



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
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**June 11, 2024**

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

**RE: Property Sale  
18921 John R**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from SMD Management L.L.C., a Michigan Limited Liability Company (the “Purchaser”), to purchase certain City-owned real property at 18921 John R (the “Property”) for the purchase price of Twenty Eight Thousand Five Hundred and 00/100 Dollars (\$28,500.00).

18921 John R consists of an approximately 17,165 square foot building situated on 14400 square feet of land. The Property is zoned B4 (General Business District).

The Purchaser proposes to renovate the Property into use as a car storage facility. Their proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We, therefore, request that your Honorable Body adopt the attached resolution to 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 Property by the City to SMD Management L.L.C., a Michigan Limited Liability Company.

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 18921 John R (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to SMD Management L.L. C., a Michigan Limited Liability Company (the "Purchaser") for the purchase price of Twenty-Eight Thousand Five Hundred and 00/100 Dollars (\$28,500.00); and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his or 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) One Thousand Four Hundred Twenty Five and 00/100 Dollars (\$1,425.00) 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 or 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 or her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

**EXHIBIT A**

LEGAL DESCRIPTION

Land in the City of Detroit, County of Wayne and State of Michigan described as follows:

W JOHN R LOTS 10 THRU 12 JAMES F OFLAHERTYS LOG CABIN L27 P13 PLATS WCR  
1/174 120X120

a/k/a 18921 John R  
Tax Parcel ID 01008934-5

Description Correct

By \_\_\_\_\_  
Office of the Assessor