August 7, 2019

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

RE: Property Sale
10200 Dexter, Detroit, MI 48209

Honorable City Council:

The City of Detroit, Planning and Development Department has received an offer from The Benkel Company, LLC (the “Purchaser”), a Michigan limited liability company, whose address is 269 Walker, Suite 504, Detroit, MI 48207, to purchase certain City-owned real property at 10200 Dexter, Detroit, MI (the “Property”). The P&DD entered into a purchase agreement, dated July 5, 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 Six Thousand and 00/100 Dollars ($6,000.00).

The Purchaser owns the adjacent two parcels located at 10216 and 10230 Dexter. Together, with these two adjacent parcels, Purchaser proposes to develop the property a green space and a functional gathering space for the citizens of the neighborhood. Currently, 10200 Dexter is located within a B4 zoning district (General Business District). Purchaser’s use of the Property 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 deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to The Benkel Company, 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 10200 Dexter, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to The Benkel Company, LLC (the "Purchaser") for the purchase price of Six Thousand and 00/100 Dollars ($6,000.00); 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) Two Thousand Five Hundred and 00/100 Dollars ($2,500.00) shall be paid to the DBA from the sale proceeds, 2) Three Hundred and 00/100 Dollars ($300.00) 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

E DEXTER LOTS 3 2 1 GLYNN COURT GARDENS SUB L32 P86 PLATS, W C R 12/180 75 X 120

a/k/a 10200 Dexter
Tax Parcel ID 12010485

Description Correct
Engineer of Surveys

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