



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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December 10, 2021

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

**RE: Property Sale
14604 Schaefer**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Luke’s Property Management LLC, a Michigan Limited Liability Company dba Realty Pro Management LLC, a Michigan Limited Liability Company (the “Purchaser”), to purchase certain City-owned real property at 14604 Schaefer (the “Property”) for the purchase price of Fifteen Thousand and 00/100 Dollars (\$15,000.00).

Purchaser proposes to rehabilitate the structure into an office for their real estate business. Currently, the Property is within a M2 zoning district (Restricted Industrial 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, 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 Purchaser.

Respectfully submitted,

Antoine Bryant
Director
Planning & Development Department

cc: Gail Fulton, 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 14604 Schaefer, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Luke's Property Management LLC , a Michigan Limited Liability Company dba Realty Pro Management LLC , a Michigan Limited Liability Company ("the Purchaser") for the purchase price of Fifteen Thousand and 00/100 Dollars (\$15,000.00); and be it further

RESOLVED, that the Director of the Planning and Development Department ("P&DD"), or his/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) Seven Hundred Fifty and 00/100 Dollars (\$750.00) 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, may be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his/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/her 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 SCHAEFER HWY LOT 18 VIGNOE PARK SUB L40 P59 PLATS, WCR 22/98
30 x 100

a/k/a 14604 Schaefer
Tax Parcel No. 22029875