



May 8, 2023

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

**RE: Property Sale
20147 and 20151 Joy Rd., Detroit, MI 48228**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Jahlisa M. Anderson (“Purchaser”), to purchase certain City-owned real property at 20147 and 20151 Joy Rd. (the “Properties”). The P&DD has entered into a purchase agreement with Purchaser, under the terms of the which, the Properties will be conveyed to the Purchaser for the purchase price of Twenty-Six Thousand and 00/100 Dollars (\$26,000.00).

Purchaser is the owner and operator of Books and Nooks Kiddie Care Academy, a licensed home child daycare center. She wishes to purchase the Properties in order to expand her services and move to a better facility. She intends to rehabilitate the existing structure located at 20151 Joy and will offer the requisite outdoor space for the children at 20147 Joy. The Properties are within a B4 zoning district (General Business District). Purchaser’s proposed use of the Properties is a by-right use, and is consistent with the allowable uses for which the Property is zoned. Additionally, there is an unlicensed billboard present at 20147 Joy. The owner of the billboard has agreed and confirmed that they are responsible for, and have initiated, its demolition. Purchaser and P&DD have agreed that this sale will not close until that demolition is complete.

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 effectuate a transfer of the Properties by the City to Jahlisa M. Anderson.

Respectfully submitted,

Antoine Bryant

Antoine Bryant
Director

cc: Malik Washington, Mayor’s Office



RESOLUTION

BY COUNCIL MEMBER _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 20147 and 20151 Joy Rd., Detroit, MI (the “Properties”), as more particularly described in the attached Exhibit A incorporated herein, to Jahlisa M. Anderson (“Purchaser”), for the purchase price of Twenty-Six Thousand and 00/100 Dollars (\$26,000.00); 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 Properties to 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 Three Hundred and 00/100 Dollars (\$1,300.00) 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) as well as any taxes and assessments which have become a lien on the Property; 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

S JOY RD LOT 598 WARRENDALE-PARKSIDE SUB NO 1 L46 P75 PLATS, W C R 22/280
20 X 100

a/k/a 20151 JOY RD

Tax Parcel ID 22002521.

Parcel 2

S JOY RD LOT 597 WARRENDALE-PARKSIDE SUB NO 1 L46 P75 PLATS, W C R 22/280
20 X 100

a/k/a 20147 JOY RD

Tax Parcel ID 22002520.

Description Correct
Office of the Assessor

By: M. Shihadeh
Monica Shihadeh
Land Records Maintenance
City of Detroit

**CITY OF DETROIT
PER ASSESSORS**

4/19/2023