



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
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February 10, 2025

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

**RE: Property Sale
13244 Linwood, Detroit, Michigan 48238**

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Exclusive Heating and Cooling Company, Inc., a Michigan Profit Corporation (the "Purchaser"), to purchase certain City-owned real property at 13244 Linwood, Detroit, Michigan 48238 (the "Property") for the purchase price of Ten Thousand Eight Hundred and 00/100 Dollars (\$10,800.00).

The Purchaser currently owns and operates a heating and cooling business at the adjacent property located at 13240 Linwood and would like to acquire the Property for use as customer and employee parking for the business. The Property consists of 5,411 square feet of vacant land. The Property is within a B4 zoning district (General Business District). The Purchaser's proposed use of the Property is a by-right use and 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 Exclusive Heating and Cooling Company, Inc., a Michigan Profit Corporation.

Respectfully submitted,

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 13244 Linwood, Detroit, Michigan 48238 (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Exclusive Heating and Cooling Company, Inc., a Michigan Profit Corporation ("Purchaser"), for the purchase price of Ten Thousand Eight Hundred and 00/100 Dollars (\$10,800.00); 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) Five Hundred Forty and 00/100 Dollars (\$540.00) 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 Property, 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 LINWOOD 12 THRU 10 EXC LINWOOD AVE AS WD ROBERT OAKMANS
INDIANDALE SUB L34 P91 PLATS, W C R 10/131 60 X 90

Common Address: 13244 Linwood, Detroit, Michigan 48238
Tax Parcel ID: 10007496.

Description Correct
Office of the Assessor

By: _____