

*Referrals*

*9-17-19.*

**PLANNING AND  
ECONOMIC  
DEVELOPMENT  
STANDING  
COMMITTEE**



CITY OF DETROIT  
LAW DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 500  
DETROIT, MICHIGAN 48226-3437  
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September 9, 2019

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

**Re: Proposed Amendment of Chapter 22 of the 2019 Detroit City Code, *Housing*;  
Article IV, *Neighborhood Enterprise Zones*.**

Honorable City Council:

Attached please find an updated version of the proposed ordinance to amend Chapter 22 of the 2019 Detroit City Code, *Housing*; Article IV, *Neighborhood Enterprise Zones*, originally filed with the Clerk on June 14<sup>th</sup> and drafted to amend the 1984 Detroit City Code.

At the request of Council Member Benson, in addition to utilizing the proposed 2019 version of the Detroit City Code, Section 26-8-4 has been further amended from the June 14<sup>th</sup> document to read as follows:

(b) Beginning in calendar year 2020 and every five years thereafter, the City Council shall review maps provided by the Assessor's Office that are associated with current Neighborhood Enterprise Zones.

Respectfully submitted,

Julianne V. Pastula  
Senior Assistant Corporation Counsel  
City of Detroit Law Department  
(313) 237-2935

CITY CLERK/2019 SEP 9 AM 10:59

## S U M M A R Y

**AN ORDINANCE** to amend Chapter 22 of the 2019 Detroit City Code, *Housing*; Article IV, *Neighborhood Enterprise Zones*, by amending Section 22-4-6 to require that City Council periodically review the maps associated with current Neighborhood Enterprise Zones and to set forth criteria for such review.

1 **BY COUNCIL MEMBER \_\_\_\_\_:**

2 **AN ORDINANCE** to amend Chapter 22 of the 2019 Detroit City Code, *Housing*; Article  
3 IV, *Neighborhood Enterprise Zones*, by amending Section 22-4-6 to require that City Council  
4 periodically review the maps associated with current Neighborhood Enterprise Zones and to set  
5 forth criteria for such review.

6 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

7 **Section 1.** Chapter 22 of the 2019 Detroit City Code, *Housing*; Article IV, *Neighborhood*  
8 *Enterprise Zones*, be amended by amending Section 22-4-6, to read as follows:

9 **CHAPTER 22. HOUSING**

10 **ARTICLE IV. NEIGHBORHOOD ENTERPRISE ZONES**

11 **Sec. 22-4-1. Definitions.**

12 For the purpose of this article, the following words and phrases shall have the meaning  
13 respectively ascribed to them by this section:

14 *Certificate of Approval* means a certificate issued by the Buildings, Safety Engineering,  
15 and Environmental Department pursuant to 22-4-5(a) of this Code for a rehabilitated facility or a  
16 certificate issued by the Buildings, Safety Engineering, and Environmental Department pursuant  
17 to Section 22-4-5(c) of this Code for a new facility.

18 *Commission* means the State Tax Commission created by the Michigan Tax Commission  
19 Act, being MCL 209.101 *et seq.*

20 *Condominium unit* means that portion of a structure intended for separate ownership,  
21 intended for residential use, and established pursuant to the Michigan Condominium Act, being  
22 MCL 559.101 to 559.276, which, within a qualified historic building, may be held under common  
23 ownership.

1        *Dwelling* means a new facility, a homestead facility, or a rehabilitated facility or a unit in  
2        a new facility, a homestead facility, or a rehabilitated facility for which a neighborhood enterprise  
3        zone certificate is in effect.

4        *Homestead facility* means an existing structure, purchased by or transferred to an owner  
5        after December 31, 1996, that has as its primary purpose residential housing consisting of one or  
6        two units, one of which is occupied by an owner as the owner's principal residence and that is  
7        located within a subdivision platted pursuant to state law before January 1, 1968, other than an  
8        existing structure for which a certificate will or has been issued after December 31, 2006, in a city  
9        with a population of 750,000 or more, is located within a subdivision platted pursuant to state law  
10       before January 1, 1968.

11       *Neighborhood enterprise zone certificate* means a certificate issued by the Commission  
12       pursuant to the Michigan Neighborhood Enterprise Zone Act, being MCL 207.771 *et seq.*

13       *New facility* means one or both of the following:

14       (1)     A new structure or a portion of a new structure that has as its primary purpose  
15       residential housing consisting of one or two units, one of which is or will be occupied by an owner  
16       as the owner's principal residence; or a model home or a model condominium unit; or a new  
17       individual condominium unit, in a structure with one or more condominium units, that has as its  
18       primary purpose residential housing and that is or will be occupied by an owner as the owner's  
19       principal residence, but, except as provided in Subsection (2) of this definition, does not mean  
20       apartments.

21       (2)     A new structure or a portion of a new structure that meets all of the following:

22           a.    Is rented or leased or is available for rent or lease; and

- 1                   b. Is a mixed use building or located in a mixed use building that contains retail  
2                   business space on the street level floor; and  
3                   c. Is located in a qualified downtown revitalization district.

4           *Owner* means the record title holder of, or the vendee of the original land contract  
5   pertaining to, a new facility, a homestead facility, or a rehabilitated facility for which a  
6   neighborhood enterprise zone certificate is applied for or is issued.

7           *Qualified historic building* means a property within a neighborhood enterprise zone that  
8   has been designated a historic resource as defined under Section 266 of the Michigan Income Tax  
9   Act of 1967, being MCL 206.266.

10          *Rehabilitated facility* means an existing structure with a current true cash value of  
11   \$80,000.00 or less per unit that has or will have as its primary purpose residential housing  
12   consisting of one to eight units, the owner of which proposes improvements that, if done by a  
13   licensed contractor, would cost in excess of \$5,000.00 per owner-occupied or 50 percent of the  
14   true cash value, whichever is less, or \$7,500.00 per non-owner-occupied unit or 50 percent of the  
15   true cash value, whichever is less, or the owner proposes improvements that would be done by the  
16   owner and not a licensed contractor and the cost of the materials would be in excess of \$3,000.00  
17   per owner-occupied unit or \$4,500.00 per owner-occupied unit and will bring the structure into  
18   conformance with minimum standards for occupancy under Chapter 8 of this Code, *Building*  
19   *Construction and Property Maintenance* or improve the livability of the units while meeting  
20   minimum standards under Chapter 8 of this Code, *Building Construction and Property*  
21   *Maintenance*, or an individual condominium unit, in a structure with one or more condominium  
22   units, that has as its primary purpose residential housing, the owner of which proposes the above-  
23   described improvements, or existing or proposed condominium in a qualified historic building

1 with one or more existing or proposed condominium units, which may contain multiple  
2 rehabilitation facilities, but does not mean a facility rehabilitated with the proceeds of an insurance  
3 policy for property or casualty loss.

4 *Sale or transfer* means to convey any interest in a dwelling except by lease, mortgage, gift,  
5 device, bequest or lien foreclosure. The sale or transfer shall be deemed to occur upon the transfer  
6 of title, the execution of a land contract, or the exercise of an option to purchase a dwelling.

7 **Sec. 22-4-2. Violations Misdemeanor violation; aiding and abetting violation; continuing**  
8 **violation; penalties for conviction thereof.**

9 (a) It shall be unlawful for any person to violate any provision of this article, or to aid  
10 and abet another to violate such provision.

11 (b) Any person who violates this article, or aids and abets another to violate such  
12 provision, may be issued a misdemeanor violation for each day that the violation continues.

13 (c) Any person who is found guilty of violating any provision of this article, or aids  
14 and abets another to violate such provision, shall be convicted of a misdemeanor for each violation  
15 that is issued and, in the discretion of the court, may be fined up to \$500.00 and sentenced up to  
16 90 days in jail, or both, for each misdemeanor violation that is issued.

17 **Sec. 22-4-3. Penalties.**

18 A penalty created by this article shall not limit or derogate any other statutory or common  
19 law right or action.

20 **Sec. 22-4-4. Conditions required.**

21 It shall be unlawful to sell or transfer, or act as a broker for a sale or transfer of a dwelling  
22 for which a neighborhood enterprise zone certificate is in effect unless a valid Certificate of  
23 Approval is tendered to the purchaser or transferee at the time of the sale.

1     **Sec. 22-4-5. Issuance of Certificate of Approval and inspection reports; inspection fees.**

2           (a)     The Buildings, Safety Engineering, and Environmental Department shall issue a  
3     Certificate of Approval on a rehabilitated facility only after the dwelling has been inspected and  
4     found to conform with Chapter 8 of this Code, *Building Construction and Property Maintenance*.  
5     The inspection report shall be issued only after the Buildings, Safety Engineering, and  
6     Environmental Department has inspected the dwelling, and shall note any deficiencies.

7           (b)     Applications for Certificates of Approval or inspection reports shall be available  
8     at the Buildings, Safety Engineering, and Environmental Department and shall be filed with the  
9     Buildings, Safety Engineering, and Environmental Department. In accordance with Section 8-6-8  
10    of this Code, the Buildings, Safety Engineering, and Environmental Department shall obtain  
11    payment of any required fees for inspections made pursuant to this article.

12          (c)     The Buildings, Safety Engineering, and Environmental Department shall issue a  
13    Certificate of Approval on a new facility only after the dwelling has been inspected and determined  
14    to conform with all applicable construction codes under Chapter 8 of this Code, *Building*  
15    *Construction and Property Maintenance*.

16     **Sec. 22-4-6. Validity of certificate and report; responsibility of City for defects.**

17          (a)     A Certificate of Approval or inspection report shall be valid for six months from  
18    the date of issuance, except for any dwelling for which a certificate or report is issued that was  
19    occupied at the time of issuance. In which case, the certificate or report shall be valid during the  
20    period of continuous occupancy, but not to exceed 24 months. A Certificate of Approval is not a  
21    warranty or guarantee that the dwelling is defect free, and the City shall not be held responsible  
22    for defects omitted from the inspection report.



1       **(b) Beginning in calendar year 2020 and then every five years thereafter, the City**  
2       **Council shall review maps provided by the Assessor's Office that are associated with current**  
3       **Neighborhood Enterprise Zones.**

4       **(1) This review shall include, at minimum, each of the following:**

5               **a. Uptake rate within established zones (ratio of current NEZ H certificates**  
6               **and active Principal Residency Exemptions);**

7               **b. Financial impact of new zones on all ad valorem taxing authorities; and**

8               **c. Other pertinent information related to neighborhood stabilization,**  
9               **including, but not limited to:**

10                   **i. current assessed value;**

11                   **ii. length of residency;**

12                   **iii. market sale comparables;**

13                   **iv. effective property tax rate (ratio of current property tax payment and**  
14                   **assessed value); and**

15                   **v. current certificate expiration dates.**

16       **(2) City Council may opine, by adoption of a resolution outlining its findings on each**  
17       **of the criteria listed in subpart (1), whether the maps need to be modified or maintained in their**  
18       **current configuration.**


19       **Secs. 22-4-7—22-4-30. Reserved.**

**Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are repealed.

**Section 3.** This ordinance is declared necessary for the preservation of the public peace,  
health, safety, and welfare of the people of the City of Detroit.

**Section 4.** If this ordinance is passed by a two-thirds (2/3) majority of City Council members serving, it shall be given immediate effect and shall become effective upon publication in accordance with Section 4-118 of the 2012 Detroit City Charter; if passed by less than a two-thirds (2/3) majority of City Council members serving, it shall become effective no later than thirty (30) days after publication in accordance with Section 4-118 of the 2012 Detroit City Charter; if this ordinance specifies a certain date to become effective, it shall become effective in accordance with the date specified therein, subject to the publication requirement in Section 4-118 of the 2012 Detroit City Charter.

**Approved as to form:**

  
Lawrence García  
Corporation Counsel



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
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July 29, 2019

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

**RE: Property Sale  
2539 and 2545 Hammond, Detroit, MI 48209**

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Ricardo De La Torre (the "Purchaser"), to purchase certain City-owned real properties at 2539 and 2545 Hammond (the "Properties"). The P&DD entered into a purchase agreement, dated July 23, 2019, with the Purchaser. Under the terms of the proposed Purchase Agreement, the properties will be conveyed to the Purchaser for the purchase price Eight Thousand Nine Hundred and 00/100 Dollars (\$8,900.00).

The Purchaser intends to create a fenced in green space on the parcel. Currently, the Properties is within an M4 zoning district (Intensive Industrial 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 and to erect a six foot in height privacy fence bordering between the Properties and the adjoining residential neighbor on the Properties within six months (6).

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

Respectfully submitted,

Katy Trudeau  
Deputy Director

cc: Stephanie Washington, Mayor's Office

CITY CLERK 2019 SEP 9 PM 2:07

## RESOLUTION

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

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves of the sale of certain real properties at 2539 and 2545 Hammond, Detroit, MI (the “Properties”), as more particularly described in the attached Exhibit A incorporated herein, to Ricardo De La Torre (the “Purchaser”) for the purchase price of Eight Thousand Nine Hundred and 00/100 Dollars (\$8,900.00); 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 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 as well as to erect a six foot in height privacy fence bordering between the Properties and the neighboring residential property; 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 Forty Five and 00/100 Dollars (\$445.00) 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**

W HAMMOND LOT 110 LEAVITTS SUB L2 P29 PLATS, W C R 16/165 30 X 150

a/k/a 2539 Hammond  
Tax Parcel ID 16015802

**Parcel 2**

W HAMMOND 111 LEAVITTS SUB L2 P29 PLATS, W C R 16/165 30 X 150

a/k/a 2545 Hammond  
Tax Parcel ID 16015801

12 E

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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September 6, 2019

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

**RE: Property Sale  
20714 Schoolcraft Detroit, MI 48223**

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Clarence Gordon (the "Purchaser"), to purchase certain City-owned real property at 20714 Schoolcraft, Detroit, MI (the "Property") for the purchase price of Two Thousand Eight Hundred and 00/100 Dollars (\$2,800.00).

The Property consists of vacant land measuring approximately 4015 square feet and is zoned B4 (General Business District). Mr. Gordon owns Gordon Party/Rental, the adjacent business located at 20700 Schoolcraft. He wishes to develop the Property into a parking lot for his customers and employees. This use is allowable in a B4 zone.

We, therefore, request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his authorized designee, 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 Clarence Gordon.

Sincerely,

Katy Trudeau  
Deputy Director

cc: Stephanie Washington, Mayor's Office

CITY CLERK 2019 SEP 11 PM 2:29

## RESOLUTION

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

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves of the sale of certain real property at 20714 Schoolcraft, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Clarence Gordon (the "Purchaser"), for the purchase price of Two Thousand Eight Hundred and 00/100 Dollars (\$2,800.00); and be it further

**RESOLVED**, that the Director of the Planning and Development Department ("P&DD"), or his authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser 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) One Hundred Sixty Eight and 00/100 Dollars (\$168.00) shall be paid to the DBA from the sale proceeds, 2) One Hundred Forty and 00/100 Dollars (\$140.00) 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**

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE AND STATE OF MICHIGAN BEING:

N SCHOOLCRAFT LOTS 31 AND 30 B E TAYLORS BRIGHTMOOR-PARKE SUB L47 P5 PLATS  
W C R 22/498 40X100

DESCRIPTION CORRECT

BY \_\_\_\_\_  
ENGINEER OF SURVEYS

A/K/A 20714 Schoolcraft  
WARD 22 ITEM 009479-80





CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

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September 9, 2019

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

**RE: Property Sale**  
**2240 Meldrum; 6410, 6416, 6426 and 6443 Waterloo, Detroit, MI 48207**

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Gleaners Community Food Bank of Southeastern Michigan, a Michigan nonprofit corporation ("the Purchaser"), to purchase certain City-owned real property at 2240 Meldrum, 6410, 6416, 6426 and 6443 Waterloo Detroit, MI (the "Properties"). Under the terms of the proposed Purchase Agreement, the Properties will be conveyed to the Purchaser for the purchase price of Thirty Five Thousand Two Hundred Fifty and 00/100 Dollars (\$35,250.00).

The Properties consist of vacant land totaling approximately 11,700 square feet and zoned M4 (Intensive Industrial District). The Purchaser proposes to develop the Properties for the expansion of the food bank warehouse storage facilities. This use is allowable in a M4 zone.

We, therefore, request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his or her authorized designee, to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Properties by the City to Gleaners Community Food Bank of Southeastern Michigan, a Michigan nonprofit corporation.

Respectfully submitted,

Katy Trudeau  
Deputy Director

cc: Stephanie Washington, Mayor's Office

CITY CLERK 2019 SEP 11 PM 2:03

## RESOLUTION

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

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves of the sale of certain real property at 2240 Meldrum; 6410, 6416, 6426 and 6443 Waterloo, Detroit, MI (the "Properties"), as more particularly described in the attached Exhibit A, to Gleaners Community Food Bank of Southeastern Michigan, a Michigan nonprofit corporation ("the Purchaser") for the purchase price of Thirty Five Thousand Two Hundred Fifty and 00/100 Dollars (\$35,250.00); and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Properties to the Purchaser 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) One Thousand Seven Hundred Sixty Two and 50/100 Dollars (\$1,762.50) 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 or her 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

(Note: The Legal Descriptions are contingent on verification by the City of Detroit)

S WATERLOO E 15.11 FT 13 DUPONTS SUB L3 P49 PLATS, W C R 15/26 15.11 X 110.86

S WATERLOO 14 DUPONTS SUB L3 P49 PLATS, W C R 15/26 30 X 110.86

S WATERLOO 15 DUPONTS SUB L3 P49 PLATS, W C R 15/26 30 X 110.86

S WATERLOO 17 DUPONTS SUB L3 P49 PLATS, W C R 15/26 30 X 110.86

N WATERLOO ALL THAT PT OF 49 DESC AS BEG AT S W COR TH NLY 102.70 FT ALG  
W LINE TH ELY 6.11 FT ALG S LINE VERNOR HWY TH S ELY 44.60 FT THE ELY 3.5  
FT PARA TO S LINE TH SLY 62 FT TH WLY 29.5 FT TO P O B DUPONTS SUB L3 P49  
PLATS, W C R 15/26 29.50 IRREG

Street Address[es]: 2240 Meldrum, 6410/6416/6426/6443 Waterloo

Property Tax Parcel number(s): 15000226., 15000225., 15000224., 15000222., 15000245.



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

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September 9, 2019

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

**RE: Sale of Real Property  
1611 Cortland Detroit, MI 48206**

Honorable City Council:

The City of Detroit Planning and Development Department ("P&DD") is in receipt of an offer from RE Wealth Advisors Detroit LLC, a Michigan Limited Liability Company ("Purchaser") to purchase the above captioned property, 1611 Cortland, (the "Property"), for the amount of Sixty Thousand and 00/100 Dollars (\$60,000.00) (the "Purchase Price").

The Property consists of a five story brick clad apartment building in need of significant repair, situated on an area of land measuring approximately 12600 square feet and zoned B4 (General Business District). The Purchaser proposes to renovate the structure and continue its use as multi-family housing.

The property shall be transferred subject to a reverter interest, requiring the Purchaser to clean and secure the Property within three (3) months of closing. Purchaser's use of the Property shall be consistent with the allowable uses for which the property is zoned.

We, therefore, request that your Honorable Body approve the sale and authorize the Director of the Planning and Development Department, or his or her authorized designee, to issue a quit claim deed to the Property and such other documents as may be necessary to effectuate the sale, with RE Wealth Advisors Detroit LLC, a Michigan Limited Liability Company for the amount of \$60,000.00

Respectfully Submitted,

Katy Trudeau  
Deputy Director  
Planning & Development Department

cc: Stephanie Washington, Mayor's Office

CITY CLERK 2019 SEP 11 PM 2:23

## RESOLUTION

By Council Member \_\_\_\_\_

**NOW. THEREFORE, BE IT RESOLVED**, that Detroit City Council approves of the sale of certain real property (the "Property") at 1611 Cortland, more particularly described in the attached Exhibit A, to RE Wealth Advisors Detroit LLC, a Michigan Limited Liability Company for the purchase price of Sixty Thousand and 00/100 Dollars (\$60,000.00); and be it further

**RESOLVED**, that the Director of the Planning and Development Department or his or her authorized designee, be and is hereby authorized to issue a quit claim deed to the Property and such other documents as may be necessary to effectuate the sale with RE Wealth Advisors Detroit LLC, a Michigan Limited Liability Company consistent with this resolution; and be it further

**RESOLVED**, that the Property shall be transferred subject to a reverter interest, requiring the Purchaser to clean and secure the Property within three (3) months of closing; and be it further

**RESOLVED**, that customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) and broker commissions of Three Thousand and 00/100 Dollars (\$3,000.00) be paid from the sales proceeds under the City's contract with the Detroit Building Authority; and be it further

**RESOLVED**, that a transaction fee of Three Thousand Six Hundred and 00/100 Dollars (\$3,600.00) be paid to the Detroit Building Authority pursuant to its contract with the City; and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his authorized designee, be and is hereby authorized to execute any required instruments to make or incorporate technical amendments or changes to the deed and such other documents as may be necessary to effectuate the sale (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 deed and such other documents necessary to effectuate the sale, will be considered confirmed when signed and executed by the Director of the Planning and Development Department, or his authorized designee, and approved by Corporation Counsel as to form.

**EXHIBIT A**

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE AND STATE OF MICHIGAN BEING:

W WOODROW WILSON Lots 79, 80 AND 81 METROPOLE SUB NO 1 L27 P26 PLATS, W C R 6/167  
105 X 120

DESCRIPTION CORRECT

BY \_\_\_\_\_  
ENGINEER OF SURVEYS

A/K/A 1611 CORTLAND  
WARD 06 ITEM 06006340