

PROPERTY TRANSFER/DEDICATION AGREEMENT
2025 DOWNTOWN STREESCAPE E. 11 MILE ROAD PROJECT

THIS PROPERTY TRANSFER/DEDICATION AGREEMENT (the “Agreement”) is made and entered into this 21 day of May, 2025, by and between the Grantor, Madison Heights First United Methodist Church, now known as United Methodist Church, Madison Heights, a Michigan ecclesiastical corporation, whose address is 246 East Eleven Mile Road, Madison Heights, Michigan 48071 (hereinafter the “Church” and/or the “Grantor”) and the Grantee, City of Madison Heights, a Michigan municipal corporation, on behalf of the Madison Heights Downtown Development Authority (the “DDA”), whose collective address is 300 West Thirteen Mile Road, Madison Heights, MI 48071 (hereafter the “City” and/or the “Grantee”);

RECITALS:

WHEREAS, the Church is a Michigan ecclesiastical corporation, duly and legally organized under and existing by virtue of the laws of the State of Michigan, as a non-profit church organization established to promote its religious beliefs, teachings and principles; and,

WHEREAS, the City is a Michigan municipal corporation, duly and legally organized under and existing as a Home-Rule City, under the provisions of 1909 P.A. 279, being specifically Michigan Compiled Laws (MCL) 117.1 et seq., with its principal offices located at 300 West Thirteen Mile Road, Madison Heights, Michigan 48071; and,

WHEREAS, one of the primary purposes of both the Church and the City is to promote the spiritual and physical health, welfare and safety of the public; and,

WHEREAS, the City, by and through the DDA, has developed the “2025 Downtown Streetscape E. 11 Mile Road Project” (the “Project”) to revitalize the 11 Mile Road Corridor from Stephenson Highway to Lorenz Street, in the City of Madison Heights. The purpose of the Project is to enhance the pedestrian environment, promote better use of public spaces, and encourage private investment that contributes to a more vibrant Downtown District; and,

WHEREAS, the first phase of the Project will be implemented on 11 Mile Road, between John R and Lorenz Street, and will include reduction of the roadway from four to three lanes, the addition on-street parking, improved sidewalks, installation of landscaping, and pedestrian amenities, including benches, bicycle racks, and trash bins, all of which will create a more walkable, safe, and attractive environment for neighboring and neighborhood residents, businesses, organizations and visitors; and, .

WHEREAS, in order to properly complete the Project, the City needs twenty-seven (27’) feet of the Church’s property, to create a consistent right-of-way line on the south side of 11 Mile Road, and the Church has graciously agreed to convey the property to the City for the creation of an attractive environments for neighboring and neighborhood residents, businesses, organizations and visitors;

NOW WHEREFORE, based upon the foregoing statements, which the parties accept and acknowledge as true and accurate, and in consideration of the additional promises and mutual covenants herein received and contained, the parties agree as follows:

AGREEMENT:

1. The Church agrees to convey to the City, by Quit Claim Deed (Exhibit A), the twenty-seven (27') feet, as depicted in the engineering plans and specifications (the "plans"), numbered N753 and dated February 17, 2025, prepared by Nowak and Fraus, Civil Engineers, Land Surveyors, and Land Planners (the "City Engineer"), which plans are attached hereto and made a part hereof, as Exhibit B. The legal description of the twenty-seven (27') feet being conveyed is as follows:

THE NORTH 27 FEET OF LOTS 160 THROUGH 164, INCLUSIVE, OF "GROVELAND SUBDIVISION" BEING A PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 1 NORTH, RANGE 11 EAST, CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 18 OF PLATS, ON PAGE 10, OAKLAND COUNTY RECORDS.

2. That, in consideration of the foregoing, the City, by and through the DDA, agrees to install a new Church monument sign (the "sign"), at the City's/DDA's sole cost and expense, to a location mutually agreed to by the Church and the City, in coordination with the City's/DDA's contractor and the City Engineer, which sign is referenced to in the plans, attached as Exhibit B.

3. That the signatories represent and warrant that they, by execution of this Property Transfer Agreement, have authority to act on behalf of the Church, as Grantor, and the City, as Grantee, respectively. Further, this Agreement may be signed in one or more counterparts, all of which, when taken together, shall be deemed to be one full and complete document. Copies of signatures to this Agreement shall be deemed to be originals and may be relied on to the same extent as the originals.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year written above

"GRANTEE"

**CITY OF MADISON HEIGHTS,
a Michigan municipal corporation**

By: Melissa R. Marsh, City Manager

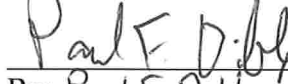
By: Cheryl E. Rottman, City Clerk

**MADISON HEIGHTS DOWNTOWN
DEVELOPMENT AUTHORITY**

By: Yousef Jarbo, Chairman

"GRANTOR"

**MADISON HEIGHTS FIRST UNITED
METHODIST CHURCH, now known as
UNITED METHODIST CHURCH, MADISON
HEIGHTS, an ecclesiastical corporation**



By: Paul F. Dibley

Its: Trustee of Madison Hts United Meth

EXHIBIT A:
QUIT CLAIM DEED

**QUIT CLAIM DEED
STATUTORY FORM**

KNOW ALL PERSONS BY THESE PRESENTS: The Grantor, Madison Heights First United Methodist Church, now known as United Methodist Church, Madison Heights, a Michigan ecclesiastical corporation, whose address is 246 East Eleven Mile Road, Madison Heights, Michigan 48071,

Quit Claim(s) to Grantee, City of Madison Heights, a Michigan municipal corporation, whose address is 300 W. 13 Mile Road, Madison Heights, Michigan 48071, the following described property situated in the City of Madison Heights, County of Oakland, State of Michigan, which property the City intends on using for its "2025 Downtown Streetscape E. 11 Mile Road Project," the survey of the property conveyed being attached hereto as Exhibit A, and the legal description of the property being conveyed is as follows:

THE NORTH 27 FEET OF LOTS 160 THROUGH 164, INCLUSIVE, OF "GROVELAND SUBDIVISION" BEING A PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 1 NORTH, RANGE 11 EAST, CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 18 OF PLATS, ON PAGE 10, OAKLAND COUNTY RECORDS.

TAX ID NO: 44-25-24-102-001

For the sum of one and 00/100 (\$1.00) Dollar in consideration

Subject to easements and use and building restrictions of record, this transfer is exempt pursuant to MCL 207.505(a) and MCL 207.526(a).

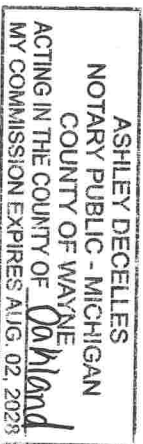
Dated this 21st day of May 2025.

Signed by Grantor: Madison Heights First
United Methodist Church, now known as
United Methodist Church, Madison Heights

By: Paul F. Dibley
Its: Trustee United Methodist Church, Madison Heights

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 21st day of May 2025, by Paul F. Dibley, the Trustee of the Madison Heights First United Methodist Church, now known as United Methodist Church, Madison Heights (the "Grantor and/or "Church"), who then and there acknowledged his/her signature on behalf of the Church.



Ashley Decelles
Ashley Decelles, Notary Public
Wayne County, Michigan
My Commission Expires: 8/2/2028
Acting in Oakland County, Michigan

When Recorded Return to:	Send Subsequent Tax Bills to:	Drafted by:
Grantee 300 W. 13 Mile Road Madison Heights, MI 48071	Grantee 300 W. 13 Mile Road Madison Heights, MI 48071	Jeffrey A. Sherman, Attorney 30700 Telegraph, Ste. 3420 Bingham Farms, MI 48025 248-540-3366 Telephone

EXHIBIT B:
PLANS AND SPECIFICATIONS



CLIENT:
City of Madison Heights
300 W. 13 Mile Rd.
Madison Heights, MI 48071

Contact:
Mr. Giles Tucker
Ph: 248-583-0831
Fax: 248-583-4143

SHIFT: United Methodist Church -
Right-of-Way Take



DRAWN BY:
A. Panley

DESIGNED BY:
A. Panley

APPROVED BY:
B. Brickel

SCALE 1" = 20'

NET JOB NO. N753 SHEET NO. 1 of 1