PLANNING AND
DEVELOPMENT DEPARTMENT

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

Phone 313•224•1339
www.detroitmi.gov

January 16, 2025

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

RE: **Property Sale**
11030 Whittier, Detroit, Michigan 48224

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Martin Evans Missionary Baptist Church, a Michigan Non-Profit Corporation (the "Purchaser"), to purchase certain City-owned real property at 11030 Whittier, Detroit, Michigan 48224 (the "Property") for the purchase price of Fourteen Thousand Four Hundred and 00/100 Dollars ($14,400.00).

The Purchaser is the owner of Martin Evans Missionary Baptist Church, located directly across the street from the Property at 11111 Whittier, Detroit, Michigan 48224. The Purchaser would like to renovate the Property for use as a space for community meetings, pop-up shops and office space. The Property consists of a commercial structure situated on 2,008 square feet of land. The Property is within an 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 Martin Evans Missionary Baptist Church, a Michigan Non-Profit Corporation.

Respectfully submitted,

Dara O'Byrne

Dara O'Byrne
Deputy 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 11030 Whittier, Detroit, Michigan 48224 (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Martin Evans Missionary Baptist Church, a Michigan Non-Profit Corporation ("Purchaser"), for the purchase price of Fourteen Thousand Four Hundred and 00/100 Dollars ($14,400.00); and be it further

RESOLVED, that the Director of the Planning and Development Department, or his or her 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) Seven Hundred Twenty and 00/100 Dollars ($720.00) 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 or her 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 or her 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 WHITTIER LOT 381 OBENAUER BARBER LAING COS DU NORD PARK SUB L50 P98 PLATS WCR 21/823 20 X 100

Common Address: 11030 Whittier, Detroit, Michigan 48224
Tax Parcel ID: 21072366.

Description Correct
Office of the Assessor

By: _____