August 12, 2019

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

RE: Property Sale
1629 and 1635 Waterman, Detroit, MI 48209

Honorable City Council:

The City of Detroit, Planning and Development Department has received an offer from Robert Garcia (the “Purchaser”), whose address is 1623 Waterman, Detroit, MI 48209 to purchase certain City-owned real property at 1629 and 1635 Waterman, Detroit, MI (the “Properties”). The P&DD entered into a purchase agreement, dated July 2, 2019, with the Purchaser. Under the terms of the proposed Purchase Agreement, the property will be conveyed to the purchaser for the purchase price of Two Thousand Seven Hundred and 00/100 Dollars ($2,700.00).

The Purchaser’s primary residence is located at 1623 Waterman. They have expressed interest in purchasing the properties to expand their own yard. Currently, the properties are located within a M4 zoning district (Intensive Industrial District). Purchaser’s 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 to execute a deed and such other documents as may be necessary or convenient to effect a transfer of the property by the City to Robert Garcia.

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 1629 and 1635 Waterman, Detroit, MI (the “Properties”), as more
particularly described in the attached Exhibit A incorporated herein, to Robert Garcia (the
“Purchaser”) for the purchase price of Two Thousand Seven Hundred and 00/100 Dollars
($2,700.00); 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 such other 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 Sixty Two and 00/100 Dollars ($162.00) shall be paid to the DBA
from the sale proceeds, 2) One Hundred Thirty Five and 00/100 Dollars ($135.00) 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 DESCRIPTIONS

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

Parcel 1

W WATERMAN LOT 1 CUNNINGHAM & BRIGHAMS SUB L10 P3 PLATS, W C R 18/162
30 X 141.72

a/k/a 1629 Waterman
     Tax Parcel ID 18008186

Parcel 2

W WATERMAN LOT 4 THOMAS BROS SUB L24 P88 PLATS, W C R 18/163 45 X 138.72

a/k/a 1635 Waterman
     Tax Parcel ID 18008185

Description Correct
Engineer of Surveys

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