



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

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**February 7, 2023**

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

**RE: Property Sale - Correction  
8243 E. Forest and 4709 Seminole**

Honorable City Council:

On May 17, 2022, your Honorable Body approved the sale of certain City-owned real property at 8243 E. Forest, to Mario Washington Foundation, a Michigan Non-Profit Corporation (the "Purchaser"), for the purchase price of Twenty-Two Thousand Two Hundred Fifty and 00/100 Dollars (\$22,250.00).


It has come to our attention that the legal description was stated incorrectly and issued in error. The project site should also have included the adjacent vacant lot at 4709 Seminole.

8243 E. Forest consists of a one-story commercial structure in need of repair situated on approximately 5,100 square feet of land. The adjacent vacant lot at 4709 Seminole is comprised of approximately 3520 square feet. Both parcels are zoned B4 (General Business District).

The Purchaser proposes to renovate 8243 E. Forest and 4709 Seminole (the "Property") for commercial use (barber shop/restaurant/retail). Their proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We, therefore, request that your Honorable Body adopt the attached resolution to reflect the correct legal description for the sale and authorizing the Director of P&DD, or his or her authorized designee to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Mario Washington Foundation, a Michigan Nonprofit Corporation.

Respectfully submitted,

  
Antoine Bryant  
Director

cc: Malik Washington, Mayor's Office

## RESOLUTION

BY COUNCIL MEMBER: \_\_\_\_\_

**RESOLVED**, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute a quit claim deed for the purchase price of Twenty Two Thousand Two Hundred Fifty and 00/100 Dollars (\$22,250.00) and other such documents necessary or convenient, to effect transfer of the Property, as more particularly described in the attached Exhibit A, to Mario Washington Foundation, a Michigan Nonprofit Corporation; 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 One Hundred Twelve and 50/100 Dollars (\$1,112.50) 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 or her 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 or her authorized designee, and approved by the Corporation Counsel as to form.

**EXHIBIT A**

**DESCRIPTION**

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

N FOREST E S 46FT OF E 1/2 BLK 16 SUB OF PT OF THE COOK FARM L19 P73  
PLATS, W C R 17/116 110 X 46

a/k/a 8243 E. Forest  
Tax Parcel No. 17000610

W SEMINOLE S 32 FT OF N 765.70 FT OF E 110 FT OF BLK 16 COOK FARM SUB OF PT OF  
P CS 153, 155 & 180 BETWN FOREST & GRATIOT L19 P73 PLATS, w C R 17/116 32 X 110

a/k/a 4709 Seminole  
Tax Parcel No. 17008101

Description Correct

By \_\_\_\_\_  
Office of the Assessor