



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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June 3, 2025

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

RE: Property Sale of 5348 Larchmont Street & 5414 Tireman Street, Detroit, MI 48204

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Ark of Deliverance, a domestic non-profit corporation (the “Purchaser”), to purchase certain City-owned real property 5348 Larchmont Street, Detroit, MI 48204 (the “Property”) for the purchase price of Six Thousand Eight and 00/100 Dollars (\$6,800.00).

The Purchaser owns the adjacent church at 5440 Tireman Street, Ark of Deliverance Revival Center. The Purchaser has been using 5414 Tireman Street as part of their parking lot and proposes to continue using it for parishioner parking. Purchaser proposes to use 5348 Larchmont Street to develop a basketball court, walking path, rain garden, and green space for their church. 5414 Tireman Street is within a B4 zoning district (General Business District). 5348 Larchmont Street is within a R1 (Single-Family Residential District). The Purchaser’s proposed use of 5414 Tireman Street is by-right and will be consistent with the allowable uses for which the Property is zoned. The Purchaser’s proposed use of 5348 Larchmont Street is a conditional use for which the Property is zoned and will require a special land use hearing.

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,

Alexa Bush
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 5348 Larchmont Street & 5414 Tireman Street, Detroit, MI 48204 (the "Properties"), as more particularly described in the attached Exhibit A incorporated herein, to Ark of Deliverance (the "Purchaser"), for the total purchase price of Six Thousand Eight Hundred and 00/100 Dollars (\$6,800.00); 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) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Three Hundred Forty and 00/100 Dollars (\$340.00) 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 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 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

N LARCHMONT REAR 16 W 16.04 FT 15 FRONTS ON ALLEY SECURITY LAND COS SUB L29 P85 PLATS, W C R 16/183 7.82 IRREG

a/k/a 5348 Larchmont Street
Tax Parcel ID 16002227.

Parcel 2

N TIREMAN W 25 FT 8 EXC TRIANG POR BG E 2.86 FT ON N LINE & N 95 FT ON E LINE SECURITY LAND COS SUB L29 P85 PLATS, W C R 16/183 25 IRREG

a/k/a 5414 Tireman
Tax Parcel ID 16002149.