August 6, 2019

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

RE: Property Sale
10015 Chalmers, Detroit, MI 48213

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Thomas & Associates, LLC (the "Purchaser"), a Michigan limited liability company, whose address is 8430 E. Outer Drive, Detroit, MI 48213, to purchase certain City-owned real property at 10015 Chalmers, Detroit, MI (the "Property"). The P&DD entered into a purchase agreement, dated July 17, 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 Seven Thousand and 00/100 Dollars ($7,000.00).

The Purchaser intends to utilize the current existing structure located on the property as a rental hall and community center. Currently, the property is 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 quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Thomas & Associates, 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 10015 Chalmers, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Thomas & Associates, LLC (the "Purchaser") for the purchase price of Seven Thousand and 00/100 Dollars ($7,000.00); 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 other such 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 Fifty and 00/100 Dollars ($350.00) 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:

Parcel 1

W CHALMERS LOTS 595 & 596 STEVENS EST SUB NO 2 L48 P43 PLATS, W C R 21/719
40 X 100

a/k/a 10015 Chalmers
Tax Parcel ID 21055845-6

66 A

Description Correct
Engineer of Surveys

By:
Basil Sarim, P.S.
Professional Surveyor