



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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June 3, 2024

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

RE: Property Sale 12437, 12443, and 12449 Conant

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from SADZA SPACE, a Michigan nonprofit corporation (the "Purchaser"), to purchase certain City-owned real property at 12437, 12443, and 12449 Conant, Detroit, Michigan 48212 (the "Properties") for the purchase price of Fifty-Seven Thousand Eight Hundred and 00/100 Dollars (\$57,800.00).

The Purchaser proposes to redevelop the Properties into the Zimbabwe Cultural Center for Detroit. This will be a mixed-use development that will include a restaurant and retail space. The Zimbabwe Cultural Centre Detroit's mission is to educate, archive, & promote the arts & culture of Zimbabwe. They continuously strive to encourage strong ties between culture-producers & residents in Zimbabwe, Detroit, & abroad, acting as catalysts for critical artistic production as well as cultural exchange between communities.

The Properties are within a B4 zoning district (General Business District). Purchaser's proposed use of the Property is by-right and will be consistent with the allowable uses for which the Property is zoned. Within two years of consummation of sale, the Purchaser agrees to obtain a Certificate of Occupancy for the redevelopment. The deed Purchaser receives pursuant to the sale will include these conditions.

We 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 effectuate a transfer of the Property to SADZA Space.

Respectfully submitted,

Antoine Bryant
Director
Planning and Development Department

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 12437, 12443, and 12449 Conant, Detroit, Michigan 48212 (the "Properties"), as more particularly described in the attached Exhibit A incorporated herein, to SADZA SPACE, a Michigan nonprofit corporation ("Purchaser"), for the purchase price of Fifty-Seven Thousand Eight Hundred and 00/100 Dollars (\$57,800.00); 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 as described in the Purchase Agreement between the Planning and Development Department and Purchaser, 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) Three Thousand Four Hundred Sixty Eight and 00/100 Dollars (\$3,468.00) shall be paid to the DBA from the sale proceeds, 2) Two Thousand Eight Hundred Ninety and 00/100 Dollars (\$2,890.00) 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 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)

EXHIBIT A

LEGAL DESCRIPTION

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

Parcel 1:

W CONANT LOT 68 ECHLINS SUB L15 P56 PLATS, W C R 9/134 30 X 100

Common Address: 12449 Conant

Parcel ID: 09008865.

Parcel 2:

W CONANT LOT 69 ECHLINS SUB L15 P56 PLATS, W C R 9/134 30 X 100

Common Address: 12443 Conant

Parcel ID: 09008866.

Parcel 3:

W CONANT LOT 70 ECHLINS SUB L15 P56 PLATS, W C R 9/134 30 X 100

Common Address: 12437 Conant

Parcel ID: 09008867.

Description Correct
Office of the Assessor

By: _____