

Detroit Land Bank Authority

500 Griswold, suite 1200
Detroit, MI 48226 – (313) 974-6869

DLBA Proposal guidelines for Land Based Projects

1. Provide a brief statement of who you are and why you want to purchase the property. Please also include a proposed purchase price, contact information for the buyer (phone and email), and the name of the buyer or purchasing entity.
2. What is your overall plan for the property? Please provide as much detail as possible.
3. Please provide a Plot Plan for your project. Please see Plot Plan Instructions for more detail.
4. What are your estimated project costs and development timeline for your project? If the proposal contains a single-family residence, please include separate costs and timelines for the garden and the residence.
5. How do you intend to finance the project? Please include proof of funds and/or pre-approval letters from lenders for construction loans if applicable.
6. Do you have any specific Detroit experience with agriculture or gardening? Experience could include classes, volunteering, internships, jobs, general hobby interest, helping family with the garden while growing up, etc. If your experience isn't Detroit specific, we'd still like to hear about it.
7. You are welcome to submit additional information that you think would be helpful when evaluating your proposal; such as: letters of support, companies you plan on working with, pictures of previous garden/agriculture work, design images, references, commitment to Detroit, etc.

Scoring Criteria

The DLBA evaluates offers using the following criteria: Price, Feasibility of Project, Experience, Financing, and Neighborhood Benefit. To receive points for Neighborhood Benefit, respondents must meet with neighborhood representatives and introduce their proposed project. Projects that offer tangible community benefit will receive additional points. The DLBA, and/or City of Detroit, can provide more information about active community organizations in each neighborhood. Lastly, points may be awarded for proposals where the applicant has included a certificate from the Office of Civil Rights, Inclusion and Opportunity for their business or company. More information about certificates offered can be found at their website

<https://detroitmi.gov/departments/civil-rights-inclusion-opportunity-department>

Tax Capture Disclaimer – 5/50

Buyers seeking certain tax abatements or lot combinations that conflict with the land bank's 5/50 tax capture may have to make an additional payment to the DLBA. After a Michigan land bank conveys property to a non-tax-exempt entity, the land bank receives 50% of taxes collected on that property for five years, known as a 5/50 (P.A. 260 & 261). The Assessor's office places properties sold by a land bank on a specific tax roll to process the tax capture. However, the Assessor's office also uses specific tax rolls for many abatements such as the NEZ, OPRA, PA 210, etc. Since the State of Michigan does not allow a property to be on two specific tax rolls at the same time, DLBA buyers need a 5/50 waiver from the DLBA before seeking applicable tax abatements and lot combinations. If buyers seek a waiver, the DLBA requests payment of the estimated five-year tax capture amount upfront.

