

*Referred*  
*Formal Session*  
*9-10-19*

**PLANNING AND  
ECONOMIC  
DEVELOPMENT  
STANDING  
COMMITTEE**

**OFFICE OF CONTRACTING  
AND PROCUREMENT**

August 28, 2019

HONORABLE CITY COUNCIL:

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

6002346            100% City Funding – 19-20 FY Agreement for the Detroit Economic Growth Corporation. To Provide Assistance in Economic Development Activities by Attracting new and assisting with the Retention and Expansion of Existing Commerce and Industry in the City. – Contractor: Detroit Economic Growth Corporation – Location: 500 Griswold, Ste. 2200, Detroit, MI 48226 – Contract Period: Upon City Council Approval through June 30, 2020 – Total Contract Amount: \$1,936,304.00  
**HOUSING AND REVITALIZATION**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer  
Office of Contracting and Procurement

**BY COUNCIL MEMBER**                               TATE                              

**RESOLVED**, that Contract No. 6002346 referred to in the foregoing communication dated August 28, 2019, be hereby and is approved.

**OFFICE OF CONTRACTING  
AND PROCUREMENT**

September 3, 2017

HONORABLE CITY COUNCIL:

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

6002280      100% City Funding – To Provide Residential Rehab at 16653 San Juan and 16656 Monica for the Bridging Neighborhood Program. – Contractor: Lake Star Construction Services, Inc. – Location: 18701 Grand River Unit 190, Detroit, MI 48223 – Contract Period: September 10, 2019 through September 9, 2020 – Total Contract Amount: \$170,500.00 **HOUSING AND REVITALIZATION**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer  
Office of Contracting and Procurement

**BY COUNCIL MEMBER**                     TATE                    

**RESOLVED**, that Contract No. 6002280 referred to in the foregoing communication dated September 3, 2017, be hereby and is approved.

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**OFFICE OF CONTRACTING  
AND PROCUREMENT**

September 3, 2017

HONORABLE CITY COUNCIL:

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

6002296      100% City Funding – To Provide Residential Rehab at 1947 Scotten for the Bridging Neighborhoods Program. – Contractor: Allied Property Services, Inc. – Location: 34150 Riviera Drive, Fraser, MI 48026 – Contract Period: September 10, 2019 through September 9, 2020 – Total Contract Amount: \$77,000.00 **HOUSING AND REVITALIZATION**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer  
Office of Contracting and Procurement

**BY COUNCIL MEMBER**                   **TATE**                  

**RESOLVED**, that Contract No. 6002296 referred to in the foregoing communication dated September 3, 2017, 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  
WWW.DETROITMI.GOV

12

September 3, 2019

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

**Re: Request for a Public Hearing to Establish an Obsolete Property Rehabilitation District on behalf of Bagley Development Group, LLC in the area of 150 Bagley, Detroit, Michigan, in accordance with Public Act 146 of 2000 (Petition #732).**

Honorable City Council:

The Housing and Revitalization Department has reviewed the application of **Bagley Development Group, LLC** and find that it satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.

Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district, said notice is to be made **not less than 10 days or more than 30 days prior** to your Honorable Body's adoption of said resolution.

We request that a Public Hearing be scheduled on the issue of establishing an Obsolete Property Rehabilitation District. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher  
Director

DR/ml

cc: S. Washington, Mayor's Office  
M. Cox, P&DD  
D. Rencher, HRD  
M. Langston, HRD



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

**WHEREAS**, pursuant to Public Act No. 146 of 2000 (“the Act”) this City Council may adopt a resolution which approves the application of an Obsolete Property Rehabilitation District within the boundaries of the City of Detroit; and

**WHEREAS, Bagley Development Group, LLC** has filed an application for an Obsolete Property Rehabilitation District whose boundaries are particularly described in the map and legal description attached hereto; and

**WHEREAS**, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

**NOW THEREFORE BE IT**

**RESOLVED**, that on the \_\_\_\_\_, 2019 in the City Council Committee Room, 13<sup>th</sup> floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

**RESOLVED**, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

Janice M. Winfrey  
City Clerk

**City of Detroit**  
OFFICE OF THE CITY CLERK

Caven West  
Deputy City Clerk/Chief of Staff

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Wednesday, March 06, 2019*

*To: The Department or Commission Listed Below*

*From: Janice M. Winfrey, Detroit City Clerk*

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The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

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LEGISLATIVE POLICY DIVISION    PLANNING AND DEVELOPMENT DEPARTMENT  
LAW DEPARTMENT    FINANCE DEPT/ASSESSMENTS DIV.

**732**    *Bagley Development Group, LLC, request for the establishment of Obsolete Property Rehabilitation ("OPRA") District-Bagley Development Group Project under P.A. 146 of 2000*

**AMENDED**

#732

OPRA

CORRECTING  
OWNERSHIP.

51619  
CW

# AMENDED

April 16, 2019

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

**RE: Amended Request for the Establishment of an Obsolete Property Rehabilitation Act District and Neighborhood Enterprise Zone Act District for the 150 Bagley Street Redevelopment Project**

Honorable City Council:

Bagley Development Group, LLC ("**Bagley**"), the proposed developer and ground lessee for the property located at 150 Bagley Street, generally located between W. Adams, Clifford Street, Park Avenue and Bagley Street and described on the map on Attachment A (the "**Property**"), hereby submits a request to establish an Obsolete Property Rehabilitation Act ("**OPRA**") District for the basement and ground-floor retail portion of the Building (defined below) and a Neighborhood Enterprise Zone Act ("**NEZ**") District for floors 2-18 that will house the proposed 148-unit residential portion of the Property identified in Attachment A.

Bagley intends to renovate and repurpose the existing eighteen story, 217,300 square-foot building commonly known as the United Artists Building (the "**Building**"), into one hundred forty-eight (148) one and two bedroom market rate apartment units (20% of which will be affordable) totaling approximately 206,800 square feet on floors 2-18 and 10,500 square feet of commercial/retail/restaurant space on the ground floor (the "**Project**"). The Project will include significant interior renovations of the Building, including all new mechanical systems, windows, flooring, countertops, cabinetry, appliances, and wall coverings. Bagley anticipates that the Project will require a total capital investment of approximately \$56 million, and that construction of the Project will commence in mid-2019. Bagley anticipates the Project will be completed by mid-2020.

Bagley has indicated that the Project would not be financially viable without the support of incentives, including the requested OPRA and NEZ abatements. The OPRA and NEZ will allow Bagley to redevelop the Building to attract new commercial ground floor retail tenants and residents to the Project and the City of Detroit, while re-purposing a historical, vacant building in Grand Circus Park.



At this time, the Building sits vacant and is in need of significant rehabilitation. The proposed rehabilitation will address and meet all local, state and federal standards required for historic structures that are identified on the National Register of Historic Places.

Bagley is requesting the OPRA be applicable for the commercial component of the Project (ground floor and basement) for a period of twelve (12) years. The Property is considered obsolete as defined in the Michigan General Property Tax Act. In addition, Bagley is requesting the NEZ be applicable for the residential component of the Project for a period of fifteen (15) years. The Property is eligible for NEZ designation pursuant to section 3(1) of the Neighborhood Enterprise Zone Act, 1992 PA 147, MCL 207.773(1). Following completion of the Project, ten (10) or more facilities will be included in the proposed district, which is located within a "qualified downtown revitalization district" as defined in MCL 207.772(k). The requested district is compact and contiguous.

The City will benefit from the proposed rehabilitation project by bringing new commercial tenants and residential residences into the City that will generate new income taxes and long-term property tax growth. In order to facilitate the proposed redevelopment of the Building, Bagley respectfully requests your consideration of the OPRA and NEZ for this Project.

Respectfully submitted,

Bagley Development Group, L.L.C.  
a Michigan limited liability company

By: [Signature]  
Name: EMMETT S. MOTEN, Jr.  
Its: Member

Acknowledged and agreed to this \_\_\_\_ day of April, 2019, by Olympia Development of Michigan, L.L.C., the current owner of record and ground lessor to Bagley.

Olympia Development of Michigan, L.L.C.  
a Michigan limited liability company

By: [Signature]  
Name: Sam Beaton  
Its: UP

cc: K. Bridges, DEGC  
N. Marsh, DEGC  
D. Bolton, Planning  
J. Belka, Warner Norcross + Judd LLP

## PROPOSED NEZ And OPRA DISTRICT



**Address:** 150 Bagley Street  
Detroit, MI 48226

**Parcel #:** 02000327

**Legal:**

PART OF LOTS LOTS 25, 26, AND 27 OF GOVERNOR AND JUDGES PLAN OF SECTION 12 ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 34 OF DEEDS, PAGE 555 OF WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 25; THENCE ALONG THE WESTERLY LINE OF BAGLEY AVENUE, 120 FEET WIDE, SOUTH 28 DEGREES 47 MINUTES 17 SECONDS WEST, 181.41 FEET; THENCE ALONG THE NORTHERLY LINE OF CLIFFORD AVENUE (60 FEET WIDE), NORTH 61 DEGREES 14 MINUTES 43 SECONDS WEST, 79.84 FEET; THENCE NORTH 28 DEGREES 47 MINUTES 17 SECONDS EAST, 50.27 FEET; THENCE SOUTH 61 DEGREES 11 MINUTES 33 SECONDS EAST, 21.94 FEET; THENCE NORTH 28 DEGREES 47 MINUTES 17 SECONDS EAST, 82.10 FEET; THENCE SOUTH 61 DEGREES 11 MINUTES 33 SECONDS EAST, 3.35 FEET; THENCE NORTH 28 DEGREES 47 MINUTES 17 SECONDS EAST, 49.10 FEET TO A POINT ON THE NORTH LINE OF LOT 25; THENCE ALONG SAID NORTH LINE SOUTH 61 DEGREES 11 MINUTES 33 SECONDS EAST, 54.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 11,443 SQUARE FEET



Warner Norcross + Judd LLP

# 732

OFFICE OF THE  
DETROIT CITY CLERK

2019 MAR -1 P 2:47

February 27, 2019

Janice M. Winfrey  
City Clerk  
City of Detroit  
Coleman A. Young Municipal Center  
2 Woodward Ave. Suite 200  
Detroit, Michigan 48226

**Re: Neighborhood Enterprise Zone ("NEZ") Designation Request for the  
Proposed Bagley Development Group Residential NEZ District and Act 146  
Request for Establishment of Obsolete Property Rehabilitation ("OPRA")  
District- Bagley Development Group Project**

Dear Ms. Winfrey:

On behalf of my client, Bagley Development Group, LLC, a Michigan limited liability company, enclosed are copies of the NEZ and OPRA district requests. Included with the requests are site maps of the requested district boundaries of the subject property, the Accounts Receivable Clearance Application and the Request for Income Tax Clearance form.

Thank you for your time and consideration of these requests. If I can provide any additional information or be of assistance, please do not hesitate to contact me directly at (616)752-2447.

Very truly yours,

Jared T. Belka

JTB/ckm

Enclosure

c: Emmett Moten *via e-mail*  
Nevan Shokar (DEGC) *via e-mail*

18196484

**Jared T. Belka | Partner**  
D 616.752.2447  
E jbelka@wnj.com  
900 Fifth Third Center, 111 Lyon Street, N.W  
Grand Rapids, MI 49503-2487

OFFICE OF THE  
DETROIT CITY CLERK

2019 MAR -1 P 2:47

February 20, 2019

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

**RE: Request for the Establishment of an Obsolete Property Rehabilitation Act  
District at 150 Bagley Street**

Honorable City Council:

On behalf of Bagley Development Group, LLC ("Bagley"), please accept this letter as a request to establish an Obsolete Property Rehabilitation Act ("OPRA") District for the property located at 150 Bagley Street, generally located between W. Adams, Clifford Street, Park Avenue and Bagley Street and described on the map on Attachment A.

Bagley intends to renovate and repurpose the existing eighteen story, 217,300 sf building, commonly known as the United Artists Building, into one hundred forty-eight (148) one and two bedroom market rate apartment units (20% will be affordable) totaling approximately 206,800 sf on floors 2-18 and 10,500 sf of commercial/retail/restaurant space on the ground floor (the "Project"). The Project will include significant interior renovations including all new mechanicals, windows, flooring, countertops, cabinetry, appliances, and wall coverings. The Project includes anticipated total capital investment of approximately \$55.88 million and the rehabilitation will commence in mid-2019 and is expected to be completed by mid-2020.

The Project would not be financially viable without the support of incentives, including the requested OPRA abatement. The OPRA will allow Bagley to redevelop and attract new commercial retail tenants to the Project and to the City of Detroit while reactivating a vacant building in the downtown.

At this time, the building sits vacant and in need of significant rehabilitation. The proposed rehabilitation includes renovation of the building to standards required for historic structures on the National Register of Historic Places.

Bagley is requesting the OPRA be applicable for the commercial component of the Project (ground floor and basement) for a period of twelve (12) years. The property is considered obsolete as defined in the Michigan General Property Tax Act.

The City will benefit from the proposed rehabilitation project by bringing new commercial tenants into the City that will generate new income taxes and long-term property tax growth. Therefore, Bagley respectfully requests your consideration of the OPRA for this Project.

Respectfully submitted,



Emmett S. Moten Jr.  
Bagley Development Group, LLC

**Attachment A: Site Map**

cc: K. Bridges, DEGC  
N. Marsh, DEGC  
D. Bolton, Planning  
J. Belka, Warner Norcross + Judd LLP

## PROPOSED OPRA DISTRICT



**Address:** 150 Bagley Street  
Detroit, MI 48226

**Parcel #:** 02000327

**Legal:**

PART OF LOTS LOTS 25, 26, AND 27 OF GOVERNOR AND JUDGES PLAN OF SECTION 12 ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 34 OF DEEDS, PAGE 555 OF WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 25; THENCE ALONG THE WESTERLY LINE OF BAGLEY AVENUE, 120 FEET WIDE, SOUTH 28 DEGREES 47 MINUTES 17 SECONDS WEST, 181.41 FEET; THENCE ALONG THE NORTHERLY LINE OF CLIFFORD AVENUE (60 FEET WIDE), NORTH 61 DEGREES 14 MINUTES 43 SECONDS WEST, 79.84 FEET; THENCE NORTH 28 DEGREES 47 MINUTES 17 SECONDS EAST, 50.27 FEET; THENCE SOUTH 61 DEGREES 11 MINUTES 33 SECONDS EAST, 21.94 FEET; THENCE NORTH 28 DEGREES 47 MINUTES 17 SECONDS EAST, 82.10 FEET; THENCE SOUTH 61 DEGREES 11 MINUTES 33 SECONDS EAST, 3.35 FEET; THENCE NORTH 28 DEGREES 47 MINUTES 17 SECONDS EAST, 49.10 FEET TO A POINT ON THE NORTH LINE OF LOT 25; THENCE ALONG SAID NORTH LINE SOUTH 61 DEGREES 11 MINUTES 33 SECONDS EAST, 54.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 11,443 SQUARE FEET.

# AMENDED

2019-03-05

732

732 *Petition of Bagley Development Group, LLC, request for the establishment of Obsolete Property Rehabilitation ("OPRA") District- Bagley Development Group Project under P.A.146 of 2000*

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REFERRED TO THE FOLLOWING DEPARTMENT(S)

LEGISLATIVE POLICY DIVISION PLANNING AND DEVELOPMENT DEPARTMENT  
LAW DEPARTMENT FINANCE DEPT/ASSESSMENTS DIV.



CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 824  
DETROIT, MICHIGAN 48226  
(313) 224-3011 • TTY:711  
(313) 224-9400  
WWW.DETROITMI.GOV

June 24, 2019

Maurice Cox, Director  
Planning & Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave, Suite 808  
Detroit, MI 48226

Re: **Obsolete Property Rehabilitation District – Bagley Development Group LLC**  
Address: 150 Bagley  
Parcel Numbers: 02000327.

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation District located at **150 Bagley** in the **Downtown** area in the City of Detroit. The developer, Bagley Development Group, is a ground lessee for the property located at 150 Bagley.

The rationale for creating Obsolete Property Rehabilitation Districts under PA 146 of 2000, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

**Bagley Development Group LLC** intends to renovate and repurpose the 18 story building into 148 one and two bedroom units at market rate (20% of which will be affordable) on floors 2 to 18 and 10,500 square feet of commercial, retail and restaurant on the first ground floor. The developer is requesting an Obsolete Property Rehabilitation district for the ground floor and basement and a Neighborhood Enterprise Zone district, in a separate request, for the apartment units. The 18 story United Artist theater/office building currently vacant and in needed of significant repair contains 226,008 square feet of building area and was built in 1927 on .690 acres of land. Rehabilitation will include interior renovations, new mechanical systems, windows, flooring and will meet all requirements for restoring historical structures.

This property meets the criteria set forth under PA 146 of 2000, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Rehabilitation," meaning that changes to qualified facilities that are required to restore or modify the property, together with all appurtenances, to an economically efficient condition. Rehabilitation also includes major renovation and modification including, but not necessarily limited to, the improvement of floor loads, correction of deficient or excessive height, new or improved fixed building equipment, including heating, ventilation, and lighting, reducing multistory facilities to 1 or 2 stories, adding additional stories to a facility or adding additional space on the same floor level not to exceed 100% of the existing floor space on that floor level, improved structural support including foundations, improved roof structure and cover, floor replacement, improved wall placement, improved exterior and interior appearance of buildings, and other physical changes required to restore or change the obsolete property to an economically efficient condition.

A field investigation indicated that the proposed Obsolete Property Rehabilitation District located at **150 Bagley** is eligible as it pertains to the Obsolete Property Rehabilitation Act under P.A. 146 of 2000, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors

mmp





Obsolete Property Rehabilitation District  
Bagley Development Group LLC  
Page 2

Property Address: 150 Bagley  
Parcel Number: 02000327.  
Property Owner: OLYMPIA DEVELOPMEN OF MI LLC  
Legal Description: N BAGLEY 27 THRU 25 67 AND VAC ALLEY ADJ EXC THAT PT DEEDED FOR ALLEY AND CLIFFORD AVE AS  
WD PLAT OF SEC 12 GOVERNOR & JUDGES PLAN L34 P555 DEEDS, W C R 2/4 181.34 IRREG

The legal description matches the OPRA district request.





TO: Veronica Farley, Housing and Revitalization  
FROM: Esther Yang, Planning and Development  
RE: Master Plan Interpretation for **Obsolete Property District** (PA 146) at 150 Bagley Street  
DATE: March 21, 2019  
CC: Maurice Cox, Director, Planning and Development

In order to ensure that the **creation** of an **Obsolete Property District** is in conformance with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 146 of 2000 (section 125.2788), the Planning and Development Department submits the following interpretation. The Petitioner of this project is Bagley Development Group LLC.

**Location and Project Proposal:** Subject site is located at 150 Bagley Street. The project proposes to renovate and repurpose the existing eighteen story, 217,300 square feet building, commonly known as the United Artist Building, into 148 one and two-bedroom market rate apartment units (20% affordable) totaling approximately 206,800 square feet on floors 2-18 and 10,500 square feet of commercial/retail/restaurant space on the ground floor.

**Existing Site Information:** The existing structure is vacant and requires significant rehabilitation. The proposed rehabilitation includes renovation of the building to standards required for historic structures on the National Register of Historic Places.

#### **Master Plan Interpretation**

The subject site area is designated **Mixed Residential-Commercial (MRC)**. Mixed Residential-Commercial areas consist primarily of high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city."

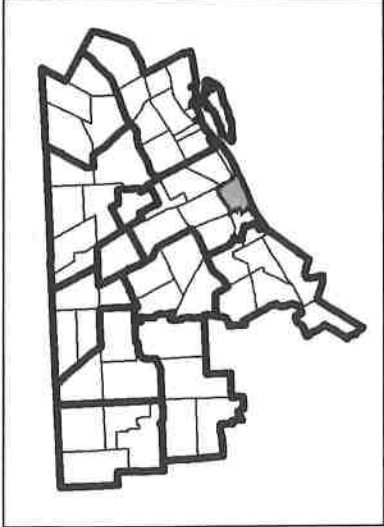
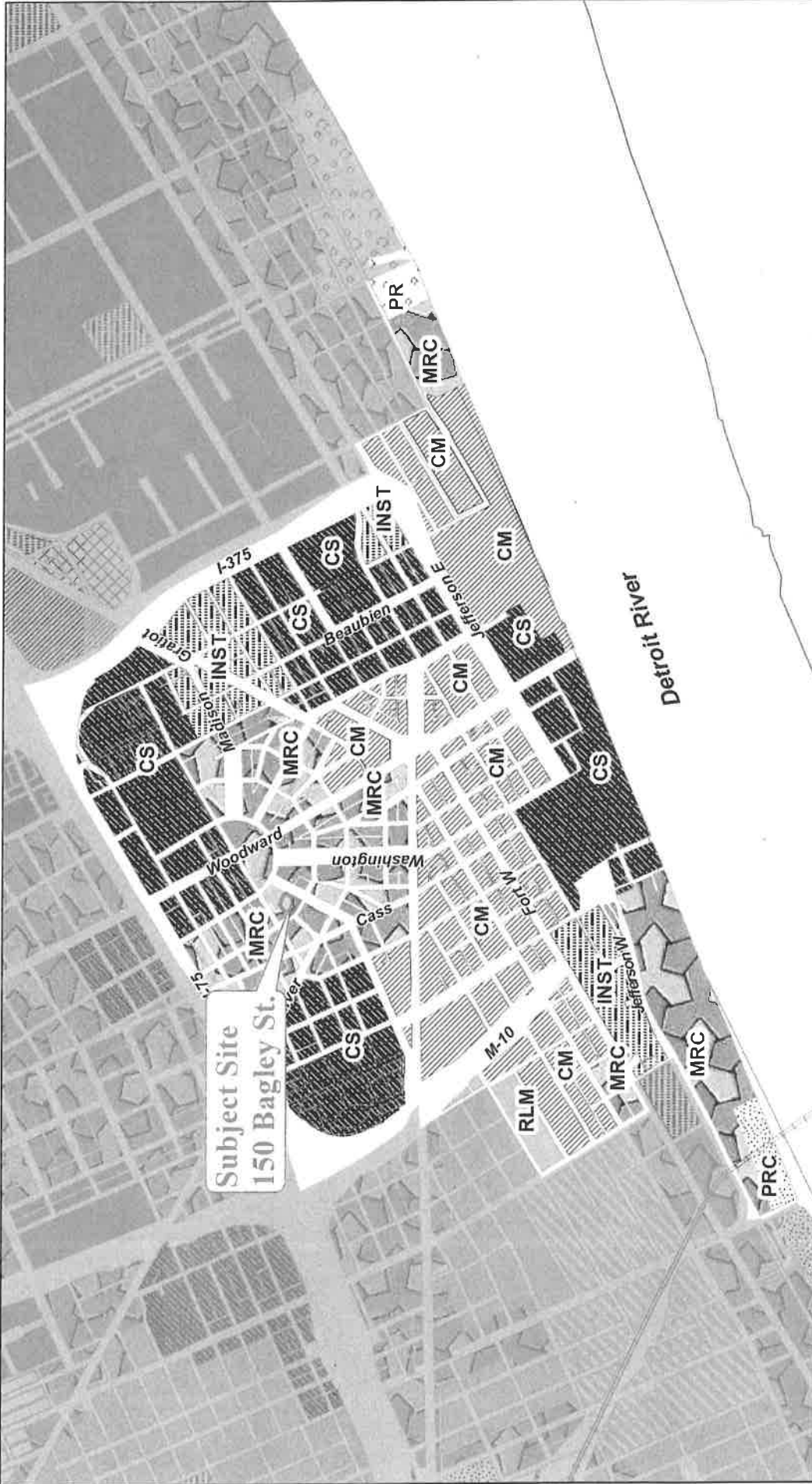
The following policies of the Central Business District neighborhood describe the following recommendations:

- Policy 11.1 – Give high priority to the preservation of historic buildings, especially the restoration, rehabilitation, and reuse of building facades
- Policy 11.2 – Ensure aesthetic compatibility between new and existing structures and sites
- Policy 15.1 – Develop design guidelines to promote linkages among and to the various Central Business District business and entertainment districts

**The proposed development conforms to the Future General Land Use characteristics of the area.**

#### **Attachments**

Future General Land Use Map: Neighborhood Cluster 4-1B, Central Business District, Map 4-1B



**Future Land Use**

	Low Density Residential (RL)		Distribution / Port Industrial (IDP)
	Low / Medium Density Residential (RLM)		Mixed - Residential / Commercial (MRC)
	Medium Density Residential (RM)		Mixed - Residential / Industrial (MRI)
	High Density Residential (RH)		Mixed - Town Center (MTC)
	Major Commercial (CM)		Recreation (PRC)
	Retail Center (CRC)		Regional Park (PR)
	Neighborhood Commercial (CN)		Private Marina (PRM)
	Thoroughfare Commercial (CT)		Airport (AP)
	Special Commercial (CS)		Cemetery (CEM)
	General Commercial (CG)		Institutional (INST)
	Light Industrial (LI)		

**Map 4-1B**  
**City of Detroit**  
**Master Plan of**  
**Policies**

**Neighborhood Cluster 4**  
**Central Business District**



13

July 29, 2019

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

**RE: Property Sale  
8598 Greenfield, Detroit, MI 48228**

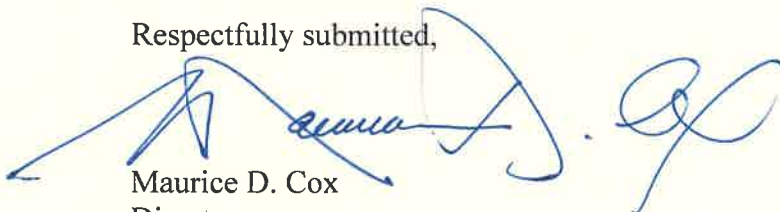
Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Abbas Al-Hassan (the “Purchaser”), to purchase certain City-owned real property at 8598 Greenfield (the “Property”). The P&DD entered into a purchase agreement, dated June 24, 2019, with the Purchaser. Under the terms of the proposed Purchase Agreement, the property will be conveyed to the Purchaser for the purchase price Eight Thousand and 00/100 Dollars (\$8,000.00).

The Purchaser intends to utilize the property as parking for his adjacent electronics repair business. Currently, the property is within a B4 zoning district (General Business District). Mullane’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 quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Abbas Al-Hassan.

Respectfully submitted,



Maurice D. Cox  
Director

cc: Stephanie Washington, Mayor’s Office

CITY CLERK 2019 SEP 4 AM 9:27

## RESOLUTION

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

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves of the sale of certain real property at 8598 Greenfield, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Abbas Al-Hassan (the "Purchaser") for the purchase price of Eight Thousand and 00/100 Dollars (\$8,000.00); 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 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) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Four Hundred and 00/100 Dollars (\$400.00) 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:

E GREENFIELD <sup>Lot</sup> 507 FRISCHKORNS W CHICAGO BLVD SUB L46 P11-2 PLATS, W C R  
22/540 20 X 100

a/k/a 8598 Greenfield  
Tax Parcel ID 22049570

81C

Description Correct  
Engineer of Surveys

By: 

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



14

July 15, 2019

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

**RE: Property Sale  
8540 W McNichols, Detroit, MI 48221**

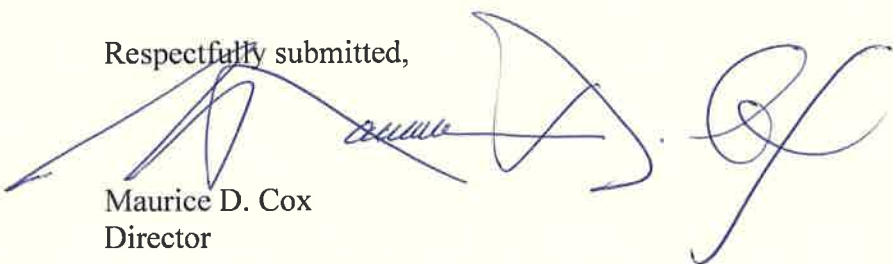
Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from James Hill (the “Purchaser”), to purchase certain City-owned real property at 8540 W McNichols (the “Property”). The P&DD entered into a purchase agreement, dated June 26, 2019, with the Purchaser. Under the terms of the proposed Purchase Agreement, the property will be conveyed to the Purchaser for the purchase price Fifteen Thousand and 00/100 Dollars (\$15,000.00).

The Purchaser previously owned the property, where they operated a car wash, however they lost it in foreclosure in 2018. The Purchaser wishes to re-purchase the property in order to continue operating their car wash business. The property is within a B2 zoning district (Local Business and Residential District). As per section 61-9-63 (21-22) of the City of Detroit zoning ordinance, the Purchaser’s intended use of the Property as a car wash is not a permitted use under the zoning ordinance without the necessity of a rezoning, special exception, use permit, variance, or other approval. The Purchaser shall apply for and obtain rezoning of the Property or a special or conditional use permit or variance regarding the Property prior to closing and the consummation of this sale.

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 Property by the City to James Hill.

Respectfully submitted,



Maurice D. Cox  
Director

cc: Stephanie Washington, Mayor’s Office

CITY CLERK 2019 SEP 4 AM 9:27

## RESOLUTION

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

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves of the sale of certain real property at 8540 W McNichols, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to James Hill (the "Purchaser") for the purchase price of Fifteen Thousand and 00/100 Dollars (\$15,000.00); 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 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) Two Hundred Eleven and 20/100 Dollars (\$211.20) shall be paid to the DBA from the sale proceeds, 2) One Hundred Seventy Six and 00/100 Dollars (\$176.00) 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**

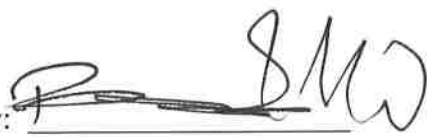
Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

N--W MCNICHOLS RD LOT 185 AURORA PARK SUB L44 P56 PLATS, W C R 16/281 24 X  
100

a/k/a 8540 W McNichols  
Tax Parcel ID 16008193

89 #  
E

Description Correct  
Engineer of Surveys

By: 

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