



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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October 7, 2024

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

RE: **Property Sale**
8068, 8082, 8086, 8092 Harper, Detroit, Michigan 48238

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Cynthia LeJeune (the "Purchaser"), to purchase certain City-owned real property at 8068, 8082, 8086, 8092 Harper, Detroit, Michigan 48238 (the "Properties") for the purchase price of Twenty-Four Thousand Two Hundred Fifty and 00/100 Dollars (\$24,250.00).

The Purchaser currently owns the commercial structure located at 8050 Harper, Detroit, Michigan 48238 and plans to rehabilitate the structure and open a café. The Properties consist of 16,179 square feet of vacant land Purchaser intends to convert into a parking lot for the future café. The Properties are within a B4 zoning district (Shopping District). The Purchaser's proposed use of the Properties is a by-right use and consistent with the allowable uses for which the Properties are 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 Properties by the City to Cynthia LeJeune.

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 8068, 8082, 8086, 8092 Harper, Detroit, Michigan 48238 (the "Properties"), as more particularly described in the attached Exhibit A incorporated herein, to Cynthia LeJeune ("Purchaser"), for the purchase price of Twenty-Four Thousand Two Hundred Fifty and 00/100 Dollars (\$24,250.00); 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 Two Hundred Twelve and 50/100 Dollars (\$1,212.50) 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:

Parcel 1

S HARPER 87 EXC HARPER AVE AS WD MEIERS SUB L15 P78 PLATS WCR
17/101 30 X 90.54A

a/k/a 8068 Harper
Tax Parcel ID: 17001171.

Parcel 2

S HARPER 90 THRU 88 EXC HARPER AVE AS WD MEIERS SUB L15 P78
PLATS WCR 17/101 90 X 89.85A

a/k/a 8082 Harper
Tax Parcel ID: 17001168-70.

Parcel 3

S HARPER 91 MEIERS SUB L15 P78 PLATS WCR 17/101 30 X 89.62A

a/k/a 8086 Harper
Tax Parcel ID: 17001167.

Parcel 4

S HARPER 92 EXC HARPER AVE AS WD MEIERS SUB L15 P78 PLATS WCR
17/101 30 X 89.4A

a/k/a 8092 Harper
Tax Parcel ID: 17001166.

Description Correct
Office of the Assessor

By: _____