



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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June 28, 2023

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

**RE: Transfer of Jurisdiction, Declaration of Surplus and Conveyance
of 11290 Harper**

Honorable City Council:

We are seeking this Honorable Body's approvals of the transfer of jurisdiction, declaration of surplus and conveyance of the vacant real property located at 11290 Harper.

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from The Michigan Department of Transportation ("MDOT") to purchase certain City-owned real property at 11290 Harper (the "Property") for the purchase price of One Hundred Fourteen Thousand Four Hundred Ten and 00/100 Dollars (\$114,410.00).

The Property is located on the south side of Harper Avenue, bound by the east and west sides of Conner Street and north of the I-94 (Edsel Ford Fwy) westbound exit ramp. It is zoned M4 (Intensive Industrial District) and consists of vacant land area measuring approximately 44,005 square feet (1.01 acres). It is under the jurisdiction of the General Services Department – Parks and Recreation ("GSD-PR") and known as Conner Parkway.

MDOT wishes to acquire the Property, to facilitate the I-94 Modernization Project. The project involves the reconstruction of an approximately seven-mile stretch along the I-94 (Edsel Ford Fwy) corridor. The purpose of the project is to improve the safety, capacity, connectivity, and condition of the freeway. It will include the widening of the freeway, new bridges, new interchanges, the construction of retaining walls, improvements of service roads and a new drainage system. The initial phase of the project is anticipated to begin in 2024.

The General Services Department-Parks and Recreation ("GSD-PR") has requested that the Office of the Chief Financial Officer (the "OCFO") transfer jurisdiction of the Property from GSD-PR to the Planning and Development Department for disposition. In accordance with Section 2-7-3 of the 2019 Detroit City Code, the OCFO hereby requests this Honorable Body approve the transfer of jurisdiction of the Property from GSD-PR to PDD.



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P&DD has determined that the property is not essential to the City and, in accordance with Section 2-7-4 of the 2019 Detroit City Code, hereby recommends that the Property be declared “surplus real property”. P&DD also requests that this Honorable Body adopt the attached resolution with a **Waiver of Reconsideration** and 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 Property by the City to The Michigan Department of Transportation.

Respectfully submitted,

Planning and Development Department

Office of the Chief Financial Officer



Antoine Bryant
Director



John Naglick
Chief Deputy CFO/Finance Director

cc: Malik Washington, Mayor's Office

RESOLUTION

BY COUNCIL MEMBER _____

WHEREAS, in accordance with Section 2-7-3 of the 2019 Detroit City Code, the Office of the Chief Financial Officer has requested this Honorable Body approve the transfer of jurisdiction of City-owned property at 11290 Harper, Detroit, Michigan, as more particularly described in the attached Exhibit A (the “Property”), from the General Services Department-Parks and Recreation to the Planning and Development Department; and

WHEREAS, the Planning and Development Department has determined that the City Property is not essential to the City and, in accordance with Section 2-7-4 of the 2019 Detroit City Code, has recommended that the Property be declared “surplus real property”; and

WHEREAS, the Planning and Development Department has requested this Honorable Body approve the conveyance of the City Property to the Michigan Department of Transportation (“MDOT”) and authorize the Planning and Development Department Director or his designee to execute a quit claim deed and such other documents as may be necessary or convenient to transfer the City Property to MDOT;

NOW, THEREFORE, in accordance with the foregoing correspondence and Recitals, be it

RESOLVED, that the transfer of jurisdiction of the Property by the Office of the Chief Financial Officer from the General Services Department-Parks and Recreation to the Planning and Development Department is hereby approved; and be it further

RESOLVED, that the Property is hereby declared “surplus real property”; and be it further

RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 11290 Harper Detroit, MI (the “Property”), as more particularly described in the attached Exhibit A incorporated herein, to The Michigan Department of Transportation for the purchase price of One Hundred Fourteen Thousand Four Hundred Ten and 00/100 Dollars (\$114,410.00); 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 Property to the Purchaser consistent with this resolution; and be it further

RESOLVED, that customary closing costs up to One Thousand and 00/100 Dollars (\$1,000.00), as well as any taxes and assessments which have become a lien on the Property, 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 or her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

WAIVER OF RECONSIDERATION



EXHIBIT A

LEGAL DESCRIPTION

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

S HARPER THAT PT OF PC 28 LYG S OF HARPER W OF CONNER N OF FORD FREEWAY
& E OF ST. JEAN.....1.01AC

a/k/a 11290 Harper
Tax Parcel ID 21004076

Description Correct

By _____
Office of the Assessor