



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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March 14, 2023

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

**RE: Property Sale
19689 and 19695 Conant, Detroit, MI 48234**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Essence Contracting Services & Management LLC (“Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 19689 and 19695 Conant (the “Properties”). The Properties will be conveyed to Purchaser for the purchase price of Three Thousand Two Hundred and 00/100 Dollars (\$3,200.00).

Purchaser recently acquired the lot adjacent to the Properties located at 19703 Conant, which they intend to rehabilitate in to office spaces. They wish to purchase the Properties to clean, clear, and develop in to parking for the planned development. The Properties are within a B4 zoning district (General Business District). Purchaser’s proposed use of the Properties as parking will 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 effectuate a transfer of the Properties by the City to Essence Contracting Services & Management LLC.

Respectfully submitted,

Antoine Bryant
Director

cc: Malik Washington, 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 19689 and 19695 Conant (the "Properties"), as more particularly described in the attached Exhibit A incorporated herein, to Essence Contracting Services & Management LLC ("Purchaser"), a Michigan limited liability company, for the purchase price of Three Thousand Two Hundred and 00/100 Dollars (\$3,200.00); 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) One Hundred Ninety Two and 00/100 Dollars (\$192.00) shall be paid to the DBA from the sale proceeds, 2) One Hundred Sixty and 00/100 Dollars (\$160.00) 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 CONANT LOT 703 BURTONS SEVEN MILE ROAD SUB L34 P47 PLATS, W C R 9/182
20 X 100

a/k/a 19689 Conant
Tax Parcel ID 09008526.

Parcel 2

W CONANT LOT 702 BURTONS SEVEN MILE ROAD SUB L34 P47 PLATS, W C R 9/182
20 X 100

a/k/a 19695 Conant
Tax Parcel ID 09008525.

Description Correct

By: _____
Office of the Assessor