



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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October 31, 2023

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

RE: **Property Sale**
10440 Whittier, Detroit, Michigan 48224 to J & D Heating, Cooling and Plumbing, LLC

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from J & D Heating, Cooling and Plumbing, LLC, a Michigan Limited Liability Company (the "Purchaser"), to purchase certain City-owned real property at 10440 Whittier, Detroit, MI 48224 (the "Property") for the purchase price of Three Thousand Eight Hundred Seventy and 00/100 Dollars (\$3,870.00).

The Property consists of a 3,870 square foot commercial structure Purchaser would like to acquire for use as business headquarters for its heating, cooling, and plumbing business. The Property is within an B4 zoning district (General Business District). Purchaser's proposed use of the Property is a by-right use and is consistent with the allowable uses for which the Property is zoned.

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 J & D Heating, Cooling and Plumbing, LLC, a Michigan Limited Liability Company.

Respectfully submitted,

Antoine Bryant
Director
Planning and Development Department

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 10440 Whittier, Detroit, MI 48224 (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to J & D Heating, Cooling and Plumbing, LLC, a Michigan Limited Liability Company ("Purchaser"), for the purchase price of Three Thousand Eight Hundred Seventy and 00/100 Dollars (\$3,870.00); 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 Hundred Thirty Two and 20/100 Dollars (\$232.20) shall be paid to the DBA from the sale proceeds, 2) One Hundred Ninety Three and 50/100 Dollars (\$193.50) 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:

E WHITTIER 79&78 LEIGH G COOPERS NOTTINGHAM HIGHLANDS SUB L55 P90
PLATS, W C R 21/887 43 X 90

a/k/a 10440 WHITTIER

Tax Parcel ID 21072305-6

Description Correct

By: _____
Office of the Assessor