



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 . TTY: 711  
(313) 224-1310  
WWW.DETROITMI.GOV

December 16, 2021

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

**RE: Property Sale  
12700 Kercheval**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Mission Farms II, LLC (the “Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 12700 Kercheval (the “Property”) for the purchase price of Ninety-Nine Thousand and 00/100 Dollars (\$99,000.00).

Purchaser proposes to construct a 30,000 square foot facility on the Property. Purchaser intends to use the facility as storage of hospital equipment for HealthRise. HealthRise is a healthcare consulting firm. Currently, the Property is within a M4 zoning district (Intensive 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

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 12700 Kercheval, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Mission Farms II, LLC (the "Purchaser"), a Michigan limited liability company, for the purchase price of Ninety-Nine Thousand and 00/100 Dollars (\$99,000.00); 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) Five Thousand Nine Hundred Forty and 00/100 Dollars (\$5,940.00) shall be paid to the DBA from the sale proceeds, 2) Four Thousand Nine Hundred Fifty and 00/100 Dollars (\$4,950.00) 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:

S KERCHEVAL PT OF 5 DESC AS FOLS BEG AT A PTE IN E LINE ALGONQUIN AVE BG  
ALSO IN S LINE KERCHEVAL AVE TH N 61D 42M 40S E 214.77 FT TH S 27D 20M E 427.50  
TH S 62D 42M W 214.74 FT TH N 27D 20M W 423.20 FT TO P O B STERLING REALTY  
COS SUB L27 P29 PLATS, W C R 21/311 91,402 SQ FT

a/k/a 12700 Kercheval  
Tax Parcel ID 21000665-6