



**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 8, 2024

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

**RE: Property Sale 12676 Westphalia**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Regina Lewis (the “Purchaser”), to purchase certain City-owned real property 12676 Westphalia (the “Property”) for the purchase price of Eight Thousand Eight Hundred Seventy and 00/100 Dollars (\$8,870.00).

The Purchaser is a Detroit Public School teacher who owns and operates a tutoring center at 12901 E McNichols, which she purchased from the City of Detroit in 2021 and is adjacent to the Property. The Property is an existing commercial building that the purchaser intends to renovate and operate as a tutoring center for children. 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 12676 Westphalia, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Regina Lewis (the "Purchaser"), for the total purchase price of Eight Thousand Eight Hundred Seventy and 00/100 Dollars (\$8,870.00); 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) Four Hundred Forty-Three and 50/100 Dollars (\$443.50) 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 WESTPHALIA BLK A LOT 41 AND BLK A LOT 42 GRATIOT HIGHLANDS SUB L29 P64  
PLATS, W C R 21/446 81.60 IRREG

a/k/a 12676 Westphalia  
Tax Parcel ID 21031559-60