



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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June 26, 2024

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

**RE: Property Sale
9106 Kercheval**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Lorcan O’Herlihy Architects, a California Corporation (the “Purchaser”), to purchase certain City-owned real property at 9106 Kercheval (the “Property”) for the purchase price of Forty Five Thousand and 00/100 Dollars (\$45,000.00).

9106 Kercheval consists of an approximately 4260 square foot building situated on 4670 square feet of land. The Property is zoned B4 (General Business District). The Purchaser proposes to renovate the Property into use as an office and residential space.

This is a conditional use. Prior to the closing and consummation of the sale, Purchaser shall obtain conditional use approval from the Building, Safety, Environmental and Engineering Department (“BSEED”) or have the property rezoned. 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 Lorcan O’Herlihy Architects, a California Corporation.

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 9106 Kercheval Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Lorcan O'Herlihy Architects, a California Corporation (the "Purchaser") for the purchase price of Forty Five Thousand and 00/100 Dollars (\$45,000.00).

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 Seven Hundred and 00/100 Dollars (\$2,700.00) shall be paid to the DBA from the sale proceeds, 2) Two Thousand Two Hundred Fifty and 00/100 Dollars (\$2,250.00) 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

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

S KERCHEVAL E 81.92 FT OF S 27 FT LOT 6 E 81.92 FT LOT 7 OLDES SUB L12 P39 PLATS,
W C R 19/169 81.92 X 57

a/k/a 9106 KERCHEVAL

Tax Parcel ID 19000238.

Description Correct
Office of the Assessor

By: _____
Deirdre Devlin
Land Records Maintenance
City of Detroit