



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

June 4, 2024

**RE: Property Sale by City of Detroit and Detroit Land Bank Authority
MMII LLC, a Delaware limited liability company
14700 Dexter, Detroit, Michigan 48234
14720, 14726, 14734, 14742, 14752, 14756, 14764, 14770, 14778, 14786 Dexter and
14733 and 14759 Fairfield Detroit, Michigan 48234**

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") is the owner of certain real property described on Exhibit A attached hereto, commonly known as 14700 Dexter, Detroit, Michigan 48234 ("**City Property**"). The Detroit Land Bank Authority, a Michigan public body corporate (the "**DLBA**"), is the owner of certain real property described on Exhibit B attached hereto, commonly known as 14720, 14726, 14734, 14742, 14752, 14756, 14764, 14770, 14778, 14786 Dexter and 14733 and 14759 Fairfield Detroit, Michigan 48234 (the "**DLBA Property**") and, together with the City Property, the "**Property**"). The DLBA Property is made up of contiguous parcels of land located directly adjacent to the City Property.

P&DD and DLBA have agreed to sell the Property to MMII LLC, a Delaware limited liability company ("**Purchaser**"), with P&DD acting as DLBA's agent pursuant to a Purchase and Sale Agreement, for the purchase price for of Six Hundred Thousand and 00/100 dollars (\$600,000.00). The value attributed to the City Property is \$490,000.00 and the value attributed to the DLBA Property is \$110,000.00.

The DLBA Property is vacant land approximately 83,982 square feet in size. The City Property contains a 105,948 square foot warehouse structure situated on a 174,319 square foot lot. The Purchaser is in the business of buying, selling, and renting used books and intends to use the City Property as a book warehouse and distribution facility with the DLBA Property to be used as parking for the warehouse.

The DLBA Property is zoned R2 and P1 (Two-Family Residential District and Parking Lot). The City Property is zoned M4 (Intensive Industrial District). For the parcels zoned P1 and M4, the Purchaser's proposed use is a by-right use and is consistent with the allowable uses for which the Property is zoned. The Purchaser's proposed use of the parcels zoned as R2 is a conditional permitted use. Purchaser shall apply for and obtain conditional use approval for the parcels zoned R2.

The DLBA Property is made up of twelve (12) parcels of land. Pursuant to the Second Amended and Restated Memorandum of Understanding ("**MOU**") between the City of Detroit and the Detroit Land Bank Authority ("**DLBA**"), approved by your Honorable Body on May 19, 2020, the DLBA may not transfer ten (10) or more parcels of property to the same transferee within any

Honorable City Council


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rolling 12-month period without the prior approval of the Mayor and City Council. The DLBA Board of Directors approved the sale of the DLBA Property on May 21, 2024. P&DD, therefore, requests that your Honorable Body adopt the attached resolution to authorize the Detroit Land Bank Authority to sell the DLBA Property to MMII LLC, a Delaware limited liability company.

Further, P&DD requests that your Honorable Body authorize the Director of P&DD, or his or 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 City Property by the City to MMII LLC, a Delaware limited liability company.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Antoine Bryant', is written over a faint, illegible background.

Antoine Bryant
Director

Cc: Malik Washington, Mayor's Office

RESOLUTION

BY COUNCIL MEMBER _____

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the Second Amended and Restated Memorandum of Understanding (“MOU”) between the City of Detroit and the Detroit Land Bank Authority (“DLBA”), approved by the Detroit City Council on May 19, 2020, the Detroit City Council hereby authorizes the DLBA to transfer certain real property at 14720, 14726, 14734, 14742, 14752, 14756, 14764, 14770, 14778, 14786 Dexter and 14733 and 14759 Fairfield Detroit, Michigan 48234 (the “DLBA Property”) as more particularly described in the attached Exhibit B incorporated herein, to MMII LLC, a Delaware limited liability company (“Purchaser), for the purchase price of One Hundred Ten Thousand and 00/100 Dollars (\$110,000.00); and be it further

RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 14700 Dexter, Detroit, Michigan 48234 (the “City Property”), as more particularly described in the attached Exhibit A incorporated herein, to MMII LLC, a Delaware limited liability company, for the purchase price of Four Hundred Ninety Thousand and 00/100 Dollars (\$490,000.00); 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 subject to a certain restrictive covenant described in the Fourth Amendment to Purchase and Sale Agreement between the Planning and Development Department and Purchaser dated April 22, 2024, and other such documents necessary or convenient to effect transfer of the City 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) Twenty Four Thousand Five Hundred and 00/100 Dollars (\$24,500.00) shall be paid to the DBA from the sale proceeds, 2) Twenty Nine Thousand Four Hundred and 00/100 Dollars (\$29,400.00) 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 City 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 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 and Exhibit B)

EXHIBIT A

LEGAL DESCRIPTION OF CITY PROPERTY

Real property situated in the City of Detroit, County of Wayne and State of Michigan described as follows:

E DEXTER 203 R OAKMAN LIVERNOIS & TERMINAL SUB L35 P64 PLATS, WCR 12/226 AND ALL THAT PT SEC 22 T 1 S R 11 E DES AS FOLS BEG AT INT SEC OF ELY LINE OF DEXTER 100 FT WD WITH NLY LINE OF D T R R R OF W 66 FT WD TH N 15D 41M 30S W 161.73 FT TH ON A CUR TO R RAD 846.70 FT CENT ANG 17D 10M 1S CH N 7D 7M 0S E 253.72 FT TH N 1D 28M 30S E 22.16 FT TO A PTE ON SLY LINE OF R OAKMAN LIVERNOIS & TERMINAL SUB TH N 78D 36M E ALG SD SLY LINE 451.63 FT TH S 0D 57M 43S W 363.03 FT TO A PTE ON NLY LINE OF D T R R R OF W TH S 66D 50M W ALG SD LINE 393.94 FT TO P O B ALSO INC HALF VAC FAIFIELD 12/306 174,319 SQ FT

Common Address: 14700 Dexter Detroit, Michigan 48238

Parcel ID: 12010588.

EXHIBIT B

LEGAL DESCRIPTION OF DLBA PROPERTY

Real property situated in the City of Detroit, County of Wayne and State of Michigan described as follows:

E DEXTER 178 ROBERT OAKMANS LIVERNOIS & TERMINAL SUB L35 P64 PLATS, W C R
12/226 31.03 IRREG

E DEXTER 177 ROBERT OAKMANS LIVERNOIS & TERMINAL SUB L35 P64 PLATS, W C R
12/226 35 X 119

E DEXTER 176 ROBERT OAKMANS LIVERNOIS & TERMINAL SUB L35 P64 PLATS, W C R
12/226 35 X 119

E DEXTER 175 ROBERT OAKMANS LIVERNOIS & TERMINAL SUB L35 P64 PLATS, W C R
12/226 35 X 119

E DEXTER 174 ROBERT OAKMANS LIVERNOIS & TERMINAL SUB L35 P64 PLATS, W C R
12/226 35 X 119

E DEXTER 173 ROBERT OAKMANS LIVERNOIS & TERMINAL SUB L35 P64 PLATS, W C R
12/226 35 X 119

E DEXTER 172 ROBERT OAKMANS LIVERNOIS & TERMINAL SUB L35 P64 PLATS, W C R
12/226 35 X 119

E DEXTER 171 ROBERT OAKMANS LIVERNOIS & TERMINAL SUB L35 P64 PLATS, W C R
12/226 35 X 119

E DEXTER 170 ROBERT OAKMANS LIVERNOIS & TERMINAL SUB L35 P64 PLATS, W C R
12/226 35 X 119

E DEXTER 169 ROBERT OAKMANS LIVERNOIS & TERMINAL SUB L35 P64 PLATS, W C R
12/226 35 X 119

W FAIRFIELD 182;181;180;179 ROBERT OAKMANS LIVERNOIS AND TERMINAL SUB L35 P64
PLATS, W C R 12/226 112.3 IRREG

W FAIRFIELD 187 THRU 183 ROBERT OAKMANS LIVERNOIS & TERMINAL SUB L35 P64
PLATS, W C R 12/226 175 X 119

Common Address 14720, 14726, 14734, 14742, 14752, 14756, 14764, 14770, 14778, 14786 and 14733
and 14759 Fairfield Detroit, Michigan 48238

Parcel ID: 12010589, 12010590, 12010591, 12010592, 12010593, 12010594, 12010595, 12010596,
12010597, 12010598, 1201251-4, 12012246-50