



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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December 20, 2021

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

**RE: Property Sale
3551 and 3559 Elmwood, Detroit, MI 48207**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Louis Williams (“Purchaser”), to purchase certain City-owned real property at 3551 and 3559 Elmwood (the “Properties”). The P&DD entered into a purchase agreement, dated November 1, 2021, with Purchaser. Under the terms of the proposed purchase agreement, the Properties will be conveyed to Purchaser for the purchase price of Sixteen Thousand and 00/100 Dollars (\$16,000.00).

Purchaser wishes to obtain the two parcels and proposes to convert them in to paid parking lots. Purchaser believes there is a dearth of available parking for commercial establishments in the area and hopes to help alleviate that issue with the construction of the pay-for-parking lot. The Properties are within an B2 zoning district (Local Business and Residential 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 Louis Williams.

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 3551 and 3559 Elmwood, Detroit, MI (the "Properties"), as more particularly described in the attached Exhibit A incorporated herein, to Louis Williams ("Purchaser"), for the purchase price of Sixteen Thousand and 00/100 Dollars (\$16,000.00); 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 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) Eight Hundred and 00/100 Dollars (\$800.00) 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

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

Parcel 1

W ELMWOOD LOT 24 EXC W 10 FT C P WOODRUFFS L1 P280 PLATS, W C R 13/63 30
IRREG

a/k/a 3551 Elmwood
Tax Parcel ID 13010562

Parcel 2

W ELMWOOD LOT 23 EXC W 10 FT C P WOODRUFFS L1 P280 PLATS, W C R 13/63 30 X
101

a/k/a 3559 Elmwood
Tax Parcel ID 13010561

Description Correct
Engineer of Surveys

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