



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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May 4, 2022

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

**RE: Property Sale
13203, 13213, 13300, 13314 Fenkell, Detroit, MI 48207**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Cathryn Coleman (“Purchaser”), to purchase certain City-owned real property at 13203, 13213, 13300, and 13314 Fenkell (the “Properties”). The P&DD has entered into two separate purchase agreements with Purchaser. Under the terms of the proposed purchase agreements, the Properties will be conveyed to Purchaser for the total purchase price of Thirty-Eight Thousand Three Hundred Eighty and 00/100 Dollars (\$38,380.00).

Purchaser is the owner and operator of Bouncing Around the Motor City, L.L.C., a Motor City Match Program Award Recipient. Purchaser owns the adjacent property at 13338 Fenkell, and is in process of renovating that space as office space for the business as part of the Motor City Match Program. Purchaser wishes to obtain the Properties to rehabilitate the parcels located at 13213 and 13203 Fenkell to utilize them as retail office space and parking for eventual tenants; furthermore, she intends to utilize the properties at 13300 and 13314 Fenkell as parking for the property she is currently rehabilitating at 13338 Fenkell. The Properties are within a B2 zoning district (Local Business and Residential District). Purchaser’s proposed use of the Properties shall be consistent with the allowable uses for which the Properties are zoned.

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 Cathryn Coleman.

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 13203, 13213, 13300, and 13314 Fenkell, Detroit, MI (the “Properties”), as more particularly described in the attached Exhibit A incorporated herein, to Cathryn Coleman (“Purchaser”), for the total purchase price of Thirty-Eight Thousand Three Hundred Eighty and 00/100 Dollars (\$38,380.00); 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) Five Thousand and 00/100 Dollars (\$5,000.00) shall be paid to the DBA from the sale proceeds, 2) One Thousand Nine Hundred Nineteen and 00/100 Dollars (\$1,919.00) 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 Properties; 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 Properties, 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

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

Parcel 1

S FENKELL LOTS 44 & 43 E 17 FT 42 SCHMIDT EST SUB L47 P57 PLATS, W C R 22/138
63 X 100

a/k/a 13203 Fenkell
Tax Parcel ID 22010652-4

Parcel 2

S FENKELL W 3 FT LOT 42 LOT 41 THRU 39 SCHMIDT EST SUB L47 P57 PLATS, W C R
22/138 63 X 100

a/k/a 13213 Fenkell
Tax Parcel ID 22010655-7

Parcel 3

N FENKELL LOTS 112 & 113 GLENCRAFT SUB NO 1 L37 P69 PLATS, W C R 22/55 47 X
100

a/k/a 13300 Fenkell
Tax Parcel ID 22011513-4

(Continues on Following Page)

Parcel 4

N FENKELL LOTS 108 THRU 110 GLENCRAFT SUB NO 1 L37 P69 PLATS, W C R 22/55
60 X 100

a/k/a 13314 Fenkell
Tax Parcel ID 22011511

Description Correct
Engineer of Surveys

By: _____
Basil Sarim
Sr. Associate Surveyor
City of Detroit/DPW, CED