



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

November 9, 2021

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

**RE: Property Sale
12901 W Seven Mile, Detroit, MI 48235**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Rooted Detroit LLC (“Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 12901 W Seven Mile (the “Property”). The P&DD entered into a purchase agreement, dated June 25, 2021, with Purchaser. Under the terms of the proposed purchase agreement, the Property will be conveyed to Purchaser for the purchase price of Nine Thousand and 00/100 Dollars (\$9,000.00).

Purchaser’s relative owns Studio Posh, a beauty salon located at 12945 W. Seven Mile. Purchaser wishes to purchase the Property to utilize the lot as parking for Studio Posh customers. The Property is within a B2 zoning district (Local Business and Residential 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 Property by the City to Rooted Detroit LLC.

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 12901 W Seven Mile, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Rooted Detroit LLC ("Purchaser"), for the purchase price of Nine Thousand and 00/100 Dollars (\$9,000.00); 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) Four Hundred Fifty and 00/100 Dollars (\$450.00) 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:

Parcel

S SEVEN MILE W LOT 68 BLACKSTONE PARK SUB L45 P51 PLATS, W C R 22/286 28 X
100

a/k/a 12901 W Seven Mile
Tax Parcel ID 22015916

Description Correct
Engineer of Surveys

By: _____
Basil Sarim
Sr. Associate Surveyor
City of Detroit/DPW, CED