



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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April 7, 2025

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

RE: A Corrective Resolution Authorizing the Acquisition of 3071 14th St from Christopher Burcham and Sale of 3344, 3352 and 3360 14th St to BUILDING I, L.L.C.

Honorable City Council:

On November 12, 2024, this Honorable Body adopted a resolution (“Resolution”) authorizing the purchase of certain real property commonly known as 3071 14th St (“Acquisition Property”) from Christopher Burcham (“Seller”) for the purchase price of Fifty-Five Thousand and 00/100 Dollars (\$55,000.00).

The Resolution also authorizes the sale of real property commonly known as 3344, 3352 and 3360 14th St (“Sale Property”) to BUILDING I, L.L.C., a Michigan limited liability company (“Purchaser”) for the purchase price of Sixty Thousand and 00/100 Dollars (\$60,000.00).

The Resolution contained typographical errors as to the purchase price of the Acquisition Property and as to the purchase price of the Sale Property. The purchase price of the Acquisition Property should have been specified as Fifty Thousand and 00/100 Dollars (\$50,000.00). The purchase price of the Sale Property should have been specified as Fifty-Five Thousand and 00/100 Dollars (\$55,000.00).

We request that your Honorable Body adopt the attached corrective resolution to authorize the Director of the Planning and Development Department, or his or 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 of Detroit to Purchaser.

Respectfully submitted,

Alexa Bush
Director
Planning and Development Department

cc: Malik Washington, Mayor’s Office

RESOLUTION

BY COUNCIL MEMBER _____

WHEREAS, this Honorable Body adopted a resolution on November 12, 2024 (“Resolution”) authorizing the purchase of certain real property commonly known as 3071 14th St and as more particularly described in the attached Exhibit A incorporated herein (“Acquisition Property”) from Christopher Burcham (“Seller”) and authorizing the sale of real property commonly known as 3344, 3352 and 3360 14th St and as more particularly described in the attached Exhibit B incorporated herein (“Sale Property”) to BUILDING I, L.L.C., a Michigan limited liability company (“Purchaser”); and

WHEREAS, the Resolution contained typographical errors as to the purchase price of the Acquisition Property and as to the purchase price of the Sale Property and a corrective resolution is necessary to accurately reflect the agreement of parties.

NOW THEREFORE, BE IT RESOLVED, in accordance with Chapter 2, Article I, Division 2 of the Detroit City Code: (1) the City Council finds that the Acquisition 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 Acquisition Property for the period investigated has been solely for residential purposes and that the Acquisition Property does not pose an adverse environmental impact, therefore the Acquisition 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; and be it further

RESOLVED, the City Council hereby approves of the purchase of the Acquisition Property from Christopher Burcham for the sum of Fifty Thousand and 00/100 Dollars (\$50,000.00); and be it further

RESOLVED, the City Council hereby approves the sale of the Sale Property to BUILDING I, L.L.C., a Michigan limited liability company, for the purchase price of Fifty-Five Thousand and 00/100 Dollars (\$55,000.00); 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) 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 Director of the Planning and Development Department (“P&DD”), or his or 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 Director of the Planning and Development Department (“P&DD”), 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 Sale Property to BUILDING I, L.L.C., a Michigan limited liability company consistent with this resolution; 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 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 Sale 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.