



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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April 18, 2023

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

**RE: Property Sale
6651 E. Vernor**

Honorable City Council:

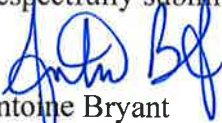
The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Patrick E. McCabe (the “Purchaser”), to purchase certain City-owned real property at 6651 E. Vernor (the “Property”) for the purchase price of Six Thousand Six Hundred and 00/100 Dollars (\$6,600.00).

6651 E. Vernor consists of a dilapidated one-story commercial structure in need of significant repair situated on approximately 2800 square feet of land. The Property is zoned R2 (Two Family Residential District).

The Purchaser proposes to renovate the Property into a two-story single family residence. They propose to restore the existing structure and add a second story edition with living space and a terrace. Their proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize 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 Patrick E. McCabe.

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 6651 E. Vernor (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Patrick E. McCabe (the "Purchaser") for the purchase price of Six Thousand Six Hundred and 00/100 Dollars (\$6,600.00); and be it further

RESOLVED, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the 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) Three Hundred Thirty and 00/100 Dollars (\$330.00) 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 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.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTION

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

W CONCORD W 90 FT ON N LINE BG W 89.90 FT ON S LINE 18 MILLS SUB NO 3 L26
P12 PLATS, WCR 15/32 30.81 IRREG

a/k/a 6651 E. Vernor
Tax Parcel ID 15011719

Description Correct

By _____
Office of the Assessor