



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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March 4, 2024

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

RE: **Property Sale**
5122 W. Chicago, Detroit, Michigan 48204 to Rucker Property Management Group LLC

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Rucker Property Management Group LLC, a Michigan limited liability company (the "Purchaser"), to purchase certain City-owned real property at 5122 W. Chicago, Detroit, Michigan 48204 (the "Property") for the purchase price of Fifteen Thousand and 00/100 Dollars (\$15,000.00).

The Property consists of a 6,187.00 square foot residential structure Purchaser would like to rehabilitate as a multifamily dwelling for lower income residents. Purchaser has successfully renovated other multifamily dwellings, including 12453 Mendota, Detroit, Michigan. The Property is within an R5 zoning district (Medium Density Residential 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 Rucker Property Management Group 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 5122 W. Chicago, Detroit, Michigan 48204 (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Rucker Property Management Group LLC, a Michigan limited liability company ("Purchaser"), for the purchase price of Fifteen Thousand and 00/100 Dollars (\$15,000.00); 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) Seven Hundred Fifty and 00/100 Dollars (\$750.00) 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--W CHICAGO 314 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40
X 120

a/k/a 5122 W. CHICAGO

Tax Parcel ID: 16004857.

Description Correct

By: _____
Office of the Assessor