



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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June 24, 2024

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

**RE: Property Sale
11200 Hayes, Detroit, Michigan 48211**

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Frozen Moments LLC, a Michigan limited liability company (the "Purchaser"), to purchase certain City-owned real property at 11200 Hayes, Detroit, Michigan 48213 (the "Property") for the purchase price of Twenty-One Thousand and 00/100 Dollars (\$21,000.00).

The Purchaser is a family-owned Detroit business that specializes in luxury event planning and design. The Property consists of 3,364 square foot commercial structure Purchaser proposes to rehabilitate into a rental and supply store for parties and events. The Property is within a B4 zoning district (General Business District). The Purchaser's proposed use of the Property is a by-right use and is consistent with the allowable uses for which the Property is zoned.

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 by the City to Frozen Moments LLC, a Michigan limited liability company.

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 11200 Hayes, Detroit, Michigan 48213 (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Frozen Moments LLC, a Michigan limited liability company ("Purchaser"), for the purchase price of Twenty-One Thousand and 00/100 Dollars (\$21,000.00); 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 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) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) One Thousand Fifty and 00/100 Dollars (\$1,050.00) 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, Wayne County, Michigan, described as follows:

E HAYES LOTS 26 THRU 31 BARBERS HAYES BLVD SUB L48 P51 PLATS
WCR

a/k/a 11200 Hayes

Tax Parcel ID: 21056426-31

Description Correct
Office of the Assessor

By: _____