



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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December 7, 2022

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

RE: Property Sale
10600 and 10830 Plymouth, and 11617 Manor, Detroit, MI 48204

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Christ Temple Baptist Church of Michigan (the "Purchaser"), a Michigan nonprofit corporation, to purchase certain City-owned real property at 10600 and 10830 Plymouth, and 11617 Manor (collectively the "Properties"). P&DD has entered into a purchase agreement with Purchaser, under the terms of the proposed purchase agreement, the Properties will be conveyed to Purchaser for the purchase price of Thirty-One Thousand and 00/100 Dollars (\$31,000.00).

The Purchaser, Christ Temple Baptist Church, has operated in Detroit for almost 40 years. They wish to acquire the Properties to expand their current footprint and to renovate the existing structures as an administrative and community resource building. 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 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 Christ Temple Baptist Church of Michigan.

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 10600 and 10830 Plymouth, and 11617 Manor (collectively the "Properties"), as more particularly described in the attached Exhibit A incorporated herein, to Christ Temple Baptist Church of Michigan (the "Purchaser"), a Michigan nonprofit corporation, for the total purchase price of Thirty-One Thousand and 00/100 Dollars (\$31,000.00); 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 Five Hundred Fifty and 00/100 Dollars (\$1,550.00) 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 PLYMOUTH LOTS 265 & 266 EXC PLYMOUTH AVE AS WD PARK MANOR L33 P30
PLATS, W C R 18/395 41 X 99.84

a/k/a 10600 Plymouth
Tax Parcel ID 18006664-5

Parcel 2

N PLYMOUTH LOTS 161 & 162 PARK MANOR L33 P30 PLATS, W C R 18/395 39.50 X 120

a/k/a 10830 Plymouth
Tax Parcel ID 18006653

Parcel 3

N PLYMOUTH LOTS 167 & 168 EXC PLYMOUTH AVE AS WD PARK MANOR L33 P30
PLATS, W C R 18/395 40 X 99.26A

a/k/a 11617 Manor
Tax Parcel ID 18006657

Description Correct
Engineer of Surveys

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