



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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July 11, 2023

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

**RE: Property Sale
16228, 16232, 16240, and 16244 James Couzens, Detroit, MI 48221**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from CCCF Community Development Corporation (“Purchaser”), a Michigan nonprofit corporation, to purchase certain City-owned real property at 16228, 16232, 16240, and 16244 James Couzens (the “Properties”). The Properties will be conveyed to Purchaser for the purchase price of Six Thousand and 00/100 Dollars (\$6,000.00).

CCCF Community Development Corporation is the nonprofit arm of the Detroit-based Branch Construction Company, which owns the adjacent lot at 16260 James Couzens. CCCF wishes to purchase the Properties to allow Branch to expand its current infrastructure, as well as to create a permanent home for CCCF. Purchaser also intends to add a community green space open to all members of the surrounding areas. The Properties are located within a B2 zoning district (Local Business and Shopping District). Purchaser’s proposed use of the Properties is by-right, and Purchaser’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 CCCF Community Development Corporation.

Respectfully submitted,

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 16228, 16232, 16240, and 16244 James Couzens, Detroit, MI (the “Properties”), as more particularly described in the attached Exhibit A incorporated herein, to CCCF Community Development Corporation (“Purchaser”), a Michigan nonprofit corporation, for the purchase price of Six Thousand and 00/100 Dollars (\$6,000.00); 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) Three Hundred and 00/100 Dollars (\$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 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

E JAMES COUZENS DR LOT 261 EXC JAMES COUZENS HWY AS WD NORTHWESTERN
PURITAN SUB L46 P31 PLATS, W C R 16/383 20 X 51

a/k/a 16228 James Couzens
Tax Parcel ID 16038790.

Parcel 2

E JAMES COUZENS DR LOTS 260 & 259 EXC JAMES COUZENS HWY AS WD
NORTHWESTERN PURITAN SUB L46 P31 PLATS, W C R 16/383 40 X 51

a/k/a 16232 James Couzens
Tax Parcel ID 16038791-2

Parcel 3

E JAMES COUZENS LOT 258 EXC JAMES COUZENS AS WD NORTHWESTERN
PURITAN SUB L46 P31 PLATS, W C R 16/383 20 X 51

a/k/a 16240 James Couzens
Tax Parcel ID 16038793.

Parcel 4

E JAMES COUZENS LOT 257 EXC JAMES COUZENS AS WD NORTHWESTERN
PURITAN SUB L46 P31 PLATS, W C R 16/383 20 X
51

Description Correct

a/k/a 16244 James Couzens
Tax Parcel ID 16038794.

By: _____

Office of the Assessor