



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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May 9, 2024

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

**RE: Property Sale
Part of 3522 E. Davison**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer to sell certain City-owned real property at Part of 3522 E. Davison, Detroit, MI (the “Property”) to Top Gearz Auto, LLC, a Michigan Limited Liability Company (“Purchaser”), for the purchase price of Eleven Thousand and 00/100 Dollars (\$11,000.00).

The Purchaser owns and operates Top Gearz Auto Center at 3522 E. Davison, Parcel ID: 09006359-62. This parcel previously existed as 3522, 3530, 3532 and 3540 E Davison and was combined by the Purchaser. A portion of the parcel was foreclosed in 2010 by the Wayne County Treasurer. The Purchaser is seeking to purchase the Property to clear title issues on the combined parcel.

The Property is zoned B4 (General Business District). The Purchaser is proposing to utilize the Property as part of their current business. Any proposed use of the Property by the Purchaser shall be consistent with the allowable uses for which the Property is zoned.

We, therefore, request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his/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 Top Gearz LLC, a Michigan Limited Liability Company.

Respectfully submitted,


Antoine Bryant
Director

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 Part of 3522 E. Davison, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Top Gearz Auto LLC, a Michigan Limited Liability Company (the "Purchaser") for the purchase price of Eleven Thousand and 00/100 Dollars (\$11,000.00).

RESOLVED, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the 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) Five Hundred Fifty and 00/100 Dollars (\$550.00) 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 or her 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 Property, 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 or her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTION

Land in the City of Detroit, County of Wayne and State of Michigan described as follows:

Lot 1 except for the portion taken for the widening of Davison Avenue Echlin's Subdivision of a part of ¼ Section 20, 1000 Acre Tract, Hamtramck Township, Wayne County, Michigan Rec'd L.15, P. 56 Plays, W.C.R.

a/k/a Part of 3522 E. Davison
Part of Tax Parcel ID No. 09006359-62

Description Correct

By _____
Office of the Assessor