



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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December 8, 2022

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

RE: Property Sale
3243 & 3249 Joy, Detroit, MI 48206

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Mt. Charity Missionary Baptist Church ("Purchaser"), a Michigan nonprofit corporation, to purchase certain City-owned real property at 3243 and 3249 Joy Road (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 Four Thousand Four Hundred Eighty and 00/100 Dollars (\$4,480.00).

Purchaser operates the Mt. Charity Missionary Baptist Church located directly across the street from the Properties. They wish to acquire the City-owned parcel to utilize it as parking for their congregation. 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 Mt. Charity Missionary Baptist Church.

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 3243 and 3249 Joy Dexter, Detroit, MI (the "Properties"), as more particularly described in the attached Exhibit A incorporated herein, to Mt. Charity Missionary Baptist ("Purchaser"), a Michigan nonprofit corporation, for the purchase price of Four Thousand Four Hundred Eighty and 00/100 Dollars (\$4,480.00); 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 Hundred Sixty-Eight and 80/100 Dollars (\$268.80) shall be paid to the DBA from the sale proceeds, 2) Two Hundred Twenty-Four and 00/100 Dollars (\$224.00) 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 shall be paid from the proceeds; 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

S JOY ROAD W 5 FT LOT 13 LOTS 12-11 THE MC ERLANE JOY ROAD SUB L34 P6 PLATS, W C R 12/186 45 X 85.98A

a/k/a 3243 Joy
Tax Parcel ID 12002695

Parcel 2

S JOY ROAD LOT 10 THE MC ERLANE JOY ROAD SUB L34 P6 PLATS, W C R 12/186 20 X 86.09A

a/k/a 3249 Joy
Tax Parcel ID 12002696

Description Correct
Engineer of Surveys

By: _____
Jered Dean
Manager II
City of Detroit/DPW, CED