2928, 2940, 2970, 2980 Vermont  
1926, 1930 Temple**

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 Brother Nature Produce LLC., a Michigan Limited Liability Company (“Brother Nature”) to enter into an option to purchase ten (10) properties (“the Property”) acquired by the DLBA (as described in the attached Exhibit A). The Property is located in the North Corktown neighborhood.

Brother Nature has been active in North Corktown for over 15 years. They own and operate a mini orchard and hoop houses located at 1868 Temple and 2913, 2919 Rosa Parks. The Property is zoned R2 (Two Family Residential) and consists of approximately 32,797 square feet of vacant land. They wish to combine the Property with these operations and expand their business. The total project area would be bound by Elm St., Rosa Parks Blvd., Temple and Vermont.

An Urban Farm is permitted as a conditional use in a R2 zone. Brother Nature shall adhere to all applicable urban garden/farm guidelines and apply for and obtaining all applicable permits and/or licenses. Purchaser’s proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.



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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 Brother Nature Produce LLC., a Michigan Limited Liability Company to sell the Property as more particularly referenced in the attached Exhibit A for \$70,840.88; 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

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 Brother Nature Produce LLC, a Michigan Limited Liability Company (“Brother Nature”), to enter into an option to purchase properties (“the Property”) acquired by the DLBA (as described in the attached Exhibit A). The Property is located in the North Corktown neighborhood; and

**WHEREAS**, the Property consists of vacant land and Brother Nature proposes to utilize the land to expand operations of their urban farm; and

**WHEREAS**, the Property is zoned R2 (Two Family Residential) and an Urban Farm is permitted as a conditional use. Brother Nature shall adhere to all applicable urban garden/farm guidelines, apply for and obtain all applicable permits and/or licenses 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 Brother Nature Produce LLC, a Michigan Limited Liability Company, to sell the Property as more particularly referenced in the attached Exhibit A for \$70,840.88; 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****BROTHER NATURE PRODUCE LLC**

COUNT	ADDRESS	PARCEL ID	SQ FT	SALES PRICE
1	1943 ELM	08000777	3877	\$ 8,374.32
2	1949 ELM	08000778	3763	\$ 8,128.08
3	1965 ELM	08000779	3766	\$ 8,134.56
4	2922 VERMONT	08008371	2700	\$ 5,832.00
5	2928 VERMONT	08008372	2719	\$ 5,873.04
6	2940 VERMONT	08008374	2700	\$ 5,832.00
7	2970 VERMONT	08008378	2790	\$ 6,026.40
8	2980 VERMONT	08008379-83	3765	\$ 8,131.76
9	1926 TEMPLE	08000723	3240	\$ 6,998.40
10	1930 TEMPLE	08000722	3477	\$ 7,510.32
			32797	\$ 70,840.88