August 28, 2019

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

RE: Property Sale
3970 Marlborough, Detroit, MI

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from 3970 Marlborough LLC ("Purchaser"), a Michigan limited liability company, to purchase certain City-owned real property at 3970 Marlborough (the "Property") for the purchase price of Seventy Five Thousand and 00/100 Dollars ($75,000.00).

The Purchaser proposes to utilize the Property for a mixed-use development. Currently, the Property is within an R2 zoning district (Two-Family Residential District). The Purchaser’s 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 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 Purchaser.

Respectfully submitted,

[Signature]
Maurice Cox
Director

cc: Stephanie Washington, Mayor’s Office
RESOLUTION

BY COUNCIL MEMBER

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves the sale of certain real property at 3970 Marlborough, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to 3970 Marlborough LLC, a Michigan limited liability company, for the purchase price of Seventy Five Thousand and 00/100 Dollars ($75,000.00); and be it further

RESOLVED, that the Director of the Planning and Development Department ("P&DD"), or his authorized designee, is authorized to execute a quit claim deed and such other documents as may be necessary or convenient to effect the transfer of the Property to 3970 Marlborough LLC consistent with this resolution; and be it further

RESOLVED, that the quit claim deed for transfer of the Property to 3970 Marlborough LLC shall include a condition subsequent such that if 3970 Marlborough LLC does not clean and secure the Property within six (6) months of closing and does not obtain a certificate of occupancy for the Property with thirty six (36) months of closing, then title to the Property may, at the sole discretion of the P&DD Director, revert back to City of Detroit; 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 Properties, 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:

E MARLBOROUGH LOTS 102 THRU 81 AND REAR LOTS 60 THRU 39 AND VAC ALLEYS LYG BETWEEN SAID LOTS & S 19.79 FT ON E LINE BG S 18.75 FT ON W LINE OF VACATED WAVENY AVE LYG N OF & ADJ LOT 60 HUTTON & NALLS BRUSSELS HEIGHTS SUB L28 P66 PLATS, W C R 21/432 660 IRREG

a/k/a 3970 Marlborough
Tax Parcel ID 21059335.

Description Correct
Engineer of Surveys

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