



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

Phone 313•224•1339  
www.detroitmi.gov

September 18, 2024

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

**RE: Sale of Real Property  
12618, 12624 and 12630 Mark Twain, Detroit, Michigan 48227**

Honorable City Council:

The City of Detroit Planning and Development Department (“P&DD”) has received an offer from DTE Electric Company, a Michigan corporation (“Purchaser”), to purchase certain City-owned real property commonly known as 12618, 12624 and 12630 Mark Twain, Detroit, Michigan 48227 (the “Property”) for Thirty-Three Thousand and 00/100 Dollars (\$33,000.00).

The Purchaser wishes to acquire the Property to construct a new electrical substation. The Property consists of a dilapidated residential structure and two vacant lots measuring approximately 13,504 square feet. The Property is within an R1 zoning district (Single-Family Residential District). The Property and one other dilapidated structure are the only remaining structures on the block. There are no other residential structures nearby, with one end of the street being a dead end bordering I-96 Freeway. The Property is surrounded by industrial facilities. Purchaser’s proposed use of the Property will require a rezoning. Purchaser shall apply for and obtain a zoning designation that is consistent with the Property’s use.

We request that your Honorable Body adopt the attached resolution to authorize the Director of the Planning and Development Department, or his authorized designee, to execute a quit claim deed and such other documents as may be necessary or convenient to effectuate the transfer of the Property by the City to DTE Electric Company, a Michigan corporation.

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 City-owned real property commonly known as 12618, 12624 and 12630 Mark Twain, Detroit, Michigan 48227, and more particularly described in the attached Exhibit A incorporated herein (the "Property"), to DTE Electric Company, a Michigan corporation (Purchaser"), for the purchase price of Thirty-Three Thousand and 00/100 Dollars (\$33,000.00); and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his authorized designee, be and is hereby authorized to issue a quit claim deed, and any such other documents as may be necessary 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 Six Hundred Fifty and 00/100 Dollars (\$1,650.00) 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:

E MARK TWAIN 74 SCHOOLCRAFT SUB 2 L30 P90 PLATS, W C R 22/87  
35 X 193

E MARK TWAIN 75 SCHOOLCRAFT SUB 2 L30 P90 PLATS, W C R 22/87  
35 X 193

E MARK TWAIN 76 SCHOOLCRAFT SUB 2 L30 P90 PLATS, W C R 22/87  
35 X 193

Common Address: 12618, 12624 and 12630 Mark Twain, Detroit, MI 48227  
Parcel ID: 22036582., 22036583., and 22036584.