



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

April 5, 2023

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

RE: Approval of Property Transfer between the City of Detroit and the Detroit Land Bank Authority

Honorable City Council:

Pursuant to the Land Bank Fast Track Act, 2003 PA 258, MCL 124.751 to 124.774 (Land Bank Act), the Detroit Land Bank Authority ("DLBA") was created as a separate legal entity, in order to assemble or dispose of public property in a coordinated manner, to foster the development of that property, to promote economic growth in the City of Detroit and to combat blight.

The Detroit Land Bank Authority has implemented a range of policies to provide for the disposition of the properties that it acquires, including sales to owner occupants, sales of side lots and auctions of properties.

In 2014, your Honorable Body initially authorized the transfer of 16,399 properties from the City to the DLBA for the purposes stated. The last such transfer was approved by your Honorable Body November 22, 2022, at which time 57 properties were transferred by the City to the DLBA.

As the City and DLBA continually acquire property through various means, a periodic transfer of properties between the City of Detroit and the DLBA is necessary for both entities to conduct land strategies efficiently and effectively.

At this time, the City and DLBA have identified 16 properties in the City's inventory that are best managed under the DLBA's disposition programs ("City Transfer Properties").

Additionally, the City has identified 9 properties that we wish to acquire from the DLBA ("DLBA Transfer Properties") for:

(1) Crown PEA Assembly (6 properties) – In 2019, the City and the Detroit Brownfield Redevelopment Authority ("DBRA") entered into a Property Exchange Agreement ("PEA") with Crown Enterprises ("Crown") as part of the Fiat Chrysler Automotive ("FCA") land assembly transactions. These properties are to be acquired from the DLBA and offered to Crown, consistent with the City's obligations under the PEA.



April 5, 2023

Property Transfer between the City of Detroit and Detroit Land Bank Authority

Page 2

(2) Corridor Parking Development (6914 Rutland) – The acquisition of 6914 Rutland will aid in providing and/or expanding parking within that area of the City.

(3) Parks and Recreation (8830 Petoskey and 19590 Tireman) – The jurisdiction of these properties is to be placed with the Recreation Department. The acquisition of 8830 Petoskey will support the expansion of adjacent McShane Park. 19590 Tireman is a former school site consisting of approximately 3 acres of vacant land. Its acquisition will facilitate the development of the new Tireman- Minock park, generally bound by Tireman, Auburn, Belton and Minock.

We, hereby respectfully request that your Honorable Body adopt the attached resolution that authorizes the Planning and Development Department Director, or his/her authorized designee, to transfer the City Transfer Properties, as listed in the attached Exhibit A, to the Detroit Land Bank Authority, a Michigan public body corporate for no consideration.

We further, request that your Honorable Body authorize the City to acquire the DLBA Transfer Properties, as listed in the attached Exhibit B, from the Detroit Land Bank, a Michigan public body corporate, for no consideration.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Antoine Bryant'.

Antoine Bryant
Director

Planning and Development Department

cc: Malik Washington, Mayor's Office

RESOLUTION

BY COUNCIL MEMBER: _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves the transfer of those properties ("City Transfer Properties"), listed in the attached Exhibit A, from the City of Detroit to the Detroit Land Bank, a Michigan public body corporate, for no consideration; and be it further

RESOLVED, that in accordance with the foregoing, the P&DD Director, or his/her authorized designee, be and is hereby authorized to convey all of the City's right, title and interest of the properties, listed in the attached Exhibit A, by one or more multiple quitclaim deeds, as well as execute any such other documents as may be necessary to effectuate transfer of the properties from the City of Detroit to the Detroit Land Bank; and be it further

RESOLVED, that the P&DD Director, or his/her authorized designee, retains the discretion to withhold transferring some property described in the Exhibit A to the Detroit Land Bank; and be it further

RESOLVED, that Detroit City Council hereby approves acquisition of those properties ("DLBA Transfer Properties"), listed in the attached Exhibit B, from the Detroit Land Bank, a Michigan public body corporate for no consideration, provided that prior to any such acquisition, the City conduct an environmental inquiry of the DLBA Transfer Properties and, if required, an environmental assessment, to be reviewed by the Building, Safety Engineering and Environmental Department; and be it further

RESOLVED, that Detroit City Council finds and declares that (1) acquisition of the DLBA Transfer Properties is necessary to promote the health, safety and welfare of the public and (2) that the preservation of the public health safety and welfare outweighs the cost of the environmental inquiry and assessment, and therefore, waives the requirement that the seller bear the cost of the environmental inquiry and assessment for the DLBA Transfer Properties; and be it further

RESOLVED, that in accordance with the foregoing, the P&DD Director, or his/her authorized designee, be and is hereby authorized to accept and record deeds to the City of Detroit for the properties, listed in the attached Exhibit B, as well as execute any such other documents as may be necessary to effectuate transfer of the properties from the Detroit Land Bank to the City of Detroit; and be it further

RESOLVED, that the City may transfer any or all of the City Transfer Properties and/or the DLBA Transfer Properties at any time to the DLBA for no consideration, in order for the DLBA to provide expedited title clearances for such properties at a service fee of \$1,000 per property to the DLBA for such services. Further, the City is hereby authorized to accept of such properties back from the DLBA for no consideration following the DLBA's completion of such title clearances; 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 deeds (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 transfers or sales; and be it finally

RESOLVED, that the quit claim deeds 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.

(See Attached Exhibit A and Exhibit B)

A WAIVER OF RECONSIDERATION IS REQUESTED

Address	Destination	Parcel ID	Property Transfer Requested Reason	Zoning	Property Class
2930 Stanley	DLBA	12000936.	Clean up FCA DTE Substation Transfer	R2	Residential-Lot
9165 Norcross	DLBA	21036937.	On residential street in a residential area	R2	Residential-Lot
13857 Seymour	DLBA	21016999.	Residential structure in residential neighborhood	R2	Residential-Structure
9917 Somerset	DLBA	21067426.	Residential structure on residential block.	R1	Residential-Structure
4200 Chene	DLBA	11003007.	Residual PDD Residential Inventory	B4	Residential-Structure
6720 Miller	DLBA	15001332.	Residual PDD Residential Inventory	B4	Residential-Structure
17214 Ryan	DLBA	13020467.	Residual PDD Residential Inventory	B4	Residential-Structure
13952 Ward	DLBA	22024743.	Residual PDD Residential Inventory	R1	Residential-Structure
19568 Fairport	DLBA	21031206.	Residual PDD Residential Inventory	R1	Residential-Structure
11423 Hartwell	DLBA	22029361.	Residual PDD Residential Inventory	R1	Residential-Structure
17951 Mitchell	DLBA	09011021.	Residual PDD Residential Inventory	R1	Residential-Structure
15562 Wabash	DLBA	08008993.	Residual PDD Residential Inventory	R1	Residential-Structure
12139 Wade	DLBA	21006237.	Residual PDD Residential Inventory	R2	Residential-Structure
6100 Maxwell	DLBA	17008411.	Residual PDD Residential Inventory	R2	Residential-Structure
5550 Lenox	DLBA	21049845.	Residual PDD Residential Inventory	R2	Residential-Structure
3412 Mt Elliott	DLBA	15013989.	Residual PDD Residential Inventory	R4	Residential-Structure
17138 Moran	PDD	09009002.	Crown PEA Assembly	M2	Residential-Structure
17123 Mitchell	PDD	09011084.	Crown PEA Assembly	M4	Residential-Lot
17138 Gallagher	PDD	09009671.	Crown PEA Assembly	M4	Residential-Lot
17288 Moran	PDD	09009025.	Crown PEA Assembly	M4	Residential-Structure
17282 Moran	PDD	09009024.	Crown PEA Assembly	M4	Residential-Structure
17270 Moran	PDD	09009022.	Crown PEA Assembly	M4	Residential-Structure
6914 Rutland	PDD	22068525.	Public Parking Development	M4	Residential-Structure
8830 Petoskey	PDD	14006919-28	Requested by Parks Dept. to expand McShane Park next door	R1	Residential-Lot
19590 Tireman	PDD	22001690.	Requested by Parks Dept. to facilitate development of new park	R6	Residential-Lot
				R1	NonResidential-Lot

EXHIBIT A

Parcel 1 thru 16

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

ADDRESS	PARCEL ID	LEGAL DESCRIPTION
1 15562 Wabash	08008993.	E WABASH LOT 145 DUMONT SUB L29 P9 PLATS , WCR 8/160 30 X 103
2 17951 Mitchell	09011021.	W MITCHELL LOT 69 AND S 20 FT LOT 70 DODGE WOODLANDS SUB L32 P81 PLATS, W C R 9/158 50 X 100
3 4200 Chene	11003007.	E CHENE LOT 11 BLK 12 FELICITE & ROSALIE B CHENES SUB L5 P50 PLATS, W C R 11/62 30.64 X 100
4 2930 Stanley	12000936.	N STANLEY E 30.5 FT LOTS 40 AND 41 MARY A DAMMS SUB L12 P6 PLATS, W C R 12/115 30.5 X 60
5 17214 Ryan	13020467.	E RYAN LOT 66 DOWNIES ALADDIN SUB L35 P54 PLATS, W C R 13/224 30 X 100
6 6720 Miller	15001332.	S MILLER LOT 1 GIRARDIN ESTATE SUB L29 P65 PLATS, W C R 15/157 31 X 108
7 3412 Mt Elliott	15013989.	E MT ELLIOTT LOT 26 WALKERS SUB L7 P63 PLATS, W C R 15/29 30 X 160
8 6100 Maxwell	17008411.	E MAXWELL LOT 21 BLK 10 STEPHENS ELM PARK SUB L19 P12 PLATS, W C R 17/125 30 X 108
9 12139 Wade	21006237.	N WADE LOT 320 RAVENDALE SUB L46 P5 PLATS, W C R 21/684 35 X 110
10 13857 Seymour	21016999.	N SEYMOUR LOT 7 ELODIE NUYTENS SUB L47 P93 PLATS, W C R 21/705 35 X 111.68A
11 19568 Fairport	21031206.	E FAIRPORT LOT 445 ROSELAND PARK NO 1 SUB L44 P70 PLATS, W C R 21/792 36 X 115.77A
12 9165 Norcross	21036937.	W NORCROSS LOT 64 GEORGE A KING SUB L33 P21 PLATS, W C R 21/440 30 X 119
13 5550 Lenox	21049845.	E LENOX LOT 172 PARKSIDE MANOR SUB L45 P53 PLATS, W C R 21/675 35 X 100
14 9917 Somerset	21067426.	W SOMERSET LOT 42 LEIGH G COOPER SUB L46 P63 PLATS, W C R 21/820 35 X 117.86
15 13952 Ward	22024743.	E WARD LOT 257 GREENLAWN SUB L33 P52 PLATS, W C R 22/91 35 X 112
16 11423 Hartwell	22029361.	W HARTWELL LOT 122 BUCKINGHAM PARK SUB L34 P20 PLATS, W C R 22/572 40 X 125

EXHIBIT B

Parcel 1 thru 9

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

ADDRESS	PARCEL ID	LEGAL DESCRIPTION
1 17138 Moran	09009002.	E MORAN LOT 51 BLK 4 JOHN M DWYERS CONANT AVE SUB L15 P47 PLATS, W C R 9/149 31 X 100
2 17123 Mitchell	09011084.	W MITCHELL LOT 8 LIBERTY SUB L29 P67 PLATS, W C R 9/145 8 LIBERTY SUB L29 P68 PLATS, W C R 9/144 30 X 92.28
3 17138 Gallagher	09009671.	E GALLAGHER LOT 84 SUNNYSIDE SUB L18 P2 PLATS, WCR 9/146 30 X 100
4 17288 Moran	09009025.	E MORAN LOT 47 BLK 1 JOHN M DWYERS CONANT AVE SUB L15 P47 PLATS, W C R 9/149 30 X 100
5 17282 Moran	09009024.	E MORAN LOT 46 BLK 1 JOHN M DWYERS CONANT AVE SUB L15 P47 PLATS, W C R 9/149 30 X 100
6 17270 Moran	09009022.	E MORAN LOT 44 BLK 1 JOHN M DWYERS CONANT AVE L15 P47 PLATS, W C R 9/149 30 X 100
7 6914 Rutland	22068525.	E RUTLAND LOT 250 FRISCHKORNS HIGHLANDS SUB L41 P14 PLATS W C R 22/258 35 X 127
8 8830 Petoskey	14006919-28	E PETOSKEY N 20 FT LOT 13 LOTS 14 THRU 22 AND W 18.0 FT VAC ALLEY E & ADJ LAMBRECHT, KELLY & COS GRAND RIVER TERM SUB L27 P86 PLATS, W C R 14/162 380 X 118
9 19590 Tireman	22001690.	N TIREMAN LOTS 213 THRU 251 SLOANS PARK DRIVE SUB L48 P52 PLATS, W C R 22/267 270 X 590.78A