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TO: Detroit City Council

FROM: David Whitaker, Director 
Legislative Policy Division Staff

DATE: April 6, 2023

RE: Detroit Land Bank Authority Sales of over 10 parcels

The Legislative Policy Division, (LPD) has received a request from Council Member Mary Waters to provide a review of purchases of parcels (where more than ten parcels were purchased at a single time) from the Detroit Land Bank Authority over the past five years. LPD requested from the DLBA a list of all the properties that sold as part of a bundle of more than 10 parcels over the past five years and received the information set forth in this report.

In November 2018, the DLBA submitted for City Council approval to sell an additional 9 properties to Develop Detroit Properties, Inc. and Dev Detroit Marwood Limited Dividend Housing Limited Partnership for development in the North End.¹ The purpose to acquire the properties and, in conjunction with properties that they already own, renovate townhouse units, reconstruct an existing duplex, demolish and/or renovate two (2) dangerous and blighted structures (94 Mt. Vernon, 8042 John R) and install landscaping and open park space within the project area. The properties were sold for \$3.60 per square feet.² The properties are:

John R. Street	8034, 8038, 8042
Marston Street:	89, 99 11

¹ The 9 properties were submitted for City Council approval because the prior properties sold created an aggregate number of properties sold to one entity within 12 months above 10. LPD does not have the information regarding which properties were sold prior to the additional 9.

² LPD is not aware of the total square footage of the properties or the total amount of the sale of the properties.

Mt Vernon Street 80, 94
E. Philadelphia St. 328

In February 2020 the DLBA submitted for City Council approval the sale of the following 12 properties to Fractured Acre Farms, LLC., to use the properties as an expansion of the hop farm which is not a permitted use as a matter of right. The entity was to apply for a Conditional Land Use approval for an Urban Farm in accordance with the zoning guidelines and approval processes. The sale of the properties was for \$1,200.00. The properties are:

25th Street: 4171, 4177, 4185, 4189, 4195, 4201, 4205, 4211, 4217, 4225, 4235, 4239

In September 2020 the DLBA submitted for City Council approval for the sale of the following 48 properties to Hamilton Corridor, LLC., to utilize the property for ancillary parking and greenspace in support of their adjacent new industrial complex in Highland Park for \$30,000:

Pasadena Street: 1502, 1503, 1509, 1514, 1515, 1518, 1521, 1526, 1527, 1530, 1533, 1536, 1539, 1544, 1545, 1548, 1554

Ford Street: 1500, 1506, 1512, 1517, 1518, 1523, 1527, 1532, 1533, 1536, 1541, 1542, 1545, 1548, 1551, 1554, 1555, 1558, 1559, 1562, 1565, 1567, 1568, 1572, 1571, 1575, 1580

Grand Street: 1514, 1520, 1526, 1530

In February 2021, the DLBA submitted for City Council approval for the sale of the following 14 properties to XYZ 20-02 RPF, LLC for \$535,000 to develop a mixed use, mixed income consisting of eighty-one residential units and 13 commercial spaces. The properties are:

W. Forest Street: 1732, 1738, 1746
Lombard Terrace St. 1730, 1731, 1760, 1770
Lysander Street 1734, 1744, 1750, 1758, 1772, 1792
Rosa Parks Street 4544

In February 2021, the DLBA submitted for City Council approval for the sale of the following 12 properties to Corktown Housing, LLC., to construct approximately 10 additional townhouses targeted to be sold to income individuals between 80%-120% AMI (Area Median Income). The sale of the properties was for \$142,000, the properties are:

Huron Street: 2628, 2648, 2654, 2652, and 2662
Vermont Street: 2639, 2642, 2647, 2652, 2653, 2657 and 2658

In February 2021, the DLBA submitted for City Council approval for the sale of the following 14 properties to 200 E. Palmer 2019, LLC., to develop with existing property approximately 250 mixed income housing comprised of apartments and/or condominiums, \$1,707,740. The properties are:

Hendrie Street: 100, 104, 112, 118, 206, 214
John R. Street 5710, 5726, 5745, 5751, 5757
E. Palmer Street 227, 237, 247

In July 2021, the DLBA submitted for City Council approval for the sale of the following 26 properties to North End Landings, LLC., to construct approximately 172 market rate, affordable and senior apartment units for \$398,140. The properties are:

E. Bethune Street 309, 313, 319, 525, 529, 535, 545, 555, 561
Brush Street 7718, 7719
Smith Street 259, 267, 271, 277, 282, 299, 303, 306, 307, 312, 313, 319, 325, 405, 409

In February 2022, the DLBA submitted for City Council approval the sale of the following 21 condominium unit properties to Inner City Property Management, Inc., to renovate and rent to low- and moderate-income residents for \$16,800. The properties are:

9550 Whittier Street Units 25, 26, 27, 28, 29, 30, 31, 32, 33 and 35
9570 Whittier Street Units 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 and 46

In February 2022, the DLBA submitted for City Council approval the sale of the following 8 properties to Michelle Chirco to renovate the residential structure at 3637 E. Ferry for rental and to utilize the remaining vacant properties for gardening and an orchard for \$6,600. The properties are:

E. Ferry Street: 3603, 3607, 3613, 3619, 3625, 3631, 3637 and 3643

In March 2022, the DLBA submitted for City Council approval the sale of the following 16 properties to Hosmer Holdings, LLC., to relocate their affiliate Macro Connect's headquarters from Hunt Street Station to 3506 Gratiot Ave. To support Macro Connect's new headquarters, Hosmer Holdings proposes to utilize the nearby property along Pulford St. to establish secured parking, a public garden and outdoor fitness space. The sale was for \$29,665, the properties are:

Pulford Street: 3435, 3444, 3450, 3453, 3456, 3459, 3468, 3473, 3476, 3480, 3486, 3492, and 3500

In March 2022, the DLBA submitted for City Council approval the sale of the following 15 properties to The Bailey Park Neighborhood Development Corporation to utilize the vacant properties for activity installations, landscaping and other amenities in the western area of the park. The sale was for \$13,824.25, the properties are:

Charlevoix Street: 3132, 3138, 3144, 3150, 3158, 3164, 3170, 3178, 3182, 3188, 3194 and 3200
Hunt Street 3139, 3153 and 3157

In March 2022, the DLBA submitted for City Council approval the sale of the following 11 properties to Rescue MI Nature Now, Inc., to utilize the vacant properties to develop a community gathering space, perennial gardens, vegetable and flowering beds, landscaping and other amenities for \$9,676.30:

Derby Street: 20015, 20021, 20033, 20039, 20047, 20055, 20063, 20071, 20100, 20101
Exeter Street: 19926, 20026,

In April 2022, the DLBA submitted for City Council approval for the sale of the following 14 properties to Michigan Department of Transportation to improve the safety, capacity, connectivity, and condition of the freeway. It will involve the widening of the freeway, new bridges, new interchanges, the construction of service roads and a new drainage system. The sale was for \$1,534,830, the properties are:

Bewick Street 5995

Hendrie Street: 413, 419, 427, 433, 443, 447, 457, 515, and 521
Hurlbut Street 6070 and 6081
15th Street 5458 and 5459

In July 2022, the DLBA submitted for City Council approval for the sale of the following 23 properties to IHeart Realty Foundation, Inc., to acquire and renovate these structures to make a greater impact on the Fitzgerald and Brightmoor neighborhoods for \$27,000:

Bentler Street 12865, 14359, 15777
Chatham Street 15889
Lilac Street 16650, 1689
Monica Street 15357, 15363, 15822, 16143, 16877, 18568
W. Outer Dr. Street 11915
Pierson Street 15915
Roselawn Street 15375
San Juan Street 15851
Santa Rosa Street 16567, 16891, 16823
Tuller Street 16874
Turner Street 15376, 16680,
Woodingham Street 16679

In July 2022, the DLBA submitted for City Council approval for the sale of the following 10 properties to Brother Nature Produce, LLC to expand the mini orchard and hoop house they currently operate. The sale was for \$70,840.88, the properties are:

Elm Street: 1943, 1949 and, 1965
Temple Street: 1926 and 1930
Vermont Street: 2922, 2928, 2940, 2970 and 2980

If we can be of further assistance, please call upon us.