September 17, 2019

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

RE: Property Sale
10139 Lyndon, Detroit, MI 48238

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from New Man Industries LLC (the "Purchaser"), a Michigan Limited Liability Company to purchase certain City-owned real property at 10139 Lyndon (the "Property") for the purchase price of Fifteen Thousand and 00/100 Dollars ($15,000.00).

New Man Industries LLC owns the adjacent property and operates an audio and visual production company. They propose to use the property for storage of equipment. Currently, the property is within a M4 zoning district (Intensive Industrial District). New Man Industries LLC proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his or her authorized designee, 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 New Man Industries LLC.

Respectfully submitted,

Katharine G. Trudeau
Deputy Director

cc: Stephanie Washington, 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 10139 Lyndon, Detroit, MI (the “Property”), as more particularly described in the attached Exhibit A incorporated herein, to New Man Industries LLC (the “Purchaser”) for the purchase price of Fifteen Thousand and 00/100 Dollars ($15,000.00).

RESOLVED, that the Director of the Planning and Development Department, or his or her 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 Thousand Five Hundred and 00/100 Dollars ($2,500.00) shall be paid to the DBA from the sale proceeds, 2) Seven Hundred Fifty and 00/100 Dollars ($750.00) 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 or her 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:

S LYNDON LOT 296 ASSESSORS DETROIT PLAT NO 20 L74 P28 PLATS, W C R 16/469
19820 SQ FT

a/k/a 10139 LYNDON
Tax Parcel ID 16005903.051

Description Correct
Engineer of Surveys

By: ____________________________
   Basil Sarim, P.S.
   Professional Surveyor
   City of Detroit/DPW, CED