



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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September 19, 2022

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

**RE: Property Sale
8933 Kercheval, Detroit, MI 48214**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from 8933 Kercheval, LLC (“Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 8933 Kercheval (the “Property”). The P&DD has entered into a purchase agreement with Purchaser, under the terms of the which, the Property will be conveyed to Purchaser for the purchase price of One Hundred Thousand and 00/100 Dollars (\$100,000.00).

Anthony Curis, the principle of the Purchaser, has proposed to acquire and rehabilitate the vacant building located on the Property, as part of a mixed-use development he is spearheading in East Village. Purchaser anticipates completion of the development one year after the commencement of construction. The Property is within an B4 zoning district (General Business District). Purchaser’s 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 to execute a quit claim deed and such other documents as may be necessary or convenient to effectuate a transfer of the Property by the City 8933 Kercheval, LLC.

Respectfully submitted,

Antoine Bryant
Director

cc: Gail Fulton, 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 8933 Kercheval, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to 8933 Kercheval, LLC ("Purchaser"), a Michigan limited liability company, for the purchase price of One Hundred Thousand and 00/100 Dollars (\$100,000.00); 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 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) Six Thousand and 00/100 Dollars (\$6,000.00) shall be paid to the DBA from the sale proceeds, 2) Five Thousand and 00/100 Dollars (\$5,000.00) 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) as well as any taxes and assessments which have become a lien on the Property; 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:

Parcel

N KERCHEVAL LOT 1 HIBBARD BAKERS SUB L7 P86 PLATS, W C R 19/23 S 15 FT LOTS
66 67 & 68 WM B WESSON SUB L11 P33 PLATS, W C R 19/184 105 X 113.55

a/k/a 8933 Kercheval
Tax Parcel ID 19000267

Description Correct
Engineer of Surveys

By: _____
Basil Sarim
Sr. Associate Surveyor
City of Detroit/DPW, CED