September 6, 2019

Detroit City Council
1640 Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Property Sale
20714 Schoolcraft Detroit, MI 48223

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Clarence Gordon (the "Purchaser"), to purchase certain City-owned real property at 20714 Schoolcraft, Detroit, MI (the "Property") for the purchase price of Two Thousand Eight Hundred and 00/100 Dollars ($2,800.00).

The Property consists of vacant land measuring approximately 4015 square feet and is zoned B4 (General Business District). Mr. Gordon owns Gordon Party/Rental, the adjacent business located at 20700 Schoolcraft. He wishes to develop the Property into a parking lot for his customers and employees. This use is allowable in a B4 zone.

We, therefore, request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his authorized designee, to execute a deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Clarence Gordon.

Sincerely,

[Signature]

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 property at 20714 Schoolcraft, Detroit, MI (the “Property”), as more particularly described in the attached Exhibit A incorporated herein, to Clarence Gordon (the “Purchaser”), for the purchase price of Two Thousand Eight Hundred and 00/100 Dollars ($2,800.00); 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 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) One Hundred Sixty Eight and 00/100 Dollars ($168.00) shall be paid to the DBA from the sale proceeds, 2) One Hundred Forty and 00/100 Dollars ($140.00) 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

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE AND STATE OF MICHIGAN BEING:

N SCHOOLCRAFT LOTS 31 AND 30 B E TAYLORS BRIGHTMOOR-PARKE SUB L47 P5 PLATS
W C R 22/498  40X100

DESCRIPTION CORRECT

BY __________________________
ENGINEER OF SURVEYS

A/K/A 20714 Schoolcraft
WARD 22 ITEM 009479-80
ADOPTED AS FOLLOWS
COUNCIL MEMBERS

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