



July 14, 2022

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

**RE: Property Sale  
11087, 11097, and 11115 Gratiot, Detroit, MI 48213**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Martin Evans Missionary Baptist Church (“Purchaser”), a Michigan nonprofit corporation, to purchase certain City-owned real property at 11087, 11097, and 11115 Gratiot (the “Properties”). The P&DD has entered into a Purchase Agreement with the Purchaser. Under the terms of the proposed purchase agreement, the Properties will be conveyed to Purchaser for the total purchase price of Seven Thousand Eighty and 00/100 Dollars (\$7,080.00).

Purchaser operates the Marvin Evans Missionary Baptist located at 11025 Gratiot. Purchaser proposes to clear the Properties of any existing shrubbery, overgrowth, and debris to then operate them as parking for their congregation and community members. The Properties are within a B4 zoning district (General Business District). Purchaser’s proposed use of the Properties 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, or his authorized designee, to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Properties by the City to Martin Evans Missionary Baptist Church.

Respectfully submitted,

Katharine G. Trudeau  
Deputy Director

cc: Gail Fulton, 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 11087, 11097, and 11115 Gratiot, Detroit, MI (the “Properties”), as more particularly described in the attached Exhibit A incorporated herein, to Martin Evans Missionary Baptist Church (the “Purchaser”), a Michigan nonprofit corporation, for the total purchase price of Seven Thousand Eighty and 00/100 Dollars (\$7,080.00); 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 Properties to 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 Four and 00/100 Dollars (\$354.00) 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) as well as any taxes and assessments which have become a lien on the Properties; 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

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

**Parcel 1**

N GRATIOT LOT 79 EXC S .08 FT IN FRT RNG TO A PTE IN REAR DAVID TROMBLY ESTATES SUB L38 P18 PLATS, W C R 21/460 19.92 IRREG

a/k/a 11087 Gratiot  
Tax Parcel ID 21028872

**Parcel 2**

N GRATIOT AVE LOT 80 DAVID TROMBLY ESTATES SUB L38 P18 PLATS, W C R 21/460 20 IRREG

a/k/a 11097 Gratiot  
Tax Parcel ID 21028873

**Parcel 3**

N GRATIOT AVE LOT 81 DAVID TROMBLEY ESTATES SUB L38 P18 PLATS, W C R 21/460 103.67 IRREG

a/k/a 11115 Gratiot  
Tax Parcel ID 21028874

Description Correct  
Engineer of Surveys

By: \_\_\_\_\_  
Basil Sarim  
Sr. Associate Surveyor  
City of Detroit/DPW, CED