



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
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Detroit, Michigan 48226

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July 6, 2023

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

RE: Property Sale of 8637 Oakland to Detroit Developing Properties, LLC

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Detroit Developing Properties, LLC, a Michigan Limited Liability Company (the "Purchaser"), to purchase certain City-owned real property at 8637 Oakland (the "Property") for the purchase price of Sixteen Thousand Four Hundred Ninety and 00/100 Dollars (\$16,490.00).

The Property consists of a residential dwelling. Purchaser wishes to rehabilitate the Property into a duplex. The Purchaser has successfully rehabilitated several properties in the neighborhood.

The Property is within a B4 zoning district (General Business District). Purchaser's proposed use of the Property is a conditional permitted use pursuant to the City of Detroit Zoning Ordinance, Section 61-9-80(4). Purchaser shall apply for and obtain conditional use approval prior to closing and consummation of sale.

We request that your Honorable Body adopt the attached resolution to 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 Detroit Developing Properties, LLC, a Michigan Limited Liability Company.

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 8637 Oakland, Detroit, MI 48202 (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Detroit Developing Properties, LLC, a Michigan Limited Liability Company ("Purchaser"), for the purchase price of Sixteen Thousand Four Hundred Ninety and 00/100 Dollars (\$16,490.00); 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 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) Eight Hundred Twenty Four and 50/100 Dollars (\$824.50) 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**

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

S ALGER LOT 1 JACOB BREITMEYERS L23 P20 PLATS, W C R 3/100 40.35 X 125

a/k/a 8637 OAKLAND AVE.

Tax Parcel ID: 03002299.

Description Correct  
Office of the Assessor

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

**CITY OF DETROIT  
PER ASSESSORS**

7/10/23