



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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November 28, 2022

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

**RE: Property Sale
11301, 11327, 11333, and 11405 Whittier, Detroit, MI 48224**

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Martin Evans Missionary Baptist Church (the "Purchaser"), a Michigan nonprofit corporation d/b/a as Martin Evers Missionary Baptist Church, to purchase certain City-owned real property 11301, 11327, 11333, and 11405 Whittier (the "Properties"). The P&DD entered into a purchase agreement, with Purchaser. Under the terms of the proposed purchase agreement, the Property will be conveyed to Purchaser for the purchase price of Twelve Thousand and 00/100 Dollars (\$12,000.00).

Purchaser owns and operates the Martin Evers Missionary Baptist Church, which is located directly across the street from the Property at 11111 Whittier and wishes to obtain the Properties to remove blight, fence in the lot and utilize it as a green space for the community. Purchaser has partnered with Great Communities Now, Redeem Detroit, The Family Christian Church, Gents Barber Shop, Denby Neighborhood Alliance, and DCDC Architects, amongst other, to the beautification efforts of the Whittier Avenue corridor from I-94 to Kelly Rd. with each organization providing volunteers for the efforts. The Properties are within a B4 zoning district (General Business District). Purchaser's proposed use of the Properties 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 effect a transfer of the Properties by the City to Martin Evans Missionary Baptist Church.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Antoine Bryant".

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 11301, 11327, 11333, and 11405 Whittier, Detroit, MI (the "Properties"), as more particularly described in the attached Exhibit A incorporated herein, to Martin Evans Missionary Baptist Church ("Purchaser"), for the purchase price of Twelve Thousand and 00/100 Dollars (\$12,000.00); 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 Properties 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) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Six Hundred and 00/100 Dollars (\$600.00) 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 Properties; 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 WHITTIER LOTS 869 & 870 PARK DRIVE SUB NO 3 L54 P10 PLATS, W C R 21/877
45.66 X 93

a/k/a 11301 Whittier
Tax Parcel ID 21072496

Parcel 2

W WHITTIER LOT 868 PARK DRIVE SUB NO 3 L54 P10 PLATS, W C R 21/877 20 X 93

a/k/a 11327 Whittier
Tax Parcel ID 21072495

Parcel 3

W WHITTIER LOTS 859 THRU 867 PARK DRIVE SUB NO 3 L54 P10 PLATS, W C R 21/877
180 X 93

a/k/a 11333 Whittier
Tax Parcel ID 21072486-94

Parcel 4

W WHITTIER LOTS 843 THRU 847 PARK DRIVE SUB NO 3 L54 P10 PLATS, W C R 21/877
100 X 93

a/k/a 11405 Whittier
Tax Parcel ID 21072470-4

Description Correct

By: _____
Office of the Assessor