



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
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July 6, 2023

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

RE: Property Sale of 19416 W Grand River to A & A Rosedale, LLC

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from A & A Rosedale, LLC, a Michigan Limited Liability Company (the "Purchaser"), to purchase certain City-owned real property at 19416 W Grand River (the "Property") for the purchase price of Nine Thousand Six Hundred and 00/100 Dollars (\$9,600.00).

Purchaser currently owns 19400, 19420, 19426, 19430, and 19436 W Grand River, which consists of a tire and auto repair business and adjoining parking lot. 19416 W Grand River is a narrow parcel of land situated in between the Purchaser's structure and parking lot.

The Property is within an B4 zoning district (General Business District). Purchaser's proposed use of the Property is a non-conforming use. Purchaser will pursue approval of non-conforming use with BZA 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 A & A Rosedale, 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 19416 W Grand River, Detroit, MI 48223 (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to A & A Rosedale, LLC, a Michigan Limited Liability Company ("Purchaser"), for the purchase price of Nine Thousand Six Hundred and 00/100 Dollars (\$9,600.00); 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) Four Hundred Eighty and 00/100 Dollars (\$480.00) 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 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:

N GRAND RIVER LOT 2145 ROSEDALE PARK SUB NO 3 L41 P15 PLATS, W C R 22/440
20 X 100

a/k/a 19416 W GRAND RIVER

Tax Parcel ID 22008014.

Description Correct
Office of the Assessor

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

**CITY OF DETROIT
PER ASSESSORS**
4/19/2023