

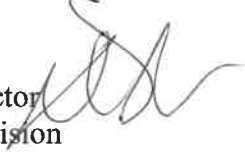
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CITY COUNCIL
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TO: Detroit City Council

FROM: David Whitaker, Director
Legislative Policy Division 

DATE: April 8, 2025

RE: Report on DLBA and Resurrection CDC Land Transfer

The Legislative policy Division (LPD) has been requested by Council Member Waters to provide a report regarding the Detroit Land Bank Authority (DLBA) land transfer to Resurrection Citizen District Council (CDC). LPD notes that it does not have any information regarding this request and therefore has obtained assistance from the DLBA and the Housing and Revitalization Department (HRD) for information regarding this matter. LPD has provided the following response:

- 1. Please provide an exhaustive list of all the individual street addresses and parcel numbers for every property included in this purchase.**

LPD has received the DLBA's response to this request which is attached to our report. LPD notes the attached City Council Resolution list all parcels addresses, parcel numbers, sales price and vacancy/occupancy.

- 2. Please itemize the total cost paid by the Resurrection CDC to the DLBA for each parcel in the purchase, including whether or not the parcel has any structures on it or if it is vacant.**

LPD has received the DLBA's response to this request which is attached to our report. LPD notes the attached City Council Resolution list all parcels addresses, parcel numbers, sales price and vacancy/occupancy.

- 3. Please identify which of the 90 + properties included in this transaction are occupied by residents.**

LPD has received the DLBA's response to this request which is attached to our report. LPD notes the attached City Council Resolution list all parcels addresses, parcel numbers, sales price and vacancy/occupancy. There does not appear to be any properties that were occupied at the time of approval of the resolution.

- 4. Please provide an overview of the purpose of this transaction – identify what the proposed development is, why it is in this area and why there weren't other ways to obtain the real estate necessary.**

LPD notes that the resolution approved by City Council (attached) indicates that the proposed development by Resurrection CDC in partnership with Park Meadows Village Development I & II is to be a 76-unit senior citizen apartment complex. LPD has reached out to HRD to respond to this question. At the time of this report LPD had not received the requested information, however, we will provide a supplemental report to City Council upon receipt.

- 5. Please identify exactly how the Resurrection CDC development project will benefit the community, including:**

- **What percentage of the development will provide quality and affordable housing to Detroiters at 30% of the regional Area Median Income.**
- **What will be done to employ Detroiters in the project's construction.**
- **What will be done to ensure that Detroiters with different abilities, including handicapped and elderly people are safe and can effectively access the property.**

LPD does not have the information but has reached out to HRD to respond to this question. At the time of this report LPD has not received the requested information, however, we will provide a supplemental report to City Council upon receipt.

- 6. Please identify any tax abatements, tax incentives, or public investments (including competitive grants) that may be used in this development as well as the amount.**

LPD is not aware of any requested tax incentive or public investment by Resurrection CDC but has reached out to HRD to respond to this question. At the time of this report LPD has not received the requested information, however, we will provide a supplemental report to City Council upon receipt.

Please call upon us if we can be of further assistance.



TO: City Legislative Policy Division

FROM: Tammy Daniels, CEO, Detroit Land Bank Authority 

DATE: 2/28/25

RE: Questions re: Sale by the Detroit Land Bank Authority to Resurrection Community Development Corporation

On February 19, 2025, in response to a memo request from Councilmember Mary Waters, LPD requested information regarding the sale of property to Resurrection Community Development Corporation. The Detroit Land Bank Authority (DLBA) submits the following as background information. The Resurrection Community Development Corporation ("Park Meadows project") went before City Council in September of 2022. All 9 council members were present, and the project was unanimously approved.

Items 1-3 are answered below by the DLBA. Additionally, the information requested in items 1-3 was included by the DLBA in its September 2022 submission to Council, and there were no concerns expressed by Council during the hearing. Further, Council Member Calloway was briefed and consulted by the DLBA and the City prior to submission to Council.

1. Please provide an exhaustive list of all the individual street addresses and parcel numbers for every property included in this purchase.
See attached City Council Resolution documents (pages 5-8) submitted by DLBA in 2023.
2. Please itemize the total costs paid by the Resurrection CDC to the DLBA for each parcel in the purchase, including whether or not the parcel has any structures on it or if it is vacant.
See attached City Council Resolution documents (pages 5-8) submitted by DLBA in 2023.
3. Please identify which of the 90+ properties included in this transaction are occupied by residents.
See attached City Council Resolution documents submitted by DLBA in 2023. All but one of the properties are lots. The one structure at 17559 Biltmore was slated for demolition (page 6).

Items 4-6 are more appropriately. Directed to our City partners at HRD.

4. Please provide an overview of the purpose of this transaction – identify what the proposed development is, why it is in this area, and why there weren't other ways to obtain the real estate necessary.

Refer question to HRD.

5. Please identify exactly how the Resurrection CDC development project will benefit the community, including:
 - what percentage of the development will provide quality and affordable housing to Detroiters at 30% of the regional Area Median Income
 - what will be done to employ Detroiters in the project's construction
 - what will be done to ensure that Detroiters with different abilities, including handicapped and elderly people, are able to safely and effectively access the property

Refer question to HRD.

6. Please identify any tax abatements, tax incentives, or public investment (including competitive grants) that may be used in this development as well as the amount.

Refer question to HRD.



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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

Phone 313•224•1339
www.detroitmi.gov

June 1, 2023

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

**RE: Property Sale by Detroit Land Bank Authority
Resurrection Community Development Corporation
Development: Parcel A; Generally bound by W. Outer Drive, Lindsay St.,
Thatcher Ave. and Ferguson St.**

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 Resurrection Community Development Corporation, a Michigan Nonprofit Corporation (“Resurrection CDC”) to enter into an option to purchase Phase 1 – Fifty One (51) properties and Phase 2 – Thirty Nine (39) properties (“the Property”) acquired by the DLBA (as described in the attached Exhibit A). The Property is in Council District 2 within the College Park neighborhood.

The Property consists of vacant land and one structure (17559 Biltmore) to be demolished. The Property is zoned R1 (Single Family Residential) and R3 (Low Density Residential) and measures approximately 451,270 square feet (or 10.4 acres) in total. Phase 1 measures approximately 246,435 square feet (or 5.7 acres); Phase 2 measures approximately 204,835 square feet (or 4.7 acres).

Resurrection CDC is in partnership with Park Meadows Village Development I & II Limited Dividend Housing Association Limited Partnership (“Park Meadows”). Park Meadows proposes to develop a Seventy-Six (76) unit senior apartment complex. The project site will be comprised of the Property to be acquired from the DLBA, property owned by Resurrection CDC (7726 W. Outer Drive, 17560 Gilchrist, 17575 Gilchrist and 17558 Biltmore) and additional property to be acquired.



Honorable City Council

June 1, 2023

Page 2

The estimated cost of the project is \$11 million. Park Meadows shall adhere to all applicable guidelines and apply for and obtain all applicable zoning changes/variances, permits and/or licenses. Purchaser's proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

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
- 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 Resurrection Community Development Corporation, a Michigan Nonprofit Corporation, to sell the Property as more particularly referenced in the attached Exhibit A for \$134,990.46 (Phase 1 - \$73,920.76 and Phase 2 - \$ 61,069.70); and, upon exercise of the option by the Optionee, to sell such property in accordance with the terms set forth in the Option Agreement.

Additionally, the Optionee may assign any or all of its rights or obligations under this Agreement or with respect to the Property to Park Meadows Village I Limited Dividend Housing Association Limited Partnership or Park Meadows Village II Limited Dividend Housing Association Limited Partnership (collectively, the "Approved Assignees").

Respectfully submitted,

A handwritten signature in cursive script, reading "Marc Siwak".

Marc Siwak
Chief of Staff

AB/am

Attachments

Cc: Julie Schneider, HRD, Malik Washington, Mayor's Office

RESOLUTION

By Council Member

Tate

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 Resurrection Community Development Corporation, a Michigan Nonprofit Corporation (“Resurrection CDC”) 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 Council District 2 within the College Park neighborhood; and

WHEREAS, Resurrection CDC is in partnership with Park Meadows Village Development I & II Limited Dividend Housing Association Limited Partnership (“Park Meadows”). The Property consists of vacant land and one structure and Park Meadows proposes to develop a Seventy – Six (76) unit senior apartment complex; and

WHEREAS, the Option Agreement shall include such provision that Resurrection CDC may assign any or all of its rights or obligations under the Agreement or with respect to the Property to Park Meadows Village I Limited Dividend Housing Association Limited Partnership or Park Meadows Village II Limited Dividend Housing Association Limited Partnership (collectively, the “Approved Assignees”); and

WHEREAS, the Property is zoned R1 (Single Family Residential) and R3 (Low Density Residential) and Park Meadows shall adhere to all applicable guidelines and apply for and obtain all applicable zoning changes/variances, permits and/or licenses. Park Meadow’s use of the Property shall be consistent with the allowable uses for which the Property is zoned.

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 Resurrection Community Development Corporation, a Michigan Nonprofit Corporation, to sell the Property as more particularly referenced in the attached Exhibit A for \$134,990.46; 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-I

LOT/STRUCTURE	Phase Address	Zip Code	Parcel ID	Square Footage Zone	Sales Price	Occupied/Vacant
LOT	1A 17606 Gilchrist	48235	22065463.	4736.3181 R1	\$ 1,420.90	Vacant
LOT	1A 17607 Gilchrist	48235	22065777.	4683.6130 R1	\$ 1,405.08	Vacant
LOT	1A 17574 Biltmore	48235	22064045.	4285.3198 R1	\$ 1,285.60	Vacant
LOT	1A 17584 Biltmore	48235	22064046.	4251.8413 R1	\$ 1,275.55	Vacant
LOT	1A 17590 Biltmore	48235	22064047.	4246.6864 R1	\$ 1,274.01	Vacant
LOT	1A 17600 Biltmore	48235	22064048.	4283.5666 R1	\$ 1,285.07	Vacant
LOT	1A 17606 Biltmore	48235	22064049.	3717.1802 R1	\$ 1,115.15	Vacant
LOT	1A 17566 Gilchrist	48235	22065458.	5778.4245 R1	\$ 1,733.53	Vacant
LOT	1A 17576 Gilchrist	48235	22065459.	5417.2710 R1	\$ 1,625.18	Vacant
LOT	1A 17580 Gilchrist	48235	22065460.	5468.3367 R1	\$ 1,640.50	Vacant
LOT	1A 17594 Gilchrist	48235	22065461.	5417.8306 R1	\$ 1,625.35	Vacant
LOT	1A 17600 Gilchrist	48235	22065462.	5456.6415 R1	\$ 1,636.99	Vacant
LOT	1A 17574 Lindsay	48235	22066852.	5466.5608 R1	\$ 1,639.97	Vacant
LOT	1A 17580 Lindsay	48235	22066853.	5466.5887 R1	\$ 1,639.98	Vacant
LOT	1A 17590 Lindsay	48235	22066854.	5463.9685 R1	\$ 1,639.19	Vacant
LOT	1A 17600 Lindsay	48235	22066855.	5466.7315 R1	\$ 1,640.02	Vacant
LOT	1A 17608 Lindsay	48235	22066856.	4794.4802 R1	\$ 1,438.34	Vacant
LOT	1A 17560 Lindsay	48235	22066850-1	10952.8929 R1	\$ 3,285.87	Vacant
LOT	1A 17607 Biltmore	48235	22064379.	3680.4269 R1	\$ 1,104.13	Vacant
LOT	1A 17599 Biltmore	48235	22064380.	4204.3705 R1	\$ 1,261.31	Vacant
LOT	1A 17591 Biltmore	48235	22064381.	4204.3113 R1	\$ 1,261.29	Vacant
LOT	1A 17583 Biltmore	48235	22064382.	4204.3469 R1	\$ 1,261.30	Vacant
LOT	1A 17575 Biltmore	48235	22064383.	4203.7574 R1	\$ 1,261.13	Vacant
LOT	1A 17597 Gilchrist	48235	22065778.	5311.6063 R1	\$ 1,593.48	Vacant
LOT	1A 17591 Gilchrist	48235	22065779.	5358.2720 R1	\$ 1,607.48	Vacant
LOT	1A 17585 Gilchrist	48235	22065780.	5311.5409 R1	\$ 1,593.46	Vacant
LOT	1A 17567 Gilchrist	48235	22065782.	5328.1711 R1	\$ 1,598.45	Vacant
LOT	1A 17561 Gilchrist	48235	22065783.	5304.1338 R1	\$ 1,591.24	Vacant

LOT	1A 17553 Gilchrist	48235 22065784.	5349.9404 R1	\$	1,604.98	Vacant
LOT	1B 17530 Biltmore	48235 22064024-39	3714.5617 R1	\$	1,114.37	Vacant
LOT	1B 17566 Biltmore	48235 22064044.	4246.3232 R1	\$	1,273.90	Vacant
LOT	1B 17537 Biltmore	48235 22064388.	3670.7818 R1	\$	1,101.23	Vacant
LOT	1B 17529 Biltmore	48235 22064389.	3688.4674 R1	\$	1,106.54	Vacant
LOT	1B 7736 W Outer Drive	48235 22125565-8	5593.3769 R1		\$1,678.01	Vacant
LOT	1B 17536 Biltmore	48235 22064040.	3717.6033 R1	\$	1,115.28	Vacant
LOT	1B 17544 Biltmore	48235 22064041.	3754.7278 R1	\$	1,126.42	Vacant
LOT	1B 17550 Biltmore	48235 22064042.	4244.8122 R1	\$	1,273.44	Vacant
LOT	1B 17536 Gilchrist	48235 22065454.	4785.2498 R1	\$	1,435.57	Vacant
LOT	1B 17544 Gilchrist	48235 22065455.	4750.0103 R1	\$	1,425.00	Vacant
LOT	1B 17530 Lindsay	48235 22066846.	4789.1400 R1	\$	1,436.74	Vacant
LOT	1B 7718 W Outer Drive	48235 22125563.	5368.5050 R1		\$1,610.55	Vacant
LOT	1B 7708 W Outer Drive	48235 22125562.	5336.5796 R1		\$1,600.97	Vacant
LOT	1B 7700 W Outer Drive	48235 22125561.	5376.0610 R1		\$1,612.82	Vacant
LOT	1B 7690 W Outer Drive	48235 22125560.	5111.8589 R1		\$1,533.56	Vacant
LOT	1B 17567 Biltmore	48235 22064384.	4390.8915 R1	\$	1,317.27	Vacant
ture to be demoed	1B 17559 Biltmore	48235 22064385.	4198.3748 R1	\$	1,250.00	Vacant
LOT	1B 17551 Biltmore	48235 22064386.	4211.5264 R1	\$	1,263.46	Vacant
LOT	1B 17543 Biltmore	48235 22064387.	3699.2471 R1	\$	1,109.77	Vacant
LOT	1B 17545 Gilchrist	48235 22065785.	4641.9565 R1	\$	1,392.59	Vacant
LOT	1B 17537 Gilchrist	48235 22065786.	4686.1061 R1	\$	1,405.83	Vacant
LOT	1B 17531 Gilchrist	48235 22065787.	4642.9416	\$	1,392.88	Vacant
					\$73,920.76	

EXHIBIT A-II

LOT/STRUCTURE	Phase	Address	Zip Code	Parcel ID	Square Footage	Zone	Sales Price	Occupied/Vacant
LOT		2 18066 Gilchrist	48235	22065472.	5428.1889	R1	\$ 1,628.46	Vacant
LOT		2 18000 Gilchrist	48235	22065464.	5157.0315	R1	\$ 1,547.11	Vacant
LOT		2 18082 Biltmore	48235	22064060.	4281.6445	R1	\$ 1,284.49	Vacant
LOT		2 18036 Gilchrist	48235	22065468.	5428.8427	R1	\$ 1,628.65	Vacant
LOT		2 18019 Biltmore	48235	22064376-7	8390.9425	R1	\$ 2,517.28	Vacant
LOT		2 18074 Biltmore	48235	22064059.	4249.2139	R1	\$ 1,274.76	Vacant
LOT		2 18021 Biltmore	48235	22064375.	4192.0765	R1	\$ 1,257.62	Vacant
LOT		2 18026 Gilchrist	48235	22065467.	5433.6256	R1	\$ 1,630.09	Vacant
LOT		2 18050 Gilchrist	48235	22065470.	5426.5479	R1	\$ 1,627.96	Vacant
LOT		2 18074 Gilchrist	48235	22065473.	5404.8839	R1	\$ 1,621.47	Vacant
LOT		2 18027 Gilchrist	48235	22065773.	5310.7174	R1	\$ 1,593.22	Vacant
LOT		2 18000 Lindsay	48235	22066857.	5183.0665	R1	\$ 1,554.92	Vacant
LOT		2 18044 Lindsay	48235	22066862.	5471.9814	R1	\$ 1,641.59	Vacant
LOT		2 18051 Lindsay	48235	22067212.	7976.7785	R1	\$ 2,393.03	Vacant
LOT		2 18004 Biltmore	48235	22064050.	4177.3741	R1	\$ 1,253.21	Vacant
LOT		2 18018 Biltmore	48235	22064052.	4244.0603	R1	\$ 1,273.22	Vacant
LOT		2 18034 Biltmore	48235	22064054.	4289.0390	R1	\$ 1,286.71	Vacant
LOT		2 18044 Biltmore	48235	22064055.	4253.7340	R1	\$ 1,276.12	Vacant
LOT		2 18066 BILTMORE	48235	22064058.	4286.2498	R1	\$ 1,285.87	Vacant
LOT		2 18038 Lindsay	48235	22066861.	5471.9412	R1	\$ 1,641.58	Vacant
LOT		2 18050 Lindsay	48235	22066863.	5466.4565	R1	\$ 1,639.94	Vacant
LOT		2 18058 Lindsay	48235	22066864.	5458.7132	R1	\$ 1,637.61	Vacant
LOT		2 18043 Gilchrist	48235	22065771.	5303.7307	R1	\$ 1,591.12	Vacant
LOT		2 18045 Biltmore	48235	22064373-4	8367.0368	R1	\$ 2,510.11	Vacant
LOT		2 18079 Biltmore	48235	22064369.	4180.3716	R1	\$ 1,254.11	Vacant
LOT		2 18075 Biltmore	48235	22064370.	4209.8986	R1	\$ 1,262.97	Vacant
LOT		2 18061 Biltmore	48235	22064371.	4174.1125	R1	\$ 1,252.23	Vacant
LOT		2 18051 Biltmore	48235	22064372.	4215.8470	R1	\$ 1,264.75	Vacant
LOT		2 18075 Gilchrist	48235	22065767.	5310.3406	R1	\$ 1,593.10	Vacant
LOT		2 18067 Gilchrist	48235	22065768.	5361.1925	R1	\$ 1,608.36	Vacant

LOT	2 18051 Gilchrist	48235 22065770.	5356.0419 R1	\$	1,606.81	Vacant
LOT	2 18035 Gilchrist	48235 22065772.	5347.9243 R1	\$	1,604.38	Vacant
LOT	2 18026 Biltmore	48235 22064053.	4251.0847 R1	\$	1,275.33	Vacant
LOT	2 18003 Biltmore	48235 22064378.	4106.6390 R1	\$	1,231.99	Vacant
LOT	2 18042 Gilchrist	48235 22065469.	5431.2698 R1	\$	1,629.38	Vacant
LOT	2 18082 Gilchrist	48235 22065474.	5427.2014 R1	\$	1,628.16	Vacant
LOT	2 18069 Lindsay	48235 22067211.	7942.5700 R1	\$	2,382.77	Vacant
LOT	2 18010 Gilchrist	48235 22065465.	5436.3334 R1	\$	1,250.00	Vacant
LOT	2 18020 Gilchrist	48235 22065466.	5430.6416	\$	1,629.19	Vacant
				\$	61,069.70	

**ADOPTED AS FOLLOWS
COUNCIL MEMBERS**

		YEAS	NAYS
Scott	BENSON	✓	
Fred	DURHAL, III	✓	
Latisha	JOHNSON	✓	
Gabriela	SANTIAGO-ROMERO	✓	
*James	TATE	✓	
Mary	WATERS	✓	
Angela	WHITFIELD-CALLOWAY	✓	
Coleman	YOUNG, II	✓	
MARY PRESIDENT	SHEFFIELD	✓	
*PRESIDENT PRO TEM			
		9	0
WAIVER OF RECONSIDERATION (No. _____)			
Per motions before adjournment.			