

Referrals  
(9/25/18)

**PLANNING AND  
ECONOMIC  
DEVELOPMENT  
STANDING  
COMMITTEE**



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

20

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 • TTY:711  
(313) 224-1310  
WWW.DETROITMI.GOV

August 28, 2018

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

Honorable City Council:

**Re: Real Property at 5643 Martin, Detroit, MI 48210**

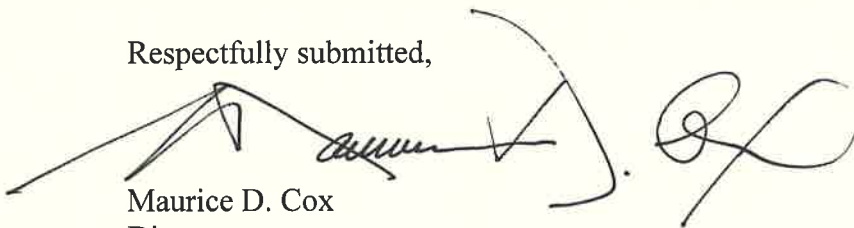
The City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from Walter E. Perez, (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 5643 Martin, Detroit, MI 48210 (the “**Property**”).

The P&DD entered into a Purchase Agreement dated August 30, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “**Deed**”) for One Thousand Fifty and 00/100 Dollars (**\$1050.00**) (the “**Purchase Price**”).

Offeror intends to use the vacant land to extend his yard. The proposed use is a by-right use within the designated M-2/ Restricted Residential zoning district as per the City of Detroit Zoning Ordinance, Section 61-10-33.

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 the transfer of the Property by the City to the Offeror.

Respectfully submitted,



Maurice D. Cox  
Director

cc: S. Washington, Mayor's Office

CITY CLERK 2018 SEP 18 AM 11:10



By **COUNCIL MEMBER** \_\_\_\_\_

**WHEREAS**, the City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from **Walter E. Perez** (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 5643 Martin, Detroit, MI 48210, (the “**Property**”) described in Exhibit A; and

**WHEREAS**, P&DD entered into a Purchase Agreement dated August 30, 2018, with **Offeror**; and

**WHEREAS**, in furtherance of the redevelopment of the City it is deemed in the best interests of the City that the Property be sold without public advertisement or the taking of bids; and

**WHEREAS**, Offeror intends to use the vacant land to extend his yard. **The proposed use is a by-right use within the designated M-2/ Restricted Residential zoning district as per the City of Detroit Zoning Ordinance, Section 61-10-33.**

**NOW, THEREFORE, BE IT RESOLVED**, that the sale of Property to **Offeror**, more particularly described in the attached Exhibit A, in furtherance of the redevelopment of the City without public advertisement or the taking of bids is hereby approved; and be it further

**RESOLVED**, that Property may be transferred and conveyed to **Offeror**, in consideration for its payment of **One Thousand Fifty and 00/100 Dollars (\$1,050.00)**; and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his or her designee, is authorized to execute deeds and other documents necessary or convenient for the consummation of the transaction pursuant to and in accordance with the Purchase Agreement; and be it further

**RESOLVED**, that customary closing costs up to **One Hundred and Ten Dollars (\$110.00)**, and broker commissions of **Fifty Two Dollars and 50/100 Dollars (\$52.50)** be paid from the sale proceeds under the City’s contract with the Detroit Building Authority; and be it further

**RESOLVED**, that a transaction fee of **Sixty Three and 00/100 Dollars (\$63.00)** be paid to the Detroit Building Authority from the sale proceeds pursuant to its contract with the City; and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his or her 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 Director of the Planning and Development Department, or his or her designee and approved by the Corporation Counsel as to form.

EXHIBIT A

LEGAL DESCRIPTION

Land in the City of Detroit, County of Wayne and State of Michigan being WEST MARTIN  
LOT 128 OF LARKINS MARTIN AVE SUB NO 1 AS RECORDED IN LIBER 38, PAGE 70  
OF PLATS, WAYNE COUNTY RECORDS 18/408 30 X 100

A/K/A 5643 Martin  
Ward 18 Item Nos. 011118

Description Correct  
Engineer of Surveys

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



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

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COLEMAN A. YOUNG MUNICIPAL CENTER  
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August 28, 2018

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

Honorable City Council:

**Re: Real Property at 9064 Livernois, Detroit, MI 48204**

The City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from O & A Holdings, LLC, a Michigan Limited Liability Company (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 9064 Livernois, Detroit, MI 48204 (the “**Property**”).

The P&DD entered into a Purchase Agreement dated July 30, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “**Deed**”) for Four Thousand Eight Hundred Fifty and 00/100 Dollars (**\$4,850.00**) (the “**Purchase Price**”).

Offeror intends to demolish the building and use as parking for adjacent business at 9050 Livernois. The proposed use is a by-right use within the designated B4 / General Business zoning district as per the City of Detroit Zoning Ordinance, Section 61-9-76. Offeror shall, in addition, demo the property within twelve (12) months of closing and prohibit the overnight parking of vehicles on the property.

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 the transfer of the Property by the City to the Offeror.

Respectfully submitted,



Maurice D. Cox  
Director

S. Washington, Mayor’s Office

CITY CLERK 2018 SEP 18 9 11 AM



By **COUNCIL MEMBER** \_\_\_\_\_

**WHEREAS**, the City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from **O & A Holdings, LLC, A Michigan Limited Liability Company** (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 9064 Livernois, Detroit, MI 48204, (the “**Property**”) described in Exhibit A; and

**WHEREAS**, P&DD entered into a Purchase Agreement dated July 30, 2018, with **Offeror**; and

**WHEREAS**, in furtherance of the redevelopment of the City it is deemed in the best interests of the City that the Property be sold without public advertisement or the taking of bids; and

**WHEREAS**, Offeror intends to demolish the building and use as parking for adjacent business at 9050 Livernois. **The proposed use is a by-right use within the designated B4 / General Business zoning district as per the City of Detroit Zoning Ordinance, Section 61-9-76. Offeror shall, in addition, demo the property within twelve (12) months of closing and prohibit the overnight parking of vehicles on the property.**

**NOW, THEREFORE, BE IT RESOLVED**, that the sale of Property to **Offeror**, more particularly described in the attached Exhibit A, in furtherance of the redevelopment of the City without public advertisement or the taking of bids is hereby approved; and be it further

**RESOLVED**, that Property may be transferred and conveyed to **Offeror**, in consideration for its payment of **Four Thousand Eight Hundred Fifty and 00/100 Dollars (\$4,850.00)**; and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his or her designee, is authorized to execute deeds and other documents necessary or convenient for the consummation of the transaction pursuant to and in accordance with the Purchase Agreement; and be it further

**RESOLVED**, that customary closing costs up to **One Hundred and Ten Dollars (\$110.00)**, and broker commissions of **Two Hundred Forty Two and 50/100 Dollars (\$242.50)** be paid from the sale proceeds under the City’s contract with the Detroit Building Authority; and be it further

**RESOLVED**, that a transaction fee of **Two Hundred Ninety One and 00/100 Dollars (\$291.00)** be paid to the Detroit Building Authority from the sale proceeds pursuant to its contract with the City; and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his or her 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 Director of the Planning and Development Department, or his or her designee and approved by the Corporation Counsel as to form.

EXHIBIT A

LEGAL DESCRIPTION

Land in the City of Detroit, County of Wayne and State of Michigan being EAST SOUTH LIVERNOIS LOT 244 OF DAILEY PARK SUB AS RECORDED IN LIBER 29, PAGE 80 OF PLATS, WAYNE COUNTY RECORDS 13/223 95 X 100

A/K/A 9064 Livernois  
Ward 16 Item Nos. 017318

Description Correct  
Engineer of Surveys

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



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

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COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE SUITE 808  
DETROIT, MICHIGAN 48226  
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August 28, 2018

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

Honorable City Council:

**Re: Real Property at 6803-6845 E Lafayette; 1014-1018 Concord Ave Detroit, MI 48207**

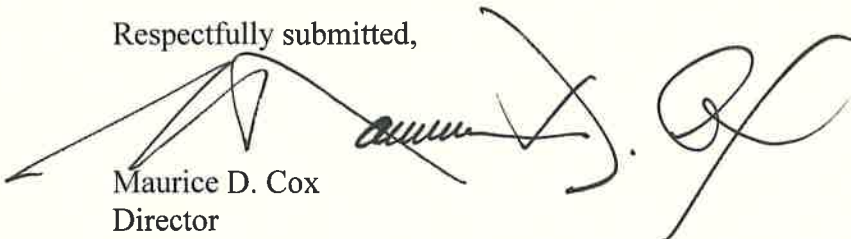
The City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from Champlain Mills, LLC, a Michigan Limited Liability Company (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 6803-6845 E Lafayette; 1014-1018 Concord Ave, Detroit, MI 48207 (the “**Property**”).

The P&DD entered into a Purchase Agreement dated August 16, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “**Deed**”) for One Hundred Seventeen Thousand Three Hundred Ninety and 00/100 Dollars (\$**117,390.00**) (the “**Purchase Price**”).

Offeror intends to use vacant land for mixed use development. The proposed use is a by-right use within the designated B4 / General Business zoning district as per the City of Detroit Zoning Ordinance, Section 61-9-74.

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 the transfer of the Property by the City to the Offeror.

Respectfully submitted,



Maurice D. Cox  
Director

cc: S. Washington, Mayor’s Office

CITY CLERK 2018 SEP 18 AM 11:10





By COUNCIL MEMBER \_\_\_\_\_

**WHEREAS**, the City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from **Champlain Mills, LLC, A Michigan Limited Liability Company** (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 6803-6845 E Lafayette; 1014-1018 Concord Ave, Detroit, MI 48207, (the “**Property**”) described in Exhibit A; and

**WHEREAS**, P&DD entered into a Purchase Agreement dated August 16, 2018, with **Offeror**; and

**WHEREAS**, in furtherance of the redevelopment of the City it is deemed in the best interests of the City that the Property be sold without public advertisement or the taking of bids; and

**WHEREAS**, Offeror intends to use vacant land for mixed use development. **The proposed use is a by-right use within the designated B4 / General Business zoning district as per the City of Detroit Zoning Ordinance, Section 61-9-74.**

**NOW, THEREFORE, BE IT RESOLVED**, that the sale of Property to **Offeror**, more particularly described in the attached Exhibit A, in furtherance of the redevelopment of the City without public advertisement or the taking of bids is hereby approved; and be it further

**RESOLVED**, that Property may be transferred and conveyed to **Offeror**, in consideration for its payment of **Four Thousand Three Hundred Twenty and 00/100 Dollars (\$117,390.00)**; and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his or her designee, is authorized to execute deeds and other documents necessary or convenient for the consummation of the transaction pursuant to and in accordance with the Purchase Agreement; and be it further

**RESOLVED**, that customary closing costs up to **One Hundred and Ten Dollars (\$110.00)**, and broker commissions of **Five Thousand Eight Hundred Sixty Nine and 50/100 Dollars (\$5,869.50)** be paid from the sale proceeds under the City’s contract with the Detroit Building Authority; and be it further

**RESOLVED**, that a transaction fee of **Seven Thousand Forty Three and 40/100 Dollars (\$7,043.40)** be paid to the Detroit Building Authority from the sale proceeds pursuant to its contract with the City; and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his or her 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 Director of the Planning and Development Department, or his or her designee and approved by the Corporation Counsel as to form.

EXHIBIT A

LEGAL DESCRIPTION

N E LAFAYETTE N 40.44 FT ON E LINE BG N 48.56 FT ON W LINE OF E 116.64 FT OF 3  
WALKER & COOPERS SUB L1 P195 PLATS, W C R 15/16 116.92 IRREG

A/K/A 6803 E Lafayette  
Ward 15 Item Nos. 000138

N LAFAYETTE 70&71 MILLS SUB L12 P77 PLATS, W C R 15/17 60.14 IRREG

A/K/A 6827 E Lafayette  
Ward 15 Item Nos. 000139

N LAFAYETTE 72 MILLS SUB L12 P77 PLATS, W C R 15/17 30.07 IRREG

A/K/A 6839 E Lafayette  
Ward 15 Item Nos. 000140

N LAFAYETTE 73 MILLS SUB L12 P77 PLATS, W C R 15/17 24.55 IRREG

A/K/A 6845 E Lafayette  
Ward 15 Item Nos. 000141

E CONCORD S 32 FT OF E 116.64 FT OF 2 WALKER & COOPERS SUB L1 P195 PLATS, W C R  
15/16 32 X 116.64

A/K/A 1014 Concord  
Ward 15 Item Nos. 010655.001

E CONCORD N 32 FT OF S 64 FT OF E 116.64 FT OF 2 WALKER & COOPERS SUB L1 P195  
PLATS, W C R 15/16 32 X 116.64

A/K/A 1018 Concord  
Ward 15 Item Nos. 010655.002L

Description Correct  
Engineer of Surveys

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



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

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COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 • TTY:711  
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July 27, 2018

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

Honorable City Council:

**Re: 12412, 12418, 12420, 12430 and 12436 Van Dyke, Detroit, MI 48234**

The City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from Ryan Riddle (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having street addresses of 12412, 12418, 12420, 12430 and 12436 Van Dyke, Detroit, MI 48234 (the “**Property**”).

The P&DD entered into a Purchase Agreement dated July 23, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “**Deed**”) for Nineteen Thousand One Hundred and 00/100 Dollars (**\$19,100.00**) (the “**Purchase Price**”).

Offeror intends to construct a retail cell-phone store on the vacant land. The proposed use is by-right within the designated B4 zoning district as per the City of Detroit Zoning Ordinance. The Offeror shall clean and secure the property within six months, and obtain a certificate of occupancy for the property within 24 months from the closing date on the property, subject to a reverter interest by the City.

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 the transfer of the Property by the City to the Offeror.

Respectfully submitted,

Maurice D. Cox  
Director

cc: Stephanie Washington, Mayor’s Office

CITY CLERK 2018 SEP 18 AM 11:10



**BY COUNCIL MEMBER** \_\_\_\_\_

**WHEREAS**, the City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from **Ryan Riddle** (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 12412, 12418, 12420, 12430 and 12436 Van Dyke, Detroit, MI 48234, (the “**Property**”) described in Exhibit A; and

**WHEREAS**, P&DD entered into a Purchase Agreement dated July 23, 2018, with **Offeror**; and

**WHEREAS**, in furtherance of the redevelopment of the City it is deemed in the best interests of the City that the Property be sold without public advertisement or the taking of bids; and

**WHEREAS**, Offeror intends to construct a retail cell-phone store on the vacant land. **The proposed use is by-right within the designated B4 zoning district as per the City of Detroit Zoning Ordinance. The Offeror shall clean and secure the property within six months, and obtain a certificate of occupancy for the property within 24 months from the closing date on the property, subject to a reverter interest by the City.**

**NOW, THEREFORE, BE IT RESOLVED**, that the sale of Property to **Offeror**, more particularly described in the attached Exhibit A, in furtherance of the redevelopment of the City without public advertisement or the taking of bids is hereby approved; and be it further

**RESOLVED**, that Property may be transferred and conveyed to **Offeror**, in consideration for its payment of **Nineteen Thousand One Hundred and 00/100 Dollars (\$19,100.00)**; and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his or her designee, is authorized to execute deeds and other documents necessary or convenient for the consummation of the transaction pursuant to and in accordance with the Purchase Agreement; and be it further

**RESOLVED**, that customary closing costs of up to Two Hundred Fifty and no/100ths dollars (\$250.00), and broker commissions of **Nine Hundred Fifty Five and no/100ths Dollars (\$500.00)** be paid from the sale proceeds under the City’s contract with the Detroit Building Authority; and be it further

**RESOLVED**, that a transaction fee of **Two Thousand Five Hundred and no/100ths Dollars (\$2,500.00)** be paid to the Detroit Building Authority from the sale proceeds pursuant to its contract with the City; and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his or her 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 Director of the Planning and Development Department, or his or her designee and approved by the Corporation Counsel as to form.

Exhibit A

Legal Description

EAST VAN DYKE LOT 14 EXCLUDING VAN DYKE AVENUE AS WIDENED HOPPS VAN DYKE AVE SUBDIVISION AS RECORDED IN LIBER 41 PAGE 49 PLATS, W C R 17/483 20 X 78.18A

EAST VAN DYKE LOT 15 EXCLUDING VAN DYKE AVENUE AS WIDENED, HOPPS VAN DYKE AVE SUBDIVISION AS RECORDED IN LIBER 41 PAGE 49 PLATS, W C R 17/483 20 X 78.14A

EAST VAN DYKE LOTS 16 & 17, HOPPS VAN DYKE AVENUE SUBDIVISION AS RECORDED IN LIBER 41 PAGE 49 PLATS, W C R 17/483 40 X 78.1A

EAST VAN DYKE LOTS 18 & 19 EXCLUDING VAN DYKE AVENUE AS WIDENED, HOPPS VAN DYKE AVENUE SUBDIVISION AS RECORDED IN LIBER 41 PAGE 49 PLATS, W C R 17/483 40 X 78.01A

EAST VAN DYKE LOTS 20 & 21 EXCLUDING VAN DYKE AVENUE AS WIDENED, HOPPS VAN DYKE AVENUE SUBDIVISION AS RECORDED IN L41 P49 PLATS, W C R 17/483 41.56 X 77.96A

Street Address[es]: 12412 Van Dyke, 12418 Van Dyke, 12420 Van Dyke, 12430 Van Dyke, 12436 Van Dyke

Property Tax Parcel number(s): 17009696., 17009697., 17009698., 17009699., 17009700.

Description Correct  
Engineer of Surveys

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



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

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COLEMAN A. YOUNG MUNICIPAL CENTER  
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DETROIT, MICHIGAN 48226  
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July 18, 2018

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

Honorable City Council:

**Re: Real Property at 4703 McNichols Detroit, MI 48212**

The City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from Around The Clock Daycare, LLC, a Michigan Limited Liability Company (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 4703 McNichols, Detroit, MI 48212 (the “**Property**”).

The P&DD entered into a Purchase Agreement dated July 16, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “**Deed**”) for Four Thousand Three Hundred Twenty and 00/100 Dollars (**\$4,320.00**) (the “**Purchase Price**”).

Offeror intends to rehab the building into a daycare facility. The proposed use is a by-right use within the designated B4 / General Business zoning district as per the City of Detroit Zoning Ordinance, Section 61-9-75 (4).

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 the transfer of the Property by the City to the Offeror.

Respectfully submitted,

  
Maurice D. Cox  
Director

cc: S. Washington, Mayor’s Office

CITY CLERK 2018 SEP 18 AM 11:10



By **COUNCIL MEMBER** \_\_\_\_\_

**WHEREAS**, the City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from **Around The Clock Daycare, LLC, A Michigan Limited Liability Company (“Offeror”)** requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 4703 McNichols, Detroit, MI 48212, (the “**Property**”) described in Exhibit A; and

**WHEREAS**, P&DD entered into a Purchase Agreement dated July 16, 2018, with **Offeror**; and

**WHEREAS**, in furtherance of the redevelopment of the City it is deemed in the best interests of the City that the Property be sold without public advertisement or the taking of bids; and

**WHEREAS**, Offeror intends to rehab the building into a daycare facility. **The proposed use is a by-right use within the designated B4 / General Business zoning district as per the City of Detroit Zoning Ordinance, Section 61-9-75 (4).**

**NOW, THEREFORE, BE IT RESOLVED**, that the sale of Property to **Offeror**, more particularly described in the attached Exhibit A, in furtherance of the redevelopment of the City without public advertisement or the taking of bids is hereby approved; and be it further

**RESOLVED**, that Property may be transferred and conveyed to **Offeror**, in consideration for its payment of **Four Thousand Three Hundred Twenty and 00/100 Dollars (\$4,320.00)**; and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his or her designee, is authorized to execute deeds and other documents necessary or convenient for the consummation of the transaction pursuant to and in accordance with the Purchase Agreement; and be it further

**RESOLVED**, that customary closing costs up to **One Hundred and Ten Dollars (\$110.00)**, and broker commissions of **Two Hundred Sixteen and 00/100 Dollars (\$216.00)** be paid from the sale proceeds under the City’s contract with the Detroit Building Authority; and be it further

**RESOLVED**, that a transaction fee of **Two Hundred Fifty Nine and 00/100 Dollars (\$259.00)** be paid to the Detroit Building Authority from the sale proceeds pursuant to its contract with the City; and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his or her 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 Director of the Planning and Development Department, or his or her designee and approved by the Corporation Counsel as to form.

**EXHIBIT A  
LEGAL DESCRIPTION**

**Land located in the City of Detroit, County of Wayne, State of Michigan described as:**

**North E McNichols Road Lots 35, 36 & 37 FORD LAND SUBDIVISION, as recorded in Liber 34, Page  
23 of Plats Wayne County Records 13/223 95 X 100**

**Commonly known as 4703 E. McNichols, Detroit, MI**

45 F

**Tax Parcel Numbers 13007267-9**

**Description Correct  
Engineer of Surveys**

By: 

**Basil Sarim, P.S.  
Professional Surveyor  
City of Detroit/DPW, CED**