



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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

Phone 313•224•1339
www.detroitmi.gov

October 10, 2024

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

RE: Authorization to Acquire Real Property at 3071 14th St from Christopher Burcham and Sale Real Property at 3344, 3352 and 3360 14th St to BUILDING I, L.L.C.

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) wishes to purchase certain real property at 3071 14th St (the “Acquisition Property”) from Christopher Burcham (the “Seller”) for the purchase price of Fifty-Five Thousand and 00/100 Dollars (\$55,000.00).

The Acquisition Property is a vacant lot, zoned SD1 zoning district (Small Scale, Mixed Use). It is located within the Choice Neighborhoods Initiative Project and critical to P&DD’s future infill development plans.

P&DD has also received an offer from BUILDING I, L.L.C., a Michigan limited liability company (the “Purchaser), which is owned by Christopher Burcham to purchase certain City-owned real property at 3344, 3352 and 3360 14th St (the “Sale Property”) for the purchase price of Sixty Thousand and 00/100 Dollars (\$60,000).

Purchaser proposes to utilize the Sale Property for a future mixed-use project. Currently, the Property is within a SD1 zoning district (Small Scale, Mixed Use). Purchaser’s proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned. The Property will be transferred subject to a possibility of reverter pursuant to which Purchaser shall have obtained all necessary building permits for, and shall have commenced construction of, a residential, commercial, or mixed-use residential and commercial development at the Property within five (5) years of the transfer of the Sale Property, and if Purchaser fails to do so, the City may retake title and possession of the Sale Property.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his/her authorized designee to (1) authorize the purchase and acquisition of the Acquisition Property and to (2) execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Sale Property by the City to Purchaser.

Respectfully submitted,

Antoine Bryant
Director

cc: Malik Washington, Mayor’s Office

RESOLUTION

BY COUNCIL MEMBER _____

IT IS HEREBY RESOLVED, the City of Detroit (“City”), through the Planning and Development Department (“P&DD”), wishes to acquire that certain property at 3071 14th St, Detroit, MI as more particularly described in the attached Exhibit A (the “Acquisition Property”) from Christopher Burcham (“Seller”), for the sum of Fifty-Five Thousand and 00/100 Dollar (\$55,000.00), is hereby approved: and

RESOLVED, the sale of certain real property at 3344, 3352 and 3360 14th St, Detroit, MI (the “Sale Property”), as more particularly described in the attached Exhibit B incorporated herein, to BUILDING I, L.L.C., a Michigan limited liability company, for the purchase price of Sixty Thousand and 00/100 Dollars (\$60,000.00), is hereby approved; and be it further

RESOLVED, the Buildings, Safety Engineering and Environmental Department has reviewed the environmental conditions of the Acquisition Property; and

RESOLVED, in accordance with Chapter 2, Article I, Division 2 of the Detroit City Code: (1) the City Council finds that the Property has received appropriate environmental inquiry in accordance with the review referred to in the preceding paragraph; (2) the environmental inquiry has shown that past use of the Property for the period investigated has been solely for residential purposes and that the Property does not pose an adverse environmental impact, therefore the Property is not a facility; and (3) the City Council finds and declares that the preservation of the promotion of the public health, safety, welfare or good outweighs the cost of the environmental inquiry and therefore waives the requirement that the seller bear the cost of the environmental inquiry; now therefore be it

RESOLVED, that the P&DD Director, or his/her authorized designee, be and is hereby authorized to accept and record a deed to the City of Detroit for the Acquisition Property, as well as execute any such other documents as may be necessary to effectuate transfer of the Acquisition Property to the City of Detroit; and be it further

RESOLVED, that the Director of the Planning and Development Department (“P&DD”), or his/her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Sale Property to the Purchaser consistent with this resolution; and be it further

RESOLUTION

BY COUNCIL MEMBER _____

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) Three Thousand and 00/100 Dollars (\$3,000.00) shall be paid to the DBA from the sale proceeds, 2) Three Thousand Six Hundred and 00/100 Dollars (\$3,600.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Thousand and 00/100 Dollars (\$2,000.00), as well as any taxes and assessments which have become a lien on the property may be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his/her authorized designee, be and is hereby authorized to accept and record a deed to the City of Detroit for the Acquisition Property, as well as execute any such other documents as may be necessary to effectuate transfer of the Acquisition Property to the City of Detroit; and be it further

RESOLVED, that the P&DD Director, or his/her authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the 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 transfer of the Acquisition Property, provided that the changes do not materially alter the substance or terms of the transfer.

(See Attached Exhibit A and B)

EXHIBIT A (Acquisition Property)

LEGAL DESCRIPTION

Real property situated in the City of Detroit, County of Wayne and State of Michigan described as follows:

W 14TH 129 SUB OF GODFROY FARM L1 P293 PLATS, W C R 10/32 42 X 145

Common Address: 3071 14th Street, Detroit, Michigan 48216

Parcel ID: Ward 10, Item 005264.

EXHIBIT B (Sale Property)

LEGAL DESCRIPTION

Real property situated in the City of Detroit, County of Wayne and State of Michigan described as follows:

E FOURTEENTH 180 SUB OF GODFROY FARM L1 P293 PLATS, W C R 10/32 42 X 145

E FOURTEENTH 179 SUB OF GODFROY FARM L1 P293 PLATS, W C R 10/32 42 X 145

E FOURTEENTH 178 S 3 FT 177 SUB OF GODFROY FARM L1 P293 PLATS, W C R 10/32 45 X 145

Common Address: 3344, 3352 and 3360 14th Street, Detroit, Michigan 48216

Parcel ID: Ward 10, Item 004923.; Ward 10, Item 004924.; and Ward 10, Item 004925.