



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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May 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
Bedford Development LLC
Development (Occupied Property): 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, 4829 Lakepointe, 5274 Three
Mile Dr., 12403 Whitehill, 9339 Courville, 11221 Stockwell, 10480 Balfour
and 9164 Bishop**

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 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 Bedford Development LLC, a Michigan Limited Liability Company (“Bedford”) to enter into an option to purchase twenty-six (26) properties (“the Property”) acquired by the DLBA (as described in the attached Exhibit A). The Property is within various neighborhoods located throughout City Council District 4.

The Property is zoned R1 (Single Family Residential) and R2 (Two Family Residential), . All are occupied single and two-family residential dwellings in need of significant repair.

Bedford wishes to acquire and renovate these structures to make a greater impact on the various neighborhoods. 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 \$65,000.00; 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,


Antoine Bryant
Director

AB/am

Cc: Julie Schneider, HRD
Malik Washington, 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 twenty-six (26) 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) and R2 (Two Family Residential). 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 \$65,000.00; 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
						\$65,000