



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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January 23, 2025

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

**RE: Property Sale by Development Agreement
7700, 7724, & 7730 Harper Avenue, 7844 E Edsel Ford Freeway, Detroit, MI 48213**

Honorable City Council:

The City of Detroit, Planning & Development Department (“P&DD”) has received an offer from AMP Collection LLC (the “Purchaser”), to purchase certain City-owned real property 7700 Harper Avenue, 7724 Harper Avenue, 7730 Harper Avenue, and 7844 E Edsel Ford Freeway, Detroit, MI 48213 (the “Property”) for the purchase price of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00).

Purchaser intends to construct and operate a car wash facility on the first floor with a salon and barber shop on the second floor. The Property is located within a B4 zoning district (General Business District). Purchaser’s proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned. Within thirty-six months of consummation of sale, the Purchaser agrees to obtain a Certificate of Completion for the redevelopment. The deed Purchaser receives pursuant to the sale will include these conditions.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Properties by the City to the Purchaser.

Respectfully submitted,

Dara O’Byrne
Deputy 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 7700 Harper Avenue, 7724 Harper Avenue, 7730 Harper Avenue, and 7844 E Edsel Ford Freeway, Detroit, MI 48213 (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to AMP Collection LLC (the "Purchaser"), for the total purchase price of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00); 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 Properties 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) Nine Thousand and 00/100 Dollars (\$9,000.00) shall be paid to the DBA from the sale proceeds, 2) Seven Thousand Five Hundred and 00/100 Dollars (\$7,500.00) 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 Properties; 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

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

Parcel 1

S HARPER 7, 6&5 GEO H MARTZS SUB L14 P5 PLATS, W C R 17/103 100.05 IRREG

a/k/a 7700 Harper
Tax Parcel ID 17001183.

Parcel 2

S HARPER 4 GEO H MARTZS SUB L14 P5 PLATS, W C R 17/103 26.52 IRREG

a/k/a 7724 Harper
Tax Parcel ID 17001182.

Parcel 3

S HARPER TRIANG PT OF 2 BG W 1.50 FT ON N LINE & N 99.70 FT ON W LINE 3 GEORGE H MARTZS SUB L14 P5 PLATS, W C R 17/103 28.02 IRREG

a/k/a 7730 Harper
Tax Parcel ID 17001181.

Parcel 4

N EDSSEL FORD E 8 THRU 30 GEO H MARTZ SUB L14 P5 PLATS, W C R 17/103 10 THRU 12 W 7.03 FT 13 W 41.73 FT 22 POTTERS SUB L13 P92 PLATS, WCR 17/102 AND VAC WALBRIDGE AND ALLEYS ADJ 17/-- 2.32 AC

a/k/a 7844 E Edsel Ford Freeway
Tax Parcel ID 17001100.