July 29, 2019

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

RE: Property Sale
2539 and 2545 Hammond, Detroit, MI 48209

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Ricardo De La Torre (the "Purchaser"), to purchase certain City-owned real properties at 2539 and 2545 Hammond (the "Properties"). The P&DD entered into a purchase agreement, dated July 23, 2019, with the Purchaser. Under the terms of the proposed Purchase Agreement, the properties will be conveyed to the Purchaser for the purchase price Eight Thousand Nine Hundred and 00/100 Dollars ($8,900.00).

The Purchaser intends to create a fenced in green space on the parcel. Currently, the Properties is within an M4 zoning district (Intensive Industrial District). The Purchaser’s proposed use of the Properties shall be consistent with the allowable uses for which the Properties are zoned. The Properties shall be transferred subject to a reverter interest, requiring the Purchaser to clean and secure and to erect a six foot in height privacy fence bordering between the Properties and the adjoining residential neighbor on the Properties within six months (6).

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 Properties by the City to Ricardo De La Torre.

Respectfully submitted,

Katy Trudeau
Deputy Director

cc: 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 properties at 2539 and 2545 Hammond, Detroit, MI (the "Properties"), as more particularly described in the attached Exhibit A incorporated herein, to Ricardo De La Torre (the "Purchaser") for the purchase price of Eight Thousand Nine Hundred and 00/100 Dollars ($8,900.00); 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 the Purchaser consistent with this resolution; and be it further

RESOLVED, the Properties shall be transferred subject to a reverter interest, requiring the Purchaser to, within six (6) months of closing, clean and secure the Properties as well as to erect a six foot in height privacy fence bordering between the Properties and the neighboring residential property; 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) Four Hundred Forty Five and 00/100 Dollars ($445.00) 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 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:

Parcel 1

W HAMMOND LOT 110 LEAVITTS SUB L2 P29 PLATS, W C R 16/165 30 X 150

a/k/a 2539 Hammond
       Tax Parcel ID 16015802

Parcel 2

W HAMMOND 111 LEAVITTS SUB L2 P29 PLATS, W C R 16/165 30 X 150

a/k/a 2545 Hammond
       Tax Parcel ID 16015801

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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WAIVER OF RECONSIDERATION (No. 17)
Per motions before adjournment.