August 19, 2019

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

RE: Property Sale
14905, 14907, 14931 W. Grand River

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Benkari Properties LLC, a Michigan Limited Liability Corporation to purchase certain City-owned real property at 14905, 14907 and 14931 W. Grand River (the "Property") for the purchase price of Twelve Thousand One Hundred Fifty and 00/100 Dollars ($12,150.00).

The Property consists of two adjacent attached vacant structures at 14905 and 14907 W. Grand River totaling 3,090 sq. feet and a 2,000 square feet vacant corner lot at 14931 W. Grand River. The Principal of Benkari Properties LLC is Adrienne Bennett. She proposes to renovate the Property for use as headquarters of their full service plumbing contracting company, Benkari LLC. The property is within a B4 zoning district (General Business District). Benkari Properties LLC proposed use of the Property is permitted by right in a B4 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 Benkari Properties LLC.

Respectfully submitted,

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 14905, 14907 and 14931 W. Grand River, Detroit, MI (the “Property”), as more particularly described in the attached Exhibit A incorporated herein, to Benkari Properties LLC for the purchase price of Twelve Thousand One Hundred Fifty and 00/100 Dollars ($12,150.00).

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) Six Hundred Seven and 50/100 Dollars ($607.50) 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:

Parcel 1
S GRAND RIVER LOT 23 STRATHMOOR SUB NO 3 L32 P61 PLATS, W C R 22/79 20 X 100

a/k/a 14905 W GRAND RIVER
Tax Parcel ID 22007036.002L

Parcel 2
S GRAND RIVER LOT 22 STRATHMOOR SUB NO 3 L32 P61 PLATS, W C R 22/79 20 X 100

a/k/a 14907 W GRAND RIVER
Tax Parcel ID 22007037.

Parcel 3
S GRAND RIVER LOT 17 STRATHMOOR SUB NO 3 L32 P61 PLATS, W C R 22/79 20 X 100

a/k/a 14931 W GRAND RIVER
Tax Parcel ID 22007041.

Description Correct
Engineer of Surveys

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