



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
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February 22, 2022

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

**RE: Property Sale
16831 W. Grand River**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from 16831 Grand River Improvement LLC (the “Purchaser), a Michigan Limited Liability Company to purchase certain City-owned real property at 16831 W. Grand River (the “Property”) for the purchase price of Thirty Thousand and 00/100 Dollars (\$30,000.00).

Purchaser owns and is renovating the adjacent mixed-use (commercial/residential) buildings at 16845 and 16849 W. Grand River. Purchaser proposes to clear, remove all debris, landscape, and utilize the Property for parking. Currently, the property is 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.

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 effect a transfer of the Property by the City to Purchaser.

Respectfully submitted,

Antoine Bryant
Director

cc: Gail Fulton, 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 16831 W. Grand River, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to 16831 Grand River Improvement LLC (the "Purchaser"), a Michigan Limited Liability Company for the purchase price of Thirty Thousand and 00/100 Dollars (\$30,000.00).

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 the 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) One Thousand Five Hundred and 00/100 Dollars (\$1,500.00) 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 property, shall be paid from the sales proceeds; 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

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE AND STATE OF MICHIGAN DESCRIBED AS
FOLLOWS:

S GRAND RIVER LOTS 398 THRU 392 GRANDMONT SUB L34 P9 PLATS, W C R 22/26
140 X 100

A/K/A 16831 W. Grand River
TAX PARCEL ID No. 22007181-6

DESCRIPTION CORRECT
ENGINEER OF SURVEYS

BY _____
Jered Dean
Manager of Maps and Records
City of Detroit/DPW,CED