



**Warren C. Evans**  
County Executive

June 18, 2018

Honorable Gary Woronchak, Chairman  
Wayne County Commission  
500 Griswold, 7<sup>th</sup> Floor  
Detroit, MI 48226

**RE: Approval of the Sale of the Phoenix Mill Building, 14973 Northville Road, Plymouth Township, MI 48170.**

**TCM# 2018-91-072**

Dear Chairman Woronchak,

The Department of Management and Budget through the Capital Development and Buildings Administration Division respectfully requests your approval of the attached purchase agreement between Wayne County ("County") and Critical Mass, LLC. The terms of the purchase are as follows:

<b>Purchase Price</b>	\$615,000
<b>Property Description</b>	Building located at 14973 Northville Road additional land described in Exhibit "A".
<b>Title</b>	Conveyed to Purchaser by Quit Claim Deed in Exhibit "B".

By way of background, the 14973 Northville Road site is the former Phoenix Mill Building. The building, site and land adjacent are no longer utilized by the County. Both parties acknowledge that the Property is currently tax exempt and the intent of the sale is to create a tax base for Plymouth Township and Wayne County. Considering maintenance costs and the County's plan for the consolidation of assets in order to reduce General Fund expenditures, Buildings has determined that it is prudent for the County to sell 14973 Northville Road. Consequently, Buildings has received an offer to purchase, which is memorialized in the attached Purchase Agreement (**Exhibit "A"**). Additional requirements of the sale stipulates for County based Business and County residents hiring in Exhibit "C".

Sincerely,

Tom Kelly, Director  
Capital Development and Buildings Administration Division