



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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

Phone 313•224•1339
www.detroitmi.gov

May 7, 2024

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

RE: Property Sale 1150 Lawndale Street

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Mangonadas del Barrio, LLC, a Michigan limited liability company (the “Purchaser”), to purchase certain City-owned real property 1150 Lawndale Street (the “Property”) for the purchase price of Seven Thousand Seven Hundred Fifty and 00/100 Dollars (\$7,750.00).

The purchaser owns and operates a restaurant in the adjacent properties at 1200 and 1210 Lawndale Street, and wishes to acquire the city-owned property to park personal vehicles. The Property is located within a B4 zoning district (General Business District). Purchaser’s proposed use of the Property shall be 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 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 the Purchaser.

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 1150 Lawndale Street, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Mangonadas del Barrio, LLC (the "Purchaser"), for the total purchase price of Seven Thousand Seven Hundred Fifty and 00/100 Dollars (\$7,750.00); 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 Eighty-Seven and 50/100 Dollars (\$387.50) 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:

E LAWNDALE THAT PT Lot 239 DESC AS BEG AT INTSEC S LINE CHAMBERLAIN AVE
55 FT WD & E LINE LAWNDALE AVE 66 FT WD TH N 62D 47M E 120.0 FT TH S 26D 34M
E 28.95 FT TH S 63D 59M 40S W 62.01 FT TH N 28D 01M 45S W 5.65 FT TH S 62D 59M 27S
W 51.09 FT TH S 26D 34M E 0.65 FT TH S 62D 59M 27S W 6.75 FT TH N 26D 34M W 22.43
FT TO P O B RATHBONES SUB L11 P42 PLATS, W C R 20/159 22.43 IRREG

a/k/a 1150 Lawndale Street
Tax Parcel ID 20006042.003L