July 15, 2019

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

RE: Property Sale
8540 W McNichols, Detroit, MI 48221

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from James Hill (the "Purchaser"), to purchase certain City-owned real property at 8540 W McNichols (the "Property"). The P&DD entered into a purchase agreement, dated June 26, 2019, with the Purchaser. Under the terms of the proposed Purchase Agreement, the property will be conveyed to the Purchaser for the purchase price Fifteen Thousand and 00/100 Dollars ($15,000.00).

The Purchaser previously owned the property, where they operated a car wash, however they lost it in foreclosure in 2018. The Purchaser wishes to re-purchase the property in order to continue operating their car wash business. The property is within a B2 zoning district (Local Business and Residential District). As per section 61-9-63 (21-22) of the City of Detroit zoning ordinance, the Purchaser’s intended use of the Property as a car wash is not a permitted use under the zoning ordinance without the necessity of a rezoning, special exception, use permit, variance, or other approval. The Purchaser shall apply for and obtain rezoning of the Property or a special or conditional use permit or variance regarding the Property prior to closing and the consummation of this sale.

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 James Hill.

Respectfully submitted,

Maurice D. Cox
Director

SEP 19 2019

Stephanie Washington, Mayor's Office
RESOLUTION

BY COUNCIL MEMBER

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NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 8540 W McNichols, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to James Hill (the "Purchaser") for the purchase price of Fifteen Thousand and 00/100 Dollars ($15,000.00); 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 Hundred Eleven and 20/100 Dollars ($211.20) shall be paid to the DBA from the sale proceeds, 2) One Hundred Seventy Six and 00/100 Dollars ($176.00) 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:

N--W MCNICHOLS RD LOT 185 AURORA PARK SUB L44 P56 PLATS, W C R 16/281 24 X
100
a/k/a 8540 W McNichols
Tax Parcel ID 16008193

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. 18)
Per motions before adjournment.