



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

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January 17, 2023

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

**RE: Property Sale by Detroit Land Bank Authority  
Bedford Development LLC**

**Development: 5267, 5253 Marlborough, 5600 Manistique, 4404, 6150 Neff  
5558 University Plaza, 12115 Payton, 4317, 5280, 5574 Maryland, 5246, 5259, 9416  
Wayburn, 4015, 5051, 9995 Beaconsfield, 4135, 5099, 9846 Nottingham, 4849  
Lakepointe, 5274 Three Mile Dr., 12403 Whitehill, 9339 Courville, 11221 Stockwell,  
10480 Balfour, 9164 Bishop, 11655 St Louis, 17823 Arlington, 14909 Northlawn,  
1679 Calvert, 1565, 1677 Glendale, 15385 Turner, 14837 Sussex, 13987 Glenwood,  
12382 Monica, 8846 Kimberly Ct, 4019 Virginia Park, 8789, 15886 Petoskey,  
18974 Fairport, 5020 Garland**

Honorable City Council:

Pursuant to the Second 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 19, 2020, 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 Bedford Development LLC, a Michigan Limited Liability Company (“Bedford”) to enter into an option to purchase forty-two (42) properties (“the Property”) acquired by the DLBA (as described in the attached Exhibit A). The Property is within various neighborhoods located throughout the City.

The Property is zoned R1 (Single Family Residential), R2 (Two Family Residential), R3 (Low Density Residential), R5 (Medium Density Residential) and B4 (General Business District). All are single and two-family residential dwellings in need of significant repair.

Bedford wishes to acquire and renovate these structures to make a impact on the various neighborhoods. Twenty-Six (26) of the homes have been identified as occupied and Sixteen (16) are vacant. Bedford is a Detroit based entity and has been a DLBA Community Partner since 2019. To date, the organization has currently completed nineteen (19) renovations of DLBA properties throughout the City of Detroit.



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Bedford 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.

Bedford proposes drawing down the Property in batches of Fifteen (15) homes per closing, with an estimated renovation time of one home per month. They have provided proof of funding for this project in the amount of \$2.7million.

Conditions to Exercise Option are to include:

- Detroit City Council approval
- City of Detroit Planning and Development Department ("PDD") Design Review and approvals, as necessary or required
- Clear title
- 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 Bedford Development LLC, a Michigan Limited Liability Company to sell the Property as more particularly referenced in the attached Exhibit A for \$105,000.00; 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,

A handwritten signature in blue ink, appearing to read "AB", is written over the printed name of Antoine Bryant.

Antoine Bryant

Director

AB/am

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 Second Amended and Restated Memorandum of Understanding ("MOU") between the City of Detroit and the DLBA, approved by the Detroit City Council on May 19, 2020, 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 Bedford Development LLC, a Michigan Limited Liability Company ("Bedford Development") to enter into an option to purchase forty-two (42) properties ("the Property") acquired by the DLBA (as described in the attached Exhibit A). The Property is within various neighborhoods throughout the City; and

**WHEREAS**, the Property consists of residential structures in need of significant repair and Bedford Development proposes to rehab the Property; and

**WHEREAS**, the Property is zoned R1 (Single Family Residential), R2 (Two Family Residential), R3 (Low Density Residential), R5 (Medium Density Residential) and B4 (General Business District). Bedford Development 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 Bedford Development LLC, a Michigan Limited Liability Company, to sell the Property as more particularly referenced in the attached Exhibit A for \$105,000.00; 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

Address	Property: ZIP Code	Property: Neighborhood	Council District	Property: Zoned As	Occupied/Vacant	Price
5267 Marlborough	48224	Chandler Park-Chalmers	4	R2	Occupied	\$2,500
5600 Manistique	48224	Chandler Park-Chalmers	4	R1	Occupied	\$2,500
5253 Marlborough	48224	Chandler Park-Chalmers	4	R2	Occupied	\$2,500
6150 Neff	48224	Cornerstone Village	4	R1	Occupied	\$2,500
4404 Neff	48224	Cornerstone Village	4	R1	Occupied	\$2,500
5558 University Pl	48224	Cornerstone Village	4	R1	Occupied	\$2,500
12115 Payton	48224	Denby	4	R1	Occupied	\$2,500
5280 Maryland	48224	Morningside	4	R2	Occupied	\$2,500
4317 Maryland	48224	Morningside	4	R2	Occupied	\$2,500
5246 Wayburn	48224	Morningside	4	R2	Occupied	\$2,500
5574 Maryland	48224	Morningside	4	R2	Occupied	\$2,500
4015 Beaconsfield	48224	Morningside	4	R2	Occupied	\$2,500
4135 Nottingham	48224	Morningside	4	R2	Occupied	\$2,500
5259 Wayburn	48224	Morningside	4	R2	Occupied	\$2,500
4829 Lakepointe	48224	Morningside	4	R2	Occupied	\$2,500
5051 Beaconsfield	48224	Morningside	4	R2	Occupied	\$2,500
5099 Nottingham	48224	Morningside	4	R2	Occupied	\$2,500
5274 Three Mile Dr	48224	Morningside	4	R1	Occupied	\$2,500
12403 Whitehill	48224	Moross-Morang	4	R1	Occupied	\$2,500
9339 Courville	48224	Outer Drive-Hayes	4	R1	Occupied	\$2,500
9995 Beaconsfield	48224	Outer Drive-Hayes	4	R1	Occupied	\$2,500
9846 Nottingham	48224	Outer Drive-Hayes	4	R1	Occupied	\$2,500
11221 Stockwell	48224	Outer Drive-Hayes	4	R1	Occupied	\$2,500
9416 Wayburn	48224	Outer Drive-Hayes	4	R1	Occupied	\$2,500
10480 Balfour	48224	Yorkshire Woods	4	R1	Occupied	\$2,500
9164 Bishop	48224	Yorkshire Woods	4	R1	Occupied	\$2,500

11655 St Louis	48212	Buffalo Charles	3	R1	Vacant	\$2,500
17823 Arlington	48212	Cadillac Heights	3	R1	Vacant	\$2,500
14909 Northlawn	48238	Chalfonte	2	R2	Vacant	\$2,500
1679 Calvert	48206	Dexter-Linwood	5	R5	Vacant	\$2,500
1565 Glendale	48238	Dexter-Linwood	5	R2	Vacant	\$2,500
1677 Glendale	48238	Dexter-Linwood	5	R2	Vacant	\$2,500
15385 Turner	48238	Fitzgerald/Marygrove	2	R2	Vacant	\$2,500
14837 Sussex	48227	Hubbell-Lyndon	1	R1	Vacant	\$2,500
13987 Glenwood	48205	Mapleridge	4	R2	Vacant	\$2,500
12382 Monica	48204	Oakman Blvd Community	7	R3	Vacant	\$2,500
8846 Kimberly Ct	48204	Petoskey-Otsego	5	R2	Vacant	\$2,500
4019 Virginia Park	48204	Petoskey-Otsego	5	R2	Vacant	\$2,500
8789 Petoskey	48204	Petoskey-Otsego	5	R3	Vacant	\$2,500
15886 Petoskey	48238	Pilgrim Village	2	R2	Vacant	\$2,500
18974 Fairport	48205	Von Steuben	3	R1	Vacant	\$2,500
5020 Garland	48213	West End	4	B4	Vacant	\$2,500
						\$105,000