CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 . TTY: 711
(313) 224-1310
WWW.DETROITMI.GOV

April 19, 2022

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

RE: **Property Sale**
        8501 Van Dyke

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from A Diamond In The Rough Home Childcare LLC, a Michigan Limited Liability Company (the "Purchaser), to purchase certain City-owned real property at 8501 Van Dyke (the "Property") for the purchase price of Thirty Nine Thousand and 00/100 Dollars ($39,000.00).

The Property consists of a one-story commercial structure in need of repair situated on approximately 12,000 square feet of land and zoned B4 (General Business District).

The Purchaser proposes to renovate the structure for use as a childcare facility. Their 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 A Diamond In The Rough Home Childcare LLC, a Michigan Limited Liability Company.

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 8501 Van Dyke, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to A Diamond In The Rough Home Childcare LLC (the "Purchaser") for the purchase price of Thirty Nine Thousand and 00/100 Dollars ($39,000.00).

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 Nine Hundred Fifty and 00/100 Dollars ($1,950.00) 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; 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:

W VAN DYKE LOTS 180 THRU 183 EXC VAN DYKE AVE AS WD GABLE 7 PIS COPINKS SUB L29 P86 PLATS, W C R 15/243 139.51 IRREG

a/k/a 8501 Van Dyke
Tax Parcel No. 15005634-6

Description Correct
Engineer of Surveys

By_____

Basil Sarim
Sr, Associate Surveyor
City of Detroit/DPW,CED