



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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November 4, 2025

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

**RE: A Corrective Resolution Authorizing Sale of Property to CHN.TRIBE JEFFERSON
LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP**

Honorable City Council:

On October 28, 2025, this Honorable Body adopted a resolution (“Resolution”) authorizing the sale of certain real property commonly known as 13003, 13011, 13025, 13035 and 13041 E. Jefferson Avenue, Detroit, Michigan 48215 (“City Property”) to CHN.TRIBE JEFFERSON LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP, a Michigan limited partnership, (“Purchaser”). As part of the project, the Purchaser is also acquiring adjacent property owned by the Detroit Land Bank Authority (“DLBA”) commonly known as 1126, 1132, and 1138 Dickerson Street, and 1011, 1035, 1041, 1047, and 1053 Lenox Street, Detroit, Michigan 48215 (“DLBA Property”).

The Resolution contained an error as to the purchase price of the City Property. The purchase price of the City Property should have been stated as one hundred thirty thousand six hundred thirty-eight and 78/100 dollars (\$130,638.78) instead of one hundred forty thousand and 00/100 dollars (\$140,000.00). The purchase price of the DLBA Property is nineteen thousand three hundred sixty-one dollar and 22/100 dollars (\$19,361.22).

We request that your Honorable Body adopt the attached corrective resolution to authorize the Director of the Planning and Development Department, or her authorized designee to (1) sell the City Property for one hundred thirty thousand six hundred thirty-eight and 78/100 dollars (\$130,638.78) and to (2) execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the City Property by the City of Detroit to Purchaser.

Respectfully submitted,



Alexa Bush
Director

cc: Malik Washington, Mayor’s Office

RESOLUTION

BY COUNCIL MEMBER _____

WHEREAS, this Honorable Body adopted a resolution on October 28, 2025 (“Resolution”) authorizing the sale of certain real property commonly known as 13003, 13011, 13025, 13035 and 13041 E. Jefferson Avenue, Detroit, Michigan 48215, and as more particularly described in the attached Exhibit A incorporated herein (“City Property”), to CHN.TRIBE JEFFERSON LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP, a Michigan limited partnership, (“Purchaser”); and

WHEREAS, the Resolution contained an error as to the purchase price of the City Property and a corrective resolution is necessary to accurately reflect the agreement of parties.

NOW THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves the sale of the City Property to CHN.TRIBE JEFFERSON LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP, a Michigan limited partnership, for the purchase price of one hundred thirty thousand six hundred thirty-eight and 78/100 dollars (\$130,638.78); 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) seven thousand eight hundred thirty eight and 32/100 dollars (\$7,838.32) shall be paid to the DBA from the sale proceeds, 2) six thousand five hundred thirty one and 93/100 dollars (\$6,531.93) 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 City Property; and be it further

RESOLVED, that the P&DD Director, 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 City 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 her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTION OF THE CITY PROPERTY

(Note: The Legal Descriptions are contingent on verification by the City of Detroit)

Real property situated in the City of Detroit, County of Wayne and State of Michigan described as follows:

Parcel 1:

N JEFFERSON E S 62.15 FT LOT 5 STERLING PARK SUB L27 P61 PLATS, W C R 21/310 20 IRREG

Common Address: 13003 E Jefferson
Parcel ID: 21000566.

Parcel 2:

N JEFFERSON E REAR N 37.85 FT LOT 5 LOTS 4 THRU 2 STERLING PARK SUB L27 P61 PLATS, W C R 21/310 60 IRREG

Common Address: 13011 E Jefferson
Parcel ID: 21000567.

Parcel 3:

N JEFFERSON E LOT 1 AND VAC ADJ ALLEY STERLING PARK SUB L27 P61 PLATS, W C R 21/310 58.46 IRREG

Common Address: 13025 E Jefferson
Parcel ID: 21000568.

Parcel 4:

N JEFFERSON LOT 1 EXC N 5.61 FT ALSO SURPLUS STRIP OF LAND LYG BET SD LOT AND JEFFERSON AVE BLK 1 JEFFERSON & MACK AVE SUB L18 P75 PLATS, W C R 21/309 42.23 IRREG

Common Address: 13035 E Jefferson
Parcel ID: 21000569.

Parcel 5:

N JEFFERSON E LOTS 2&3 EXC N 5.61 FT ALSO SURPLUS STRIP OF LAND LYG BET SD LOTS AND JEFFERSON AVE BLK 1 JEFFERSON & MACK AVE SUB L18 P75 PLATS, W C R 21/309 80.86 IRREG

Common Address: 13041 E Jefferson
Parcel ID: 21000570.