

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
www.lathrupvillage.org | (248) 557-2600

TO: DDA Board of Directors
FROM: Mike Greene – City Administrator
DATE: October 16, 2026
RE: DDA Lot – Request For Qualifications Submission

Background Brief: The City received one proposal in response to the recent solicitation for developer qualifications for City/DDA-owned triangle lots. MGM Improvement Services, Inc. has submitted a development proposal and expression of interest for a multi-family residential development on the approximately 0.32-acre DDA-owned parcel located east of Southfield Road at Goldengate Drive East and California Drive.

The proposed project envisions a modern, for sale (not rentals), three-story multi-family development featuring attached two-car garages, open-concept living spaces, luxury finishes, and community green space. MGM has identified an estimated \$4.8 million total development budget (for both parcels) and has assembled a development team including architectural/civil engineering, legal, accounting, property management, and construction professionals.

MGM Improvement Services has been operating since 2005 and has experience in residential, multi-unit, and commercial construction throughout Southeast Michigan. The proposal also includes an accounting firm attestation regarding the developer's financial capacity to undertake the project.

The proposed development is generally consistent with the City's vision for the Village Center district and its emphasis on creating a compact, pedestrian-oriented downtown that incorporates residential uses and supports redevelopment of underutilized properties. The Village Center zoning district specifically identifies multiple-family residential as a permitted use, subject to applicable standards and Planning Commission review where required.

The proposal's multi-family residential use, three-story building concept, pedestrian-oriented site design, and inclusion of community green space are generally aligned with the intent of the Village Center district. The zoning ordinance also expressly recognizes that projects within the district may include residential uses and open spaces and references consistency with the City's Master Plan as a consideration in the development review process.

The layout, site plan, building design, and other development features in MGM's proposal are conceptual and provided for **illustrative purposes only**. Approval to proceed with purchase agreement negotiations would not constitute approval of the proposed site plan or development design. If a purchase agreement is finalized, the developer would be required to prepare a finalized site plan and development plans in accordance with applicable City requirements. Those plans would be subject to the City's normal development review process, including review and approval by the Planning Commission, as applicable.

Parcel History: The DDA district was expanded/modified in 2013 to include this parcel; however, this parcel is not in the development area defined in the TIF plan. The DDA Act lets the DDA acquire, own/sell property, and that power is not limited to the TIF area. The restriction applies to spending TIF dollars, which can be spent only according to the TIF plan.

After the DDA district was formally expanded, on September 23, 2013, the City Council approved the transfer of the property to the DDA in the amount of \$58,348. The property was transferred, but, while it does appear as it was a budgeted item in FY 2013, staff cannot find any records of the financial transfer from the DDA to the City taking place.

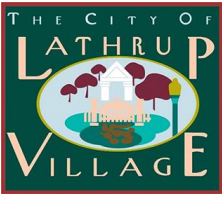
Bruce Kantor
Mayor

Kelly Garrett
Mayor Pro-Tem

Jalen Jennings
Council Member

Jason Hammond
Council Member

John Sousanis
Council Member



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Previous Action: 8-21-26 LVDDA Board Approval to publish RFQ

Economic Impact: The purchase agreement development process will have limited fees associated with City Attorney review of the potential purchase agreement document.

Recommendation: I recommend authorizing staff to begin negotiations with MGM Improvement Services regarding a potential purchase agreement for the property. Any final purchase agreement would be subject to review and approval by the DDA Board.

NOTE: Under the 2011 Development Plan, a DDA sale of property requires City Council consent.

Recommended Motion:

Moved by _____ seconded by _____ to authorize staff to negotiate a Purchase Agreement of Parcel 24-13-302-001 (DDA Lot) with MGM Improvement Services, Inc., subject to final LVDDA Board approval.

Bruce Kantor
Mayor

Kelly Garrett
Mayor Pro-Tem

Jalen Jennings
Council Member

Jason Hammond
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