June 14, 2019

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

RE: Property Sale
239 Edmund Place, Detroit, MI 48201

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from New Beginnings Land Development, LLC (the "Purchaser"), a Michigan Limited Liability Company, whose address is 808 Chesterfield Ave., Birmingham, Michigan 48009, to purchase certain City-owned real property at 239 Edmund Pl., Detroit, MI (the "Property") for the purchase price of Fifty Thousand and 00/100 Dollars ($50,000.00).

The Purchaser acquired the adjacent property, located at 229 Edmund Place, from the Detroit Land Bank Authority in September 2017. Together with this adjacent property the Purchaser intends to construct a six car carriage house. 239 Edmund Pl is within a PD zoning district (Planned Development District). Because of this zoning, the Purchaser’s use of the property must be reviewed by the City Planning Commission before any construction or rehabilitation may be initiated. The Purchaser shall apply for and obtain approval of their proposed site plan for the Property prior to closing and consummation of this sale.

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 Properties by the City to New Beginnings Land Development, LLC.

Respectfully submitted,

Janet Attarian
Deputy Director

Stephanie Washington, Mayor's Office
RESOLUTION

BY COUNCIL MEMBER: Tate

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 239 Edmund Pl., Detroit, MI (the “Property”), as more particularly described in the attached Exhibit A incorporated herein, to New Beginnings Land Development, LLC (the “Purchaser”) for the purchase price of Fifty Thousand and 00/100 Dollars ($50,000.00); 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) Three Thousand and 00/100 Dollars ($3,000.00) shall be paid to the DBA from the sale proceeds, 2) Two Thousand Five Hundred and 00/100 Dollars ($2,500.00) 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

Land in the City of Detroit, County of Wayne and State of Michigan being:

North Edmund Place East, the West 36.5 feet of the East 40 feet of Lot 9 Block 7 BRUSH PARK SUBDIVISION of part of Park Lots 14 and 15 as recorded in Liber 2, Page 25 of PLATS, Wayne County Records 1/43 36.5 X 150

Commonly known as: 239 Edmund Place

Parcel ID No. 01000719-0

Description Correct
Engineer of Surveys

By: Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED
ADOPTED AS FOLLOWS
COUNCIL MEMBERS

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*PRESIDENT PRO TEM

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