



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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

Phone 313•224•1339
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October 4, 2023

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

RE: **Property Sale**
6395 Marcus, Detroit MI 48201 and 6389 Marcus, Detroit, MI 48201 to L.I.J.B.S.
Enterprises, LLC

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from L.I.J.B.S. Enterprises, LLC, a Michigan Limited Liability Company (the "Purchaser"), to purchase certain City-owned real property at 6395 Marcus, Detroit MI 48201 and 6389 Marcus, Detroit, MI 48201 (the "Properties") for the purchase price of Seven Thousand Five Hundred and 00/100 Dollars (\$7,500.00).

Purchaser currently operates a towing business located at 6380 Marcus and would like to acquire the Properties solely for the purpose of customer and employee parking. Purchaser is aware tow trucks and towed vehicles are prohibited on the Properties. The Properties are within an M4 zoning district (Special Industrial District). 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 Properties by the City to L.I.J.B.S. Enterprises, LLC, a Michigan Limited Liability Company.

Respectfully submitted,

Antoine Bryant
Director
Planning and Development Department

cc: Malik Washington, Mayor's Office



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RESOLUTION

BY COUNCIL MEMBER _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 6395 Marcus, Detroit MI 48201 and 6389 Marcus, Detroit MI 48201 (the "Properties"), as more particularly described in the attached Exhibit A incorporated herein, to L.I.J.B.S. Enterprises, LLC, a Michigan Limited Liability Company ("Purchaser"), for the purchase price of Seven Thousand Five Hundred and 00/100 Dollars (\$7,500.00); 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) Three Hundred Seventy Five and 00/100 Dollars (\$375.00) 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

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

N MARCUS LOT 757 BESSENGER & MOORES MT ELLIOTT AVE SUB L33 P19
PLATS, W C R 15/169 32.71 X 100

a/k/a 6395 Marcus

Tax Parcel ID 15001936.

N MARCUS LOT 758 BESSENGER AND MOORES MT ELLIOTT AVE SUB L33 P19
PLATS W C R 15/169 30 X 100

a/k/a 6389 Marcus

Tax Parcel ID 15001935.

Description Correct

By: _____
Office of the Assessor