



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
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May 9, 2023

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

**RE: Property Sale
1432 E. State Fair, Detroit, MI 48203**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Mary L. LLC (“Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 1432 E. State Fair (the “Property”). The P&DD has entered into a purchase agreement with Purchaser, under the terms of the which, the Property will be conveyed to Purchaser for the purchase price of Two Thousand Nine Hundred Ninety and 00/100 Dollars (\$2,990.00).

Purchaser recently purchased the neighboring parcel located at 1426 E. State Fair and intend to open a banquet hall. They wish to purchase the City-owned Property to lay concrete and utilize it as parking for the banquet hall. The Property is within an B4 zoning district (General Business District). Purchaser’s proposed use of the Property as a parking lot is a by-right use however the use of the adjacent parcel as a banquet hall is a conditional land use. Purchaser will be required to obtain all appropriate conditional land use approvals for the adjacent property before the close of this sale.

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 Property by the City to Mary L. 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 1432 E. State Fair, Detroit, MI (the “Property”), as more particularly described in the attached Exhibit A incorporated herein, to Mary L. LLC (“Purchaser”), a Michigan limited liability company, for the purchase price of Two Thousand Nine Hundred Ninety and 00/100 Dollars (\$2,990.00); 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 Property 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 Eighty and 00/100 Dollars (\$180.00) shall be paid to the DBA from the sale proceeds, 2) One Hundred Fifty and 00/100 Dollars (\$150.00) 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 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 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

S STATE FAIR E LOT 260 FORD GARDENS SUB L32 P76 PLATS, W C R 9/172 20 X 100

a/k/a 1432 E. State Fair
Tax Parcel ID 09007903.

Description Correct

By: D Mills
Office of the Assessor

**CITY OF DETROIT
PER ASSESSORS**