



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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April 20, 2023

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

**RE: Property Sale - Correction
7326 W. McNichols**

Honorable City Council:

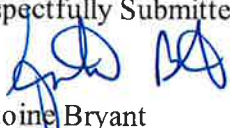
On November 15, 2022, your Honorable Body authorized the sale of property located at 7326 W. McNichols (“the Property”) to 7326 W. McNichols LLC, a Michigan Limited Liability Company (“the Purchaser”), for the purchase price of Eighteen Thousand One Hundred Twenty and 00/100 Dollars (\$18,120.00).

The property consists of a vacant building situated on approximately 11,000 square feet of land, zoned B2 (General Business District) and lies within a Traditional Main Street Overlay (“TMSO”) area. The Purchaser proposes to renovate the structure into mixed use office and retail space. The TMSO ordinance permits this in a B2 zone.

It has come to our attention that the name of the Purchaser was incorrectly stated as Global Translations & Services, LLC on the approval resolution and issued in error.

We, therefore, request that your Honorable Body adopt the attached resolution to reflect the correct Purchaser as 7326 W. McNichols, LLC for the sale.

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 7326 W. McNichols, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to 7326 W. McNichols, LLC, a Michigan Limited Liability Company (the "Purchaser") for the purchase price of Eighteen Thousand One Hundred Twenty and 00/100 Dollars (\$18,120.00); 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) Nine Hundred Six and 00/100 Dollars (\$906.00) 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, shall be paid from the sale proceeds; 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:

N--W MCNICHOLS RD LOTS 24 THRU 29 STAFFORDS INTER-COLLEGE SUB
L46 P82 PLATS, WCR 16/333 120 x 90

a/k/a 7326 W. McNichols
Tax Parcel ID No. 16008268-73

Description Correct

By _____
Office of the Assessor