



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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December 1, 2022

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

RE: Property Sale
6355, 6361, 6365, 6369, 6421, & 6427 Theodore, Detroit, MI 48211

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from LMU LLC ("Purchaser"), a Michigan limited liability company, to purchase certain City-owned real property at 6355, 6361, 6365, 6369, 6421, & 6427 Theodore (the "Properties"). The P&DD has entered into a Purchase Agreement with the Purchaser. Under the terms of the proposed purchase agreement, the Properties will be conveyed to Purchaser for the total purchase price of Twenty-Five Thousand and 00/100 Dollars (\$25,000.00).

Purchaser operates a commercial and residential trash removal and recycling company. They wish to purchase the Properties to utilize them as container storage and staging space for their dumpsters and containers. The Properties are within an M4 zoning district (Intensive Industrial District). Purchaser's proposed use of the Properties shall be consistent with the allowable uses for which the Properties are 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 LMU 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 6355, 6361, 6365, 6369, 6421, & 6427 Theodore, Detroit, MI (the "Properties"), as more particularly described in the attached Exhibit A incorporated herein, to LMU LLC (the "Purchaser"), a Michigan limited liability company, for the total purchase price of Twenty-Five Thousand and 00/100 Dollars (\$25,000.00); 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) One Thousand Two Hundred Fifty and 00/100 Dollars (\$1,250.00) 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

Properties situated in the City of Detroit, Wayne County, Michigan, described as follows:

Parcel 1

N THEODORE LOT 12 SMITHS SUB L12 P91 PLATS, W C R 15/75 30 X 108.38

a/k/a 6355 Theodore
Tax Parcel ID 15000499

Parcel 2

N THEODORE LOT 13 SMITHS SUB L12 P91 PLATS, W C R 15/75 30 X 108.38

a/k/a 6361 Theodore
Tax Parcel ID 15000500

Parcel 3

N THEODORE W 1/2 OF VAC ST LYG N OF & ADJ THEODORE ST BETW LOTS 13 & 14
SMITHS SUB L12 P91 PLATS, W C R 15/75 30 X 108.38

a/k/a 6365 Theodore
Tax Parcel ID 15000501

(Continues on Following Page)

Parcel 4

N THEODORE E 1/2 OF VAC ST LYG N OF & ADJ THEODORE ST BETW LOTS 13 & 14
SMITHS SUB L12 P91 PLATS, W C R 15/75 30 X 108.38

a/k/a 6369 Theodore
Tax Parcel ID 15000502

Parcel 5

N THEODORE LOT 17 SMITHS SUB L12 P91 PLATS, W C R 15/75 30 X 108.38

a/k/a 6421 Theodore
Tax Parcel ID 15000506

Parcel 6

N THEODORE LOT 18 SMITHS SUB L12 P91 PLATS, W C R 15/75 30 X 108.39

a/k/a 6427 Theodore
Tax Parcel ID 15000507

Description Correct

By: _____
Office of the Assessor