



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
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May 15, 2023

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

**RE: Property Sale
7303, 7311, 7319, and 7329 W. Warren, Detroit, MI 48210**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from House 2 House Real Estate Inc (“Purchaser”), a Michigan for-profit corporation, to purchase certain City-owned real property at 7303, 7311, 7319, and 7329 W. Warren (the “Properties”). The Properties will be conveyed to Purchaser for the purchase price of Twenty-Four Thousand and 00/100 Dollars (\$24,000.00).

Purchaser is a real estate development corporation with various properties in the City. They wish to acquire the city-owned Properties in order to construct a commercial retail strip mall. Purchaser intends to complete their project within 24 months. The Properties are located within a B4 zoning district (General Business District). Purchaser’s proposed use of the Properties is by-right, and Purchaser’s, along with any future tenant’s, use of the property will be consistent with the allowable uses for which the Properties are 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 effectuate a transfer of the Properties by the City to House 2 House Real Estate Inc.

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 7303, 7311, 7319, and 7329 W. Warren, Detroit, MI (the “Properties”), as more particularly described in the attached Exhibit A incorporated herein, to House 2 House Real Estate Inc (“Purchaser”), a Michigan for-profit corporation, for the purchase price of Twenty-Four Thousand and 00/100 Dollars (\$24,000.00); 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 Two Hundred and 00/100 Dollars (\$1,200.00) 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 Properties; 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 WARREN LOT 50 EXC WARREN AVE AS WD WILLIAM L HOLMES & FRANK A
VERNORS SUB L16 P73 PLATS, WCR 18/366 30 X 102.46

a/k/a 7303 W WARREN

Tax Parcel ID 18003522.

Parcel 2

S WARREN LOT 49 EXC WARREN AVE AS WD WILLIAM L HOLMES & FRANK A
VERNORS SUB L16 P73 PLATS, WCR 18/366 30 X 102.45

a/k/a 7311 W WARREN

Tax Parcel ID 18003523.

Parcel 3

S WARREN LOTS 48 & 47 EXC WARREN AVE AS WD WILLIAM L HOLMES & FRANK
A VERNORS SUB L16 P73 PLATS, WCR 18/366 60 X 102.45

a/k/a 7319 W WARREN

Tax Parcel ID 18003524.

Parcel 4

S WARREN LOTS 46 & 45 EXC WARREN AVE AS WD WILLIAM L HOLMES & FRANK
A VERNORS SUB L16 P73 PLATS, WCR 18/366 60 X 102.43

a/k/a 7329 W WARREN

Tax Parcel ID 18003525-6

Description Correct
Office of the Assessor

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

CITY OF DETROIT
PER ASSESSORS
4/21/2023