



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

October 26, 2023

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

RE: Property Sale
15621 E. Warren, 15617 E. Warren, 15613 E. Warren, 15609 E. Warren, and 15601 E.
Warren, Detroit, Michigan 48224 to M&M Pet Detroit, LLC

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from M&M Pet Detroit, LLC, a Michigan Limited Liability Company (the "Purchaser"), to purchase certain City-owned real property at 15621 E. Warren, 15617 E. Warren, 15613 E. Warren, 15609 E. Warren, and 15601 E. Warren, Detroit, Michigan 48224 (the "Properties") for the purchase price of Twenty-Five Thousand and 00/100 Dollars (\$25,000.00).

The Properties consists of five vacant lots Purchaser would like to acquire to serve as customer parking for its active pet supply business located adjacent to the Properties at 15625 E. Warren Ave, Detroit, MI 48224. The Properties are within a B4 zoning district (General Business District), and Purchaser's proposed use of the Properties is a by-right use and is 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, 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 M&M Pet Detroit, 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 15621 E. Warren, 15617 E. Warren, 15613 E. Warren, 15609 E. Warren, and 15601 E. Warren, Detroit, Michigan 48224 (the "Properties"), as more particularly described in the attached Exhibit A incorporated herein, to M&M Pet Detroit LLC, a Michigan Limited Liability Company ("Purchaser"), for the purchase price of Twenty-Five Thousand and 00/100 Dollars (\$25,000.00); 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) One Thousand Two Hundred Fifty and 00/100 Dollars (\$1,250.00) 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

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

N WARREN E LOT 1669 E DETROIT DEVELOPMENT COS SUB NO 3 L38
P32 PLATS, W C R 21/468 20 X 100

a/k/a 15621 E. WARREN

Tax Parcel ID 21002821.

N WARREN E LOT 1668 E DETROIT DEVELOPMENT COS SUB NO 3 L38 P32
PLATS, W C R 21/468 20 X 100

a/k/a 15617 E. WARREN

Tax Parcel ID 21002820.

N WARREN E LOT 1667 E DETROIT DEVELOPMENT COS SUB NO 3 L38 P32
PLATS, W C R 21/468 20 X 100

a/k/a 15609 E. WARREN

Tax Parcel ID 21002819.

N WARREN E LOT 1666 E DETROIT DEVELOPMENT COS SUB NO 3 L38 P32
PLATS, W C R 21/468 20 X 100

a/k/a 15609 E. WARREN

Tax Parcel ID 21002818.

N WARREN E LOT 1665 E DETROIT DEVELOPMENT COS SUB NO 3 L38 P32
PLATS, W C R 21/468 23 IRREG

a/k/a 15601 E. WARREN

Tax Parcel ID 21002817.

Description Correct

By: _____
Office of the Assessor