



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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May 14, 2024

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

RE: Property Sale 7521 Greenfield

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Hollywood Management, LLC, a Michigan limited liability company (the “Purchaser”), to purchase certain City-owned real property at 7521 Greenfield (the “Property”) for the purchase price of Six Thousand Six Hundred and 00/100 Dollars (\$6,600.00).

Hollywood Management, LLC owns and operates auto-related business at 7535 Greenfield. The Purchaser proposes to secure and maintain the Property as part of their establishment. The Property is within a B4 zoning district (General Business District). The Purchaser’s proposed use of the Property is an expansion of a non-conforming use which will require approval from the Board of Zoning Appeals. The Purchaser shall apply for and obtain the expansion of a non-conforming use from the Board of Zoning Appeals regarding the Property prior to closing and the consummation of this sale.

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 Property 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 7521 Greenfield, Detroit, MI (the “Property”), as more particularly described in the attached Exhibit A incorporated herein, to Hollywood Management, LLC, a Michigan limited liability company (the “Purchaser”), for the total purchase price of Six Thousand Six Hundred and 00/100 Dollars (\$6,600.00); 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) Three Hundred Thirty and 00/100 Dollars (\$330.00) 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 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 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:

W GREENFIELD W 101.26 FT LOT 40 GAYNOR PARK SUB L45 P72 PLATS, W C R 22/243
20 X 101.26

a/k/a 7521 Greenfield

Tax Parcel ID 22051284.