



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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July 1, 2024

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

**RE: Property Sale Amendment
501, 531 Hendrie; 1925, 1929 W. Edsel Ford; 677 E. Edsel Ford; 11800 Harper**

Honorable City Council:

On November 9, 2021, Your Honorable Body approved the sale of certain City-owned real property at 501, 531 Hendrie; 1925, 1929 W. Edsel Ford; 677 E. Edsel Ford and 11800 Harper (the "Property") for the purchase price of One Million One Hundred Seventy-Six Thousand Nine Hundred Sixty-Five and 00/100 Dollars (\$1,176,965.00), from the City of Detroit to The Michigan Department of Transportation ("MDOT").

As noted in the attached Exhibit B, the Property consists of vacant scattered sites comprising a total land area of approximately 45,642 square feet. MDOT wishes to acquire the Property, to facilitate the I-94 Modernization Project along the I-94 (Edsel Ford Fwy) corridor. The purpose of the project is to improve the safety, capacity, connectivity, and condition of the freeway. It will involve the widening of the freeway, new bridges, new interchanges, the construction of service roads and a new drainage system. The initial phase of the project is anticipated to begin in late 2024.

MDOT and State of Michigan finance policy, however, requires that each individual property be closed as a separate transaction. We, therefore, request that your Honorable Body adopt the attached resolution with a **Waiver of Reconsideration** and authorize the Director of P&DD, or his or her authorized designee to execute one or more quit claim deeds for the sale of the Property, with the consideration for each property to be reflected as noted in the attached Exhibit B, and such other documents as may be necessary or convenient to effect a transfer of each property by the City to The Michigan Department of Transportation.

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 501, 531 Hendrie; 1925, 1929 W. Edsel Ford; 677 E. Edsel Ford and 11800 Harper, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to The Michigan Department of Transportation for the purchase price of One Million One Hundred Seventy Six Thousand Nine Hundred Sixty Five and 00/100 Dollars (\$1,176,965.00); and be it further

RESOLVED, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute one or more quit claim deeds for the sale of the Property as well as execute such other documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

RESOLVED, that the transfer of Property to the Purchaser may occur in one or more separate closings, provided that the quit claim deed for each closing shall reflect the consideration as noted in the attached Exhibit B; and be it further

RESOLVED, that customary closing costs up to One Thousand and 00/100 Dollars (\$1,000.00) for each closing, as well as any taxes and assessments which have become a lien on the Property, shall be paid from the sale proceeds; 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 deeds (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 deeds 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)

WAIVER OF RECONSIDERATION

EXHIBIT A

LEGAL DESCRIPTION

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

N HENDRIE S 120 FT ON W LINE BG S 113 FT ON E LINE OF W 51 FT OF E 209 FT N OF & ADJ HENDRIE 60 FT WD OF OL 199 BEAUBIEN FARM L6 P475-8 CITY RECORDS, W C R 3/3 51 IRREG

Also described as:

All that part of the Westerly 51 feet of the Easterly 209 feet of Outlot 199 (North of Hendrie Avenue) of the plat of the Commissioner's Subdivision of Lambert Farm, City of Detroit, Wayne County, Michigan as recorded in Liber 1 of Plats, Page 52, Wayne County Records, which lies Southerly of a line described as: beginning at a point on the Northeasterly line of said Westerly 51 feet of the Easterly 209 feet of Outlot 199, which is 113 feet Northwesterly of the Easterly corner of said Westerly 51 feet of the Easterly 209 feet of Outlot 199; thence Southwesterly to a point on the Southwesterly line of said Westerly 51 feet of the Easterly 209 feet of Outlot 199; which is 120 feet Northwesterly of the Southerly corner of said Westerly 51 feet of the Easterly 209 feet of Outlot 199; reserving therefrom a utility easement over and across the above described parcel.

A/K/A 501 Hendrie
Tax Parcel ID No. 03001633

S E DSEL FORD 174 WM B WESSONS SEC L1 P31 PLATS, W C R 8/59 25 IRREG N HENDRIE ALL THAT PT OF E'LY 52 FT OF O L 199 BEAUBIEN FARM L6 P475-8 CITY RECORDS, WCR 3/3 ALSO THAT PT OF 6 THRU 10 BLK 44 FERRY & LYSTERS SUB L12 P43 PLATS, W C R 3/73 WHICH LIES N'LY OF H HENDRIE & SLY ON LINE DESC AS BEG AT PT ON W LINE ON SD ELY 52 FT OF O L 199, 99 FT ON N LINE OF HENDRIE ST TH E'LY TO A PT ON E LINE OF SD LOT 10 WHICH IS 88.1 FT FR SE COR OF SD LOT 10, TH E'LY TO PT ON E LINE OF SD LOT 8, WHICH IS 60.6 FT FR SE COR OF LOT 8, TH E'LY OF SD LOT 6, WHICH IS 25 FT FR SE COR OF SD LOT 6 AND PT OF ENDING 3/--- 20,430 SQ FT

Also described as:

All that part of the Easterly 52 feet of Out Lot 199 of the "Plat of Out 199 of the L. Beaubien Farm," City of Detroit, Wayne County, Michigan, as recorded in Liber 1 of Plats, on Page 52, Wayne County Records, and all that part of Lots 6, 7, 8, 9, and 10, Block 44, of "Ferry and Lyster's Subdivision of Blocks 39 to 45, Inclusive, Antoine Beaubien Farm between Harper and Ferry Avenues," City of Detroit, Wayne County, Michigan, as recorded in Liber 12 of Plats, on Page 43, Wayne County Records, which lies Northerly of Hendrie Street and Southerly of a line described as beginning at a point on West line of said Easterly 52 feet of Out Lot 199, which is 99.0 feet from the North line of said Hendrie Streets thence Easterly to a point on the East line of said Lot 10 which is 88.1 feet from the Southeast corner of said Lot 10; thence Easterly to a point on the East line of

said Lot 8, which is 60.6 feet from the Southeast corner of said Lot 8; thence Easterly to a point on the East line of said Lot 6 which is 25.0 feet from the Southeast corner of said Lot 6 and a point of ending.

A/K/A 531 Hendrie
Tax Parcel ID No. 03001636-74

S EDSSEL FORD 174 WM B WESSONS SEC L1 P31 PLATS, W C R 8/59 25 IRREG

A/K/A 1925 W Edsel Ford
Tax Parcel ID No. 08001491

S EDSSEL FORD 175 WM B WESSONS SEC L1 P31 PLATS, W C R 8/59 30 X 53.93

A/K/A 1929 W Edsel Ford
Tax Parcel ID No. 08001492

N EDSSEL FORD N 31.7 FT ON W LINE BG N 30.4 FT ON E LINE OF E 14 FT OF LOT 7N 30.4 FT ON W LINE BG N 36.6 FT ON E LINE OF 6 W 73 FT OF LOTS 5 & 4BG N 36.6 FT ON W LINE & N 62.9 FT ON E LINE E 167 FT OF LOTS 4 THRU 1BG N 62.9 FT ON W LINE & N 14.5 FT ON E LINE SUB OF BLK K -- C MORAN FARM L8 P13 PLATS, WCR 3/75 12,137 SQ FT

Also described as:

All that part of Lots 1, 2, 3, 4, 5, 6 and the East 14 feet of Lot 7, of the subdivision of Block K, Moran Farm, City of Detroit, Wayne County, Michigan, as recorded in Liber 8 of Plats, at Page 13, Wayne County Records, which lies Northwesterly of a line described as follows: Beginning at a point on the Southwesterly line of the East 14 feet of Lot 7 of said subdivision of Block K, C. Moran Farm, which is 31.71 feet from the Westerly corner of said East 14 feet of Lot 7, thence Northeasterly to a point on the Southwesterly line of Lot 6 of said Subdivision of Block K, which is 36.6 feet from the Westerly corner of said Lot 5; thence Easterly to a point which is 73 feet Northeasterly (measured along the Northwesterly lines of Lots 4 and 5 of said Subdivision of Block K) and Southeasterly 62.9 feet (measured along a line 25 feet Northeasterly of and parallel to the Southwesterly line of Lot 4 of said Subdivision of Block K) from the Westerly corner of Lot 5 of said Subdivision of Block K; thence Northeasterly to a point of ending on the Northeasterly line of Lot 1 of said Subdivision of Block K, which is 14.5 feet from the Northerly corner of said Lot 1.

A/K/A 677 E Edsel Ford
Tax Parcel ID No. 08001492

S HARPER 1233 & 1232 EXC HARPER AS WD & EXC EXPWAY AS OP WARREN PARK NO 4 SUB L42 P18 PLATS,
W C R 21/642 47.16 X 88.74A

A/K/A 11800 Harper
Tax Parcel ID No. 21004063

Description Correct
Engineer of Surveys

BY _____

Jered Dean
Manager II
City of Detroit/DPW, CED

EXHIBIT B

PROPERTY	ZONING		SQ FT	PRICE
501 Hendrie	R5	Medium Density Residential	5942	\$ 214,000.00
531 Hendrie	R5	Medium Density Residential	20430	\$ 735,500.00
1925 W Edsel Ford	M3	General Industrial District	1336	\$ 2,205.00
1929 W Edsel Ford	M3	General Industrial District	1612	\$ 2,660.00
677 E Edsel Ford	M3	General Industrial District	12137	\$ 200,000.00
11800 Harper	B4	General Business District	4185	\$ 22,600.00
			45642	\$ 1,176,965.00