



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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December 1, 2021

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

RE: Property Sale
7403, 7407, 7411, 7415, and 7439 Livernois, Detroit, MI 48210

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Gloria Construction LLC ("Purchaser"), a Michigan based limited liability corporation, to purchase certain City-owned real property at 7403, 7407, 7411, 7415, and 7439 Livernois (the "Properties"). The P&DD entered into a purchase agreement, dated October 23, 2021, with Purchaser. Under the terms of the proposed purchase agreement, the Properties will be conveyed to Purchaser for the purchase price of Eleven Thousand Seven Hundred Eighty and 00/100 Dollars (\$11,780.00).

Purchaser operates a construction company at 7341 Livernois, across the street from the city-owned parcels. Purchaser proposes to acquire the Properties to utilize them as parking for their employees and customers. The Properties are within an B4 zoning district (General Business District). Purchaser's proposed use of the Properties shall 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 effect a transfer of the Properties by the City to Gloria Construction LLC.

Respectfully submitted,

Antoine Bryant
Director

cc: Gail Fulton, 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 7403, 7407, 7411, 7415, and 7439 Livernois, Detroit, MI (the "Properties"), as more particularly described in the attached Exhibit A incorporated herein, to Gloria Construction LLC ("Purchaser"), for the purchase price of Eleven Thousand Seven Hundred Eighty and 00/100 Dollars (\$11,780.00); 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) Five Hundred Eighty Nine and 00/100 Dollars (\$589.00) 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

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

Parcel 1

W LIVERNOIS LOTS 316 & 315 EXC LIVERNOIS AVE AS WD HAGGERTY LAND COS
SUB L36 P26 PLATS W C R 18/367 44 X 46

a/k/a 7403 Livernois
Tax Parcel ID 18006912

Parcel 2

W LIVERNOIS LOT 317 EXC LIVERNOIS AVE AS WD HAGGERTY LAND COS SUB L36
P26 PLATS, W C R 18/367 21 X 46

a/k/a 7407 Livernois
Tax Parcel ID 18006911

Parcel 3

W LIVERNOIS LOT 318 EXC LIVERNOIS AVE AS WD HAGGERTY LAND COS SUB L36
P26 PLATS, W C R 18/367 21 X 46

a/k/a 7411 Livernois
Tax Parcel ID 18006910

Parcel 4

W LIVERNOIS LOT 319 EXC LIVERNOIS AVE AS WD HAGGERTY LAND COS SUB L36
P26 PLATS, W C R 18/367 21 X 46

a/k/a 7415 Livernois
Tax Parcel ID 18006909

Parcel 5

W LIVERNOIS LOT 320 EXC LIVERNOIS AVE AS WD HAGGERTY LAND COS SUB L36
P26 PLATS, W C R 18/367 21 X 46

a/k/a 7439 Livernois
Tax Parcel ID 18006906-8

Description Correct
Engineer of Surveys

By: _____
Basil Sarim
Sr. Associate Surveyor
City of Detroit/DPW, CED