

**PLANNING AND
ECONOMIC
DEVELOPMENT
STANDING
COMMITTEE**

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**OFFICE OF CONTRACTING
AND PROCUREMENT**

February 28, 2019

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

6000571 100% Federal Funding – Amend 2 - To Provide Rehabilitation of the Public Facility located at 1423 Field, Detroit, MI 48214 – Contractor: Adult Well Being Services – Location: 1423 Field, Detroit, MI 48214 – Contract Period: Upon City Council Approval through December 31, 2019 – Total Contract Amount: \$0.00 **HOUSING AND REVITALIZATION**
(This Amendment is for Time Extension Only. Contract Expired 1/31/2019)

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer
Office of Contracting and Procurement

BY COUNCIL MEMBER **TATE**

RESOLVED, that Contract No. 6000571 referred to in the foregoing communication dated February 28, 2019, be hereby and is approved.

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**OFFICE OF CONTRACTING
AND PROCUREMENT**

February 28, 2019

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

6000763 100% Federal Funding – Amend 1 - To Provide Exterior Improvements to 1360 Oakman Public Facility, to include; Partial Roof Replacement, Restoration of Exterior Building, and Restore ADA Ramp to Original Condition. – Contractor: Focus Hope – Location: 1360 Oakman Blvd., Detroit, MI 48238 – Contract Period: Upon City Council Approval through January 31, 2020 – Total Contract Amount: \$100,000.00
HOUSING AND REVITALIZATION (*This Amendment is for Time Extension Only. Contract Expired 1/1/2019*)

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer
Office of Contracting and Procurement

BY COUNCIL MEMBER TATE

RESOLVED, that Contract No. 6000763 referred to in the foregoing communication dated February 28, 2019, be hereby and is approved.



CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 908
DETROIT, MICHIGAN 48226
(313) 224-6380 • TTY: 711
(313) 224-1629
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#2661
FEB 22 2019

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February 21, 2019

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

**RE: Reprogramming Amendment to the Community Development Block Grant (CDBG)
Annual Action Plan for Fiscal Year 2018-2019**

Honorable City Council:

The Housing and Revitalization Department (HRD) hereby requests to amend the U.S. Department of Housing and Urban Development (HUD) Annual Action Plan for fiscal year 2018-2019. The funds targeted for reprogramming consist of unused funds, balances from programs that no longer exist, or are funds unlikely to be used in a timely manner. Funds will be allocated for activities that will allow for timely expenditures. A summary of the proposed changes are as follows:

Line Items to be reprogrammed (decrease):

Alzheimer's Association (FY 2018-2019)	\$ 85,831.00
St. Vincent DePaul (FY 2018-2019)	\$ 85,831.00

Line Items for Funding Additions (increase):

My Community Dental (FY 2018-2019)	\$ 85,831.00
Luella Hannan Memorial Foundation (FY 2018-2019)	\$ 85,831.00

We respectfully request that your Honorable Body approve the attached resolution authorizing the reprogramming amendment for the stated purpose. This proposed reprogramming amendment was posted on the City's website and advertised in the Detroit News/Free Press. Upon City Council's approval, it will be transmitted to HUD.

We ask that the Council approve this with a Waiver of Reconsideration.

Respectfully submitted,

Donald Rencher
Director

CITY CLERK 2019 FEB 27 AM 11:43

Attachment

cc: S. Washington, Mayor's Office
Warren T. Duncan

APPROVED

BUDGET DIRECTOR
Date 2/21/19



BY COUNCIL MEMBER: _____

WHEREAS, the Detroit City Council hereby approves amending the 2018-2019 Annual Action Plan in accordance with the foregoing communication; and

WHEREAS, the Mayor of the City of Detroit, Michael E. Duggan, is hereby authorized to amend the 2018-2019 Annual Action Plan, including all understandings and assurances contained therein to the U.S. Department of Housing and Urban Development (HUD), in accordance with the foregoing communication; and

RESOLVED, that the Budget Director be and is hereby authorized to Increase Appropriation #20488 – Luella Hannan Memorial by \$85,831.00; and

RESOLVED, that the Budget Director be and is hereby authorized to set-up, appropriate and Increase Appropriation #20630 – My Community Dental by \$85,831.00; and

RESOLVED, that the Budget Director be and is hereby authorized to Decrease Appropriation #04683- Alzheimer’s Association by \$85,831.00; and

RESOLVED, that the Budget Director be and is hereby authorized to Decrease Appropriation #12719– The Society of St. Vincent DePaul by \$85,831.00; and

BE IT FINALLY RESOLVED, that the Finance Director be and is hereby authorized to accept and process all documents reflecting these changes.



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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2 WOODWARD AVENUE SUITE 808
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January 3, 2019

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

**RE: Property Sale
1135 Collingwood, Detroit, MI 48202**

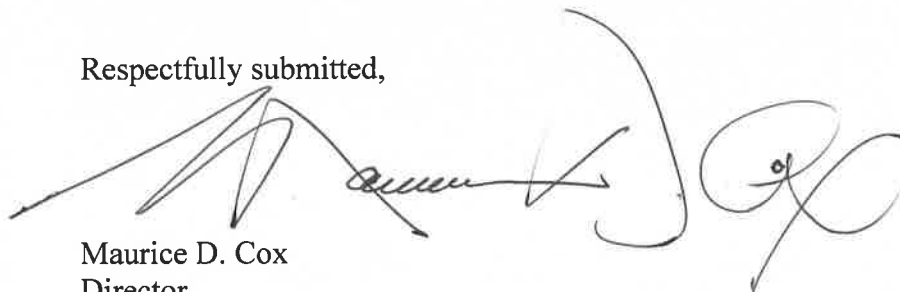
Honorable City Council:

The City of Detroit, Planning and Development Department has received an offer from Speramus Meliora, LLC (“Speramus”), a Michigan limited liability company, to purchase certain City-owned real property at 1135 Collingwood, Detroit, MI (the “Property”) for the purchase price of Nine Thousand and 00/100 Dollars (\$9,000.00).

Speramus proposes to develop the Property into a flower farm, where they will grow and sell organic flowers, adjacent to their property located at 10355 Hamilton. Currently, 1135 Collingwood is within a B4 zoning district (General Business District). Speramus’s use of the Property shall be consistent with the allowable uses for which the Properties are zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Speramus.

Respectfully submitted,



Maurice D. Cox
Director

cc: Stephanie Washington, Mayor’s Office

CITY CLERK 2019 FEB 27 AM 11:05

RESOLUTION

BY COUNCIL MEMBER: _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 1135 Collingwood, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Speramus Meliora, LLC ("Speramus"), a Michigan limited liability company, for the purchase price of Nine Thousand and 00/100 Dollars (\$9,000.00); and be it further

RESOLVED, that the Director of the Planning and Development Department, or his authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Properties to Speramus consistent with this resolution; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Four Hundred Fifty and 00/100 Dollars (\$450.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (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 Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTIONS

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

S COLLINGWOOD W 2 FT LOTS 4-3-2-1 AND VAC ALLEY ADJ LOT 168-167 E 10 FT LOT
166 RANNEYS BLVD SUB L28 P72 PLATS, W C R 6/150 103.71 IRREG

a/k/a 1135 Collingwood
Tax Parcel ID 06002814

Description Correct
Engineer of Surveys

By: _____
Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
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January 24, 2019

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

**RE: Property Sale
4250 W Fort, Detroit, MI 48209**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Fort Real Estate, LLC. (“Fort”), a Michigan Limited Liability Company, to purchase certain City-owned real property at 4250 W Fort (the “Property”) for the purchase price of Eight Thousand Five Hundred and 00/100 Dollars (\$8,500.00).

Fort proposes to develop this parcel into a parking lot for their adjacent properties, which are located at 4276 and 4316 W Fort. Fort operates a Subway and gas station at these adjacent properties. Currently, the Property is within a B4 zoning district (General Business District). Fort’s proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Fort Real Estate, LLC.

Respectfully submitted,

Maurice D. Cox
Director

cc: Stephanie Washington, Mayor’s Office

CITY CLERK 2019 FEB 27 AM 11:05

RESOLUTION

BY COUNCIL MEMBER _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 4250 W Fort, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Fort Real Estate, LLC. ("Fort"), a Michigan Limited Liability Company, for the purchase price of Eight Thousand Five Hundred and 00/100 Dollars (\$8,500.00); and be it further

RESOLVED, that the Director of the Planning and Development Department, or his authorized designee, is authorized to execute a quit claim deed and such other documents necessary or convenient to effect transfer of the Property to Fort consistent with this resolution; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Four Hundred Twenty Five and 00/100 Dollars (\$425.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (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 Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTION

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

N FORT W N 18 FT OF S 118 FT OF E 21.02 FT OF LOT 20, N 18 FT OF S 118 FT OF LOTS
19 THRU 8, N 18 FT OF S 118 FT OF W 7.02 FT OF LOT 7 THE JOHN P CLARK SUB L19
P46 PLATS, W C R 14/13 5,909 SQ FT

a/k/a 4250 W Fort
Tax Parcel ID 14000052.001

Description Correct
Engineer of Surveys

By: _____
Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
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February 20, 2019

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

**RE: Property Sale
8038, 8046, and 8064 E Forest, Detroit, MI 48214**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Adam Block (the “Purchaser”) to purchase certain City-owned real properties at 8038, 8046, and 8064 E Forest, Detroit, MI (the “Properties”). The P&DD entered into a purchase agreement dated September 18, 2018 with the Purchaser. Under the terms of the proposed Purchase Agreement, the Properties will be conveyed to the Purchaser for the purchase price of Six Thousand and 00/100 Dollars (\$6,000.00).

The Purchaser intends to develop these parcels in to green spaces and gardens for new construction he intends to begin on adjacent property owned at 8056 E Forest. Currently, the Properties are within a B4 zoning district (General Business District). The Purchaser’s proposed use of the Properties shall be consistent with the allowable uses for which the Properties are zoned. The Properties shall be transferred subject to a reverter interest, requiring the Purchaser to clean and secure the Properties within six months (6), and to obtain a Certificate of Occupancy for all structures on the proposed development within twenty four (24) months.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect a transfer of the Properties by the City to Adam Block.

Respectfully submitted,

Maurice D. Cox
Director

cc: Stephanie Washington, Mayor’s Office

CITY CLERK 2019 FEB 27 AM 11:04

RESOLUTION

BY COUNCIL MEMBER _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real properties at 8038, 8046, and 8064 E Forest, Detroit, MI (the "Properties"), as more particularly described in the attached Exhibit A incorporated herein, to Adam Block (the "Purchaser") for the purchase price of Six Thousand and 00/100 Dollars (\$6,000.00); and be it further

RESOLVED, that the Director of the Planning and Development Department, or his authorized designee, is authorized to execute a quit claim deed and such other documents necessary or convenient to effect transfer of the Properties to the Purchaser consistent with this resolution; and be it further

RESOLVED, the Properties shall be transferred subject to a reverter interest, requiring the Purchaser to, within six (6) months of closing, clean and secure the Properties, and within twenty four (24) months of closing, obtain a Certificate of Occupancy for all structures on the Properties; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Three Hundred and 00/100 Dollars (\$300.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (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 transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTION

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

PARCEL 1

S E FOREST LOT 15 POTTERS SUB L15 P100 PLATS, W C R 17/90 30 X 109.69

a/k/a 8038 E Forest
Tax Parcel ID 17000570

PARCEL 2

S E FOREST LOT 16 POTTERS SUB L15 P100 PLATS, W C R 17/90 30 X 109.69

a/k/a 8046 E Forest
Tax Parcel ID 17000569

PARCEL 3

S E FOREST LOT 19 POTTERS SUB L15 P100 PLATS, W C R 17/90 30 X 109.69

a/k/a 8064 E Forest
Tax Parcel ID 17000566

Description Correct
Engineer of Surveys

By: _____
Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
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February 21, 2019

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

**RE: Heritage at Riverbend Condominium Association
Development: generally bounded by St. Ervin, Piper, Freud and Dickerson**

Honorable City Council:

Pursuant to the First 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 Heritage at Riverbend Condominium Association, a Michigan Nonprofit Corporation (“Heritage”) to enter into an option to purchase seventeen (17) properties (“the Property”) acquired by the DLBA from the City (as described in the attached Exhibit A). The condominium complex is generally bounded by St. Ervin, Piper, Freud and Dickerson. The Property is located within those boundaries. The Property was originally proposed to be developed as part of the condominium complex; however, construction on these parcels was never completed by the original developer.

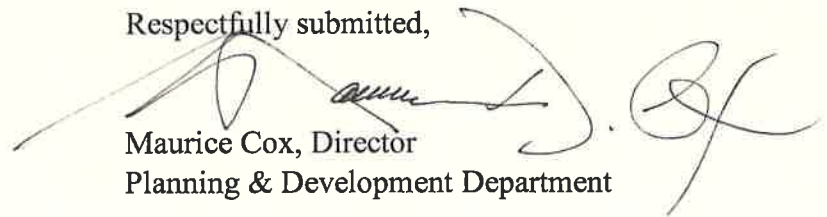
The total area of land measures approximately 15,785 square feet. Heritage proposes to continue to maintain the Property as greenspace. The area is zoned (PD) Planned Development. Any uses of the Property shall be consistent with and subject to the guidelines and approval processes for PD zoned areas.



Honorable City Council
February 15, 2019
Page 2

The Planning & Development Department, therefore, requests that your Honorable Body authorize the Detroit Land Bank Authority to enter into an Option Agreement with Heritage at Riverbend Condominium Association, a Michigan Nonprofit Corporation, to sell the Property as more particularly referenced in the attached Exhibit A for \$6,000; 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,



Maurice Cox, Director
Planning & Development Department

MC/am

Attachments

Cc: Donald Rencher, HRD
Stephanie Washington, Mayor's Office



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 First Amended and Restated Memorandum of Understanding (“MOU”) between the City of Detroit and the DLBA, approved by the Detroit City Council on May 5, 2015, 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 Heritage at Riverbend Condominium Association, a Michigan Nonprofit Corporation (“Heritage”) to enter into an option to purchase seventeen (17) properties (“the Property”) acquired from the City by the DLBA (as described in the attached Exhibit A). The condominium complex is generally bounded by St. Ervin, Piper, Freud and Dickerson. The Property is located within those boundaries; and.

WHEREAS, the total area of land measures approximately 15,785 square feet. Heritage proposes to continue to maintain the Property as greenspace. The area is zoned (PD) Planned Development. Any uses of the Property shall be consistent with and subject to the guidelines and approval processes for PD zoned areas.

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 Heritage at Riverbend Condominium Association, a Michigan Nonprofit Corporation, to sell the Property as more particularly referenced in the attached Exhibit A for \$6,000; 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

The Property

W PIPER UNIT 75 WAYNE COUNTY CONDOMINIUM SUB PLAN NO 711 "HERITAGE AT RIVERBEND CONDOMINIUMS" MASTER DEED RECORDED L38450 P83 PLATS, W C R 21/1052 1.1764%

Parcel ID: 21052032.056

Commonly known as 13222 Hurston-Foster Ln, Detroit, MI 48215

W PIPER UNIT 74 WAYNE COUNTY CONDOMINIUM SUB PLAN NO 711 "HERITAGE AT RIVERBEND CONDOMINIUMS" MASTER DEED RECORDED L38450 P83 PLATS, W C R 21/1052 1.1764%

Parcel ID: 21052032.055

Commonly known as 13226 Hurston-Foster Ln, Detroit, MI 48215

W PIPER UNIT 73 WAYNE COUNTY CONDOMINIUM SUB PLAN NO 711 "HERITAGE AT RIVERBEND CONDOMINIUMS" MASTER DEED RECORDED L38450 P83 PLATS, W C R 21/1052 1.1764%

Parcel ID: 21052032.054

Commonly known as 13230 Hurston-Foster Ln, Detroit, MI 48215

W PIPER UNIT 72 WAYNE COUNTY CONDOMINIUM SUB PLAN NO 711 "HERITAGE AT RIVERBEND CONDOMINIUMS" MASTER DEED RECORDED L38450 P83 PLATS, W C R 21/1052 1.1764%

Parcel ID: 21052032.053

Commonly known as 13234 Hurston-Foster Ln, Detroit, MI 48215

W PIPER UNIT 71 WAYNE COUNTY CONDOMINIUM SUB PLAN NO 711 "HERITAGE AT RIVERBEND CONDOMINIUMS" MASTER DEED RECORDED L38450 P83 PLATS, W C R 21/1052 1.1764%

Parcel ID: 21052032.052

Commonly known as 13238 Hurston-Foster Ln, Detroit, MI 48215

W PIPER UNIT 70 WAYNE COUNTY CONDOMINIUM SUB PLAN NO 711 "HERITAGE AT RIVERBEND CONDOMINIUMS" MASTER DEED RECORDED L38450 P83 PLATS, W C R 21/1052 1.1764%

Parcel ID: 21052032.051

Commonly known as 13242 Hurston-Foster Ln, Detroit, MI 48215

W PIPER UNIT 69 WAYNE COUNTY CONDOMINIUM SUB PLAN NO 711 "HERITAGE AT RIVERBEND CONDOMINIUMS" MASTER DEED RECORDED L38450 P83 PLATS, W C R 21/1052 1.1764%

Parcel ID: 21052032.050

Commonly known as 13246 Hurston-Foster Ln, Detroit, MI 48215

W PIPER UNIT 85 WAYNE COUNTY CONDOMINIUM SUB PLAN NO 711 "HERITAGE AT RIVERBEND CONDOMINIUMS" MASTER DEED RECORDED L38450 P83 PLATS, W C R 21/1052 1.1764%

Parcel ID: 21052032.066

Commonly known as 13211 Freud, Detroit, MI 48215

W PIPER UNIT 84 WAYNE COUNTY CONDOMINIUM SUB PLAN NO 711 "HERITAGE AT RIVERBEND CONDOMINIUMS" MASTER DEED RECORDED L38450 P83 PLATS, W C R 21/1052 1.1764%

Parcel ID: 21052032.065

Commonly known as 13215 Freud, Detroit, MI 48215

W PIPER UNIT 83 WAYNE COUNTY CONDOMINIUM SUB PLAN NO 711 "HERITAGE AT RIVERBEND CONDOMINIUMS" MASTER DEED RECORDED L38450 P83 PLATS, W C R 21/1052 1.1764%

Parcel ID: 21052032.064

Commonly known as 13219 Freud, Detroit, MI 48215

W PIPER UNIT 82 WAYNE COUNTY CONDOMINIUM SUB PLAN NO 711 "HERITAGE AT RIVERBEND CONDOMINIUMS" MASTER DEED RECORDED L38450 P83 PLATS, W C R 21/1052 1.1764%

Parcel ID: 21052032.063

Commonly known as 13223 Freud, Detroit, MI 48215

W PIPER UNIT 81 WAYNE COUNTY CONDOMINIUM SUB PLAN NO 711 "HERITAGE AT RIVERBEND CONDOMINIUMS" MASTER DEED RECORDED L38450 P83 PLATS, W C R 21/1052 1.1764%

Parcel ID: 21052032.062

Commonly known as 13227 Freud, Detroit, MI 48215

W PIPER UNIT 80 WAYNE COUNTY CONDOMINIUM SUB PLAN NO 711 "HERITAGE AT RIVERBEND CONDOMINIUMS" MASTER DEED RECORDED L38450 P83 PLATS, W C R 21/1052 1.1764%

Parcel ID: 21052032.061

Commonly known as 13231 Freud, Detroit, MI 48215

W PIPER UNIT 79 WAYNE COUNTY CONDOMINIUM SUB PLAN NO 711 "HERITAGE AT RIVERBEND CONDOMINIUMS" MASTER DEED RECORDED L38450 P83 PLATS, W C R 21/1052 1.1764%

Parcel ID: 21052032.060

Commonly known as 13235 Freud, Detroit, MI 48215

W PIPER UNIT 78 WAYNE COUNTY CONDOMINIUM SUB PLAN NO 711 "HERITAGE AT RIVERBEND CONDOMINIUMS" MASTER DEED RECORDED L38450 P83 PLATS, W C R 21/1052 1.1764%

Parcel ID: 21052032.059

Commonly known as 13239 Freud, Detroit, MI 48215

W PIPER UNIT 77 WAYNE COUNTY CONDOMINIUM SUB PLAN NO 711 "HERITAGE AT RIVERBEND CONDOMINIUMS" MASTER DEED RECORDED L38450 P83 PLATS, W C R 21/1052 1.1764%

Parcel ID: 21052032.058

Commonly known as 13241 Freud, Detroit, MI 48215

W PIPER UNIT 76 WAYNE COUNTY CONDOMINIUM SUB PLAN NO 711 "HERITAGE AT RIVERBEND CONDOMINIUMS" MASTER DEED RECORDED L38450 P83 PLATS, W C R 21/1052 1.1764%

Parcel ID: 21052032.057

Commonly known as 13243 Freud, Detroit, MI 48215



February 21, 2019

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

**RE: Cass Community Social Services – Tiny Homes
Development: generally bounded by Cortland, Elmhurst, Woodrow Wilson
and John C. Lodge Fwy (US 10)**

Honorable City Council:

Pursuant to the First 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 Cass Community Social Services, a Michigan Nonprofit Corporation (“Cass Community”) to enter into an option to purchase fifteen (15) properties (“the Property”) acquired by the DLBA from the City (as described in the attached Exhibit A).

The Property is located within the project boundaries of Cortland, Elmhurst, Woodrow Wilson and the John C. Lodge Fwy (US 10). Cass Community is looking to build as many homes within the project footprint as possible. The homes range in size from 260 – 425 square feet. The construction of nineteen (19) homes has been completed and an additional six (6) are scheduled to begin construction in 2019. Cass Community has committed to building tiny homes on seventy-five percent (75%) of the buildable DLBA lots with any remaining property to serve as ancillary green space. The proposed time frame for the project is to be within three (3) years.

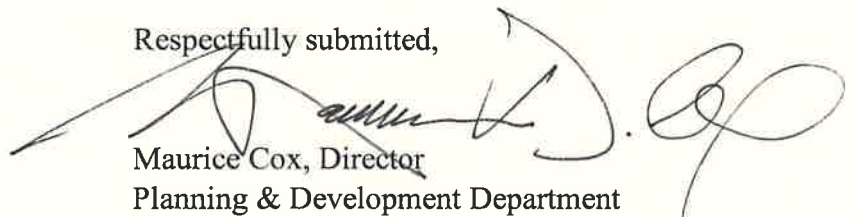
The total area of land to be sold measures approximately 56,000 square feet. The Property is zoned R2 (Two Family Residential). Cass Community’s proposed use of the property shall be consistent with the allowable uses for which the property is zoned.



Honorable City Council
February 21, 2019
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The Planning & Development Department, therefore, requests that your Honorable Body authorize the Detroit Land Bank Authority to enter into an Option Agreement with Cass Community Social Services, a Michigan Nonprofit Corporation, to sell the Property as more particularly referenced in the attached Exhibit A for \$1,675; 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,



Maurice Cox, Director
Planning & Development Department

MC/am

Attachments

Cc: Donald Rencher, HRD
Stephanie Washington, Mayor's Office



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 First Amended and Restated Memorandum of Understanding (“MOU”) between the City of Detroit and the DLBA, approved by the Detroit City Council on May 5, 2015, 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 Cass Community Social Services, a Michigan Nonprofit Corporation (“Cass Community”) to enter into an option to purchase fifteen (15) properties (“the Property”) acquired from the City by the DLBA (as described in the attached Exhibit A). The project area is generally bounded by St. Cortland, Elmhurst, Woodrow Wilson and John C. Lodge Fwy (US 10). The Property is located within those boundaries; and.

WHEREAS, Cass Community proposes to expand their tiny home footprint and build as many homes as possible within the project footprint. The construction of nineteen (19) homes has been completed and an additional six (6) are proposed to be constructed in 2019. Cass Community has committed to building tiny homes on seventy-five percent (75%) of the buildable DLBA lots with any remaining property to serve as ancillary green space. The proposed time frame for the project to be within three (3) years; and

WHEREAS, the total area of the Property to be sold measures approximately 56,000 square feet. The Property is zoned R2 (Two Family Residential). Cass Community’s proposed 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 Cass Community Social Services, a Michigan Nonprofit Corporation, to sell the Property as more particularly referenced in the attached Exhibit A for \$1,675; 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

The Property

Address	Parcel ID	Legal Description
1567 Cortland	06003390.	S CORTLAND LOT 72 METROPOLE SUB NO 2 L27 P21 PLATS, W C R 6/168 30 X 125
1571 Cortland	06003391.	S CORTLAND LOT 73 METROPOLE SUB NO 2 L27 P21 PLATS, W C R 6/168 30 X 125
1574 Cortland	06003422.	N CORTLAND LOT 45 METROPOLE SUB NO 2 L27 P21 PLATS, W C R 6/168 30 X 125
1566 Cortland	06003424.	N CORTLAND LOT 47 METROPOLE SUB NO 2 L27 P21 PLATS, W C R 6/168 30 X 125
1562 Cortland	06003425.	N CORTLAND LOT 48 METROPOLE SUB NO 2 L27 P21 PLATS, W C R 6/168 30 X 125
1560 Cortland	06003426.	N CORTLAND LOT 49 METROPOLE SUB NO 2 L27 P21 PLATS, W C R 6/168 30 X 125
1575 Cortland	06003392.	S CORTLAND Lot 74 METROPOLE SUB NO 2 L27 P21 PLATS, W C R 6/168 30 X 125
1545 Cortland	06003371-85	S CORTLAND LOT 67 METROPOLE SUB NO 2 L27 P21 PLATS, W C R 6/168 30 X 123
1555 Cortland	06003387.	S CORTLAND LOT 69 METROPOLE SUB NO 2 L27 P21 PLATS, W C R 6/168 30 X 125
1559 Cortland	06003388.	S CORTLAND LOT 70 METROPOLE SUB NO 2 L27 P21 PLATS, W C R 6/168 30 X 125
1563 Cortland	06003389.	S CORTLAND LOT 71 METROPOLE SUB NO 2 L27 P21 PLATS, W C R 6/168 30 X 125
1554 Cortland	06003427.	N CORTLAND LOT 50 METROPOLE SUB NO 2 L27 P21 PLATS, W C R 6/168 30 X 125
1550 Cortland	06003428.	N CORTLAND LOT 51 METROPOLE SUB NO 2 L27 P21 PLATS, W C R 6/168 30 X 125
1549 Highland	06003429.	N CORTLAND W 12.5 FT ON S LINE BG W 7.9 FT ON N LINE LOT 52 METROPOLE SUB NO 2 L27 P21 PLATS, W C R 6/168 12.5 IRREG
1551 Cortland	06003386.	S CORTLAND LOT 68 METROPOLE SUB NO 2 L27 P21 PLATS, W C R 6/168 30 X 125



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City of Detroit

CITY COUNCIL

GABE LELAND
COUNCIL MEMBER

MEMORANDUM

TO: Donald Rencher, Director
Housing & Revitalization Department (HRD)

Scott Brinkmann, General Counsel
Real Estate & Special Projects, Housing & Revitalization Department

THRU: The Honorable Council President, Brenda Jones

THRU: Council Member James Tate,
Chair Planning & Economic Development Committee

FROM: Council Member Gabe Leland 

DATE: February 27, 2019

**RE: DETROIT LAND BANK AUTHORITY
PROPOSED AMENDMENTS TO MEMORANDUM OF UNDERSTANDING (MOU)**

Requesting the following amendments to the Detroit Land Bank Authority Memorandum of Understanding.

SECTION 4b

The Detroit Land Bank’s Demolition Program shall be responsible for the administration of Federal hardest Hit Funds (the “HHF”) for use in demolishing properties in the City. HHF has a limit of \$25,000 per property. In order to remove dangerous buildings that threaten public health and safety, the demolition of which may exceed such HHF per property limit, the City is hereby authorized to pay the Detroit Land Bank, as further conditioned below, to cover the difference in demolition related costs above the HHF limit. In order to be paid for such cost, the City’s Chief Financial Officer must grant prior approval to the Detroit Land Bank and the Detroit Land Bank shall Provide the City’s Chief Financial Officer with invoices and supporting documentation in a form and manner acceptable to the City’s Chief Financial Officer. **The City’s**

Chief Financial Officer shall submit a report to the City Council detailing the amount paid over HHF limit and the reason for the cost overage within 30 days of the authorized payment.

SECTION 4f

For any real property that is received by the Detroit Land Bank from the City, the Detroit Land Bank shall seek the approval of the Mayor and City Council prior to the subsequent transfer of ten (10) or more of such parcels to the same transferee within any rolling 12 –month period.

Any parcel received by the Detroit Land Bank from the City in which the Detroit Land Bank intends to combine into larger parcels through the City Assessor’s Office, shall be reported to the City Council by the Detroit Land Bank prior to the transfer of the combined parcels to a transferee. Any real property received by the Detroit Land Bank from the City in which the Detroit Land Bank seeks to transfer no more than nine (9) and no less than (5) parcels to the same transferee within any rolling 12–month period, the Detroit Land Bank Liaison to the Detroit City Council shall provide a report to the City Council’s Legislative Policy Division (LPD) for review. The information provided by the Detroit Land Bank Liaison shall include, but not be limited to, the entity to receive the parcels; the purpose for which the parcels are being acquired; and the amount paid for the parcels.

SECTION 5a

Compensation for services provided in the MOU and other Detroit Land Bank operations shall be in such amounts as are approved by the City Council for blight remediation services, and any other relevant services for each respective City of Detroit fiscal year budget of this MOU. **Any expenditure of general fund dollars appropriated to Blight Remediation to be expended for Detroit Land Bank Authority services not specifically designated to the Detroit Land Bank Authority shall require separate City Council approval.**

The City shall operate such Demolition Advance Fund pursuant to the March 10, 2015 resolution **and subject to City Council’s prior approval**, the City’s Chief Financial officer is hereby authorized to enter into and execute any and all agreement and loan documents with the Detroit Land Bank that are necessary and convenient to administer the Demolition Advance Fund. All such prior agreements and loan documents entered into by the City’s Chief Financial Officer to administer the Demolition Advance Fund are hereby ratified and confirmed approved by this MOU.

Cc: Honorable Detroit City Council Members
Mayor’s Office, Stephanie Washington

GL/gal