



**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
6004 and 6010 Mount Elliott, Detroit, MI 48211**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Mt. Elliott Properties, L.L.C. (“Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 6004 and 6010 Mount Elliott (the “Properties”). The Properties will be conveyed to Purchaser for the purchase price of Eleven Thousand and 00/100 Dollars (\$11,000.00).

Purchaser is the owner of the adjacent gas station located at 6036 Mt. Elliott, which they have owned and operated for over 20 years. They wish to acquire the city-owned parcels, which have been undeveloped for over 30 years, to renovate and expand the existing gas station convenience store. The Properties are within an M4 zoning district (Intensive Industrial District). As indicated by Sec. 61-12-183 of the Detroit City Code, Purchaser’s proposed use of the Properties is by-right, and will 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 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 Mt. Elliott Properties, L.L.C.

Respectfully submitted,

Antoine Bryant

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 6004 and 6010 Mount Elliott, Detroit, MI (the “Properties”), as more particularly described in the attached Exhibit A incorporated herein, to Mt. Elliott Properties, L.L.C. (“Purchaser”), for the purchase price of Eleven Thousand and 00/100 Dollars (\$11,000.00); 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) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Five Hundred Fifty-Five and 00/100 Dollars (\$555.00) 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

E MT ELLIOTT LOT 42 F A SCHULTES SUB L14 P46 PLATS, W C R 15/85 31.85 X 120

a/k/a 6004 Mt. Elliott
Tax Parcel ID 15014125.

Parcel 2

E MT ELLIOTT LOT 41 F A SCHULTES SUB L14 P46 PLATS, W C R 15/85 30 X 120

a/k/a 6010 Mt. Elliott
Tax Parcel ID 15014126.

Description Correct

By: MS
Office of the Assessor

**CITY OF DETROIT
PER ASSESSORS**