February 27, 2019

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

RE: Property Sale
8675 W. Grand River

Honorable City Council:

The City of Detroit Planning and Development Department ("P&DD") has received an offer from Campau Investments LLC ("Campau"), a Michigan Limited Liability Company, requesting to purchase City-owned real property having a street address of 8675 W. Grand River (the "Property") for the purchase price of Five Thousand and 00/100 Dollars ($5,000.00).

The Property is zoned B4 (General Business District), measures approximately 2000 square feet and is located between and adjacent to properties owned by Campau at 8671 and 8679 W. Grand River. Campau proposes to combine all of the properties to pursue commercial development. Any proposed use of the Property by Campau shall be consistent with the allowable uses for which the Property is zoned.

We, therefore, request that your Honorable Body adopt the attached resolution to approve the sale and authorize the Director of the Planning and Development Department, or his authorized designee, to issue a quit claim deed to the Property and such other documents as may be necessary to effectuate the sale, with Campau Investments LLC, a Michigan Limited Liability Company for the amount of $5,000.00.

Respectfully Submitted,

Maurice Cox
Director
Planning & Development Department

MC/AJM

cc: Stephanie Washington, Mayor’s Office

ENTRÉD MAR 1 4 2019 M.T. F. WITH RECOMMENDATION TO APPROVE (ST: 2-0 (JT: GL))
RESOLUTION

BY COUNCIL MEMBER

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 8675 W. Grand River, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Campau Investments LLC for the purchase price of Five Thousand and 00/100 Dollars ($5,000.00); and be it further

RESOLVED, that the Director of the Planning and Development Department, or his or her designee, is authorized to execute a quit claim deed and other documents necessary or convenient for the consummation of the transaction pursuant to and in accordance with the Purchase Agreement; 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 Hundred and 00/100 Dollars (300.00) shall be paid to the DBA from the sale proceeds, 2) Two Hundred Fifty and 00/100 Dollars ($250.00) 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) shall be paid from the sale proceeds; 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:

S GRAND RIVER LOT 13 JOHN TIREMANS SUB L32 P10 PLATS, W C R 16/168 20 X 100

a/k/a 8675 W. Grand River
Tax Parcel ID 16004872

Description Correct
Engineer of Surveys

By: 
Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED