



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
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**March 3, 2022**

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

**RE: Property Sale  
2239 Carpenter**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Carrie Morris Arts Production, a Michigan Non-Profit Corporation (the “Purchaser”), to purchase certain City-owned real property at 2239 Carpenter (the “Property”) for the purchase price of Three Thousand Three Hundred and 00/100 Dollars (\$3,300.00).

Together with their adjacent vacant parcel at 2243 Carpenter, Purchaser proposes to utilize the property for outdoor theatrical performances. Currently, the property is within a B4 zoning district (General Business District).

This use is conditional in a B4 zone. Prior to the closing and consummation of the sale, Purchaser shall obtain conditional use approval or a confirmation letter from the Building and Safety Engineering and Environmental Department (“BSEED”), indicating that the Purchaser’s use of the Property is permitted within the zoning district or have the Property rezoned. 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 2239 Carpenter, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Carrie Morris Arts Production, a Michigan Non-Profit Corporation (the "Purchaser") for the purchase price of Three Thousand Three Hundred and 00/100 Dollars (\$3,300.00); and be it further

**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) One Hundred Ninety Eight and 00/100 Dollars (\$198.00) shall be paid to the DBA from the sale proceeds, 2) One Hundred Sixty Five and 00/100 Dollars (\$165.00) 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 sale 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**

LEGAL DESCRIPTION

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

N CARPENTER LOT 823 GRACE & ROOS ADD L15 P31 PLATS, W C R 9/128  
30 x 109.30

a/k/a 2239 CARPENTER  
Tax Parcel ID 09005170