August 19, 2019

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

RE: Property Sale
314 E Philadelphia, Detroit, MI 48202

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Develop Detroit Inc., a Michigan Non-Profit Corporation to purchase certain City-owned real property at 314 E Philadelphia (the "Property") for the purchase price of Thirty Two Thousand and 00/100 Dollars ($32,000.00).

The Property consists of a two-family residential dwelling, located on an area of land measuring approximately 6,200 square feet and zoned R3 (Low Density Residential District). Develop Detroit Inc. proposes to rehabilitate the property and continue its use as a residential dwelling. This use is permitted by right in a R3 zone.

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 Property by the City to Develop Detroit Inc..

Respectfully submitted,

[Signature]
Maurice D. Cox
Director

cc: Stephanie Washington, 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 314 E Philadelphia, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Develop Detroit Inc. for the purchase price of Thirty Two Thousand and 00/100 Dollars ($32,000.00).

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 Develop Detroit Inc. 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 Six Hundred and 00/100 Dollars ($1,600.00) 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 PHILADELPHIA LOT 81 BELA HUBBARDS L21 P7 PLATS, W C R 1/111 50 X 125

a/k/a 314 E PHILADELPHIA
Tax Parcel ID 01002586.

Description Correct
Engineer of Surveys

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