



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
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Detroit, Michigan 48226

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June 28, 2023

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

**RE: Property Sale
7800, 7821 Bacon Street**

Honorable City Council:

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 7800 and 7821 Bacon Street (the “Property”) for the purchase price of Fourteen Thousand Seven Hundred Eighteen and 00/100 Dollars (\$14,718.00).

The Property is located near the intersection of West End St. and Bacon St., south of I-75 (Fisher Fwy). It is zoned M4 (Intensive Industrial District) and consists of vacant land measuring a total of approximately 5,500 square feet. MDOT wishes to acquire the Property to facilitate the relocation of the nearby rail spur, in the vicinity of the Gordie Howe International Bridge (“GHIB”) Port of Entry.

Currently, trains serving the steel plant on Zug Island, or the cement silo at the waterfront, have to back their way down the existing rail spur. Several streets are blocked whenever this maneuvering occurs. The construction of the new spur will alleviate this problem, as the back-and-forth maneuver will no longer be necessary. This benefits the neighborhood as the local streets will not be blocked, access to the GHIB US Port of Entry for individuals arriving departing via I-75 will not be inhibited and emergency service vehicles will not be disrupted.

We, therefore, request that your 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,

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 7800 and 7821 Bacon 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 Fourteen Thousand Seven Hundred Eighteen and 00/100 Dollars (\$14,718.00); 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 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) Seven Hundred Thirty Six and 00/100 Dollars (\$736.00) 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 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



DETROIT, MI
 PROPOSED RAIL AND WYE TRACK
 PROJECT OVERVIEW & SCHEDULE OF QUANTITIES
 SHEET NO. 033
 DATE: 04/20/19
 TB-2019-02

NORFOLK SOUTHERN
 NORFOLK SOUTHERN RAILWAY CO.
 100 NORTH AVENUE
 NORFOLK, VA 23510
 TEL: 800.441.4800

benesch
 Ansh Benesch & Company
 425 Market Street, 100
 PHILADELPHIA, PA 19106
 TEL: 215.566.2200

Preliminary Plan
 Not Approved For Operations

SHEET NO. 033 OF 034
 DATE: 04/20/19
 TB-2019-02

EXHIBIT A

LEGAL DESCRIPTION

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

S BACON LOT 52 RATHBONES SUB L12 P34 PLATS, W C R 18/20 30 X 100

a/k/a 7821 Bacon
Tax Parcel ID No. 18000300

N BACON LOT 48 RATHBONES SUB L12 P34 PLATS, W C R 18/20 25 X 100

a/k/a 7800 Bacon
Tax Parcel ID No. 18000325

Description Correct

By _____
Office of the Assessor