Melissa Fairbairn
City Administrator

Kimberly Whitsett
Clerk

Lamar C. Tidwell
Mayor

LaTonya Lamb
Mayor Pro-Tem

CITY OF ECORSE

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CITY OF ECORSE
SIDE LOT PROGRAM — TERMS AND CONDITIONS

1. Program Purpose

The City of Ecorse Side Lot Program provides eligible adjacent owner-occupants an opportunity to purchase designated City-owned vacant and residential lots. The program is intended to return surplus property to private ownership, encourage neighborhood upkeep.

The initial program includes 74 lots designated by the City for potential sale.

2. Applicant Eligibility

An applicant must:

- Own the residential property immediately adjacent to the requested lot.
- Occupy that home as the applicant's primary residence.
- Provide documentation of ownership and occupancy satisfactory to the City.
- Agree to maintain the purchased property in compliance with applicable City ordinances and property maintenance standards.

An owner who rents out the adjacent home and does not occupy it as a primary residence is not eligible.

Proposed additional requirements — subject to City approval: Applicants must be current on property taxes, have no outstanding blight or property maintenance violations, and have no unpaid municipal fees.

3. Posting of Available Lots

When the lots are ready for sale, the City will post the List of Available Lots for Sale at **www.ecorsemi.gov**. The list will be updated as availability changes.

Only properties designated by the City for this program are eligible for purchase under these terms.

3869 W. Jefferson Avenue | Ecorse, MI 48229 Phone: 313.386.2520 | 313.386.4136 www.ecorsemi.gov

4. Purchase Price

The purchase price for each whole lot shall be based on its frontage, as verified by the City:

- Less than 30 feet: **Five Hundred Dollars ($500)**
- 30 feet or more: **Seven Hundred Fifty Dollars ($750)**

Any additional charges and responsibility for closing, recording, surveying, or related costs shall be identified in the purchase agreement before execution.

5. Application Delivery

Completed applications and required supporting documents shall be delivered to the Economic Development Coordinator in the Building Department, Second Floor, Ecorse City Hall, **3869 W Jefferson Ave, Ecorse, MI 48229**.

Applications will be accepted Monday through Friday, between **8:30 a.m. and 4:30 p.m.**, excluding City holidays and closures.

Submission of an application does not reserve the property, create a purchase right, or guarantee approval.

6. Application Review and Purchase Agreement

Applications shall be reviewed by the City Administrator and Economic Development Coordinator, with assistance from other City departments as needed.

Following a favorable recommendation, the prospective purchaser shall promptly execute and return the City's proposed purchase agreement within the deadline stated in the City's written notice. The agreement shall incorporate the applicable program terms and be submitted to City Council for approval.

No sale shall be final unless approved by City Council and completed in accordance with the approved purchase agreement.

7. Requests to Divide a Lot Between Adjacent Homeowners

When eligible owner-occupants on both sides of one City-owned lot wish to purchase a portion, they may submit coordinated applications requesting that the lot be divided between them.

Any division or boundary adjustment is subject to City review, applicable legal and zoning requirements, necessary surveys and legal descriptions, and City Council approval of the sale.

No division is guaranteed. The boundaries, purchase price for each portion, allocation of related costs, and any required combination with the purchasers' existing parcels must be established before the purchase agreements are executed.

8. Property Condition; Disclaimer of Warranties

To the fullest extent permitted by applicable law, all property is sold **"AS IS, WHERE IS, WITH ALL FAULTS," without express or implied warranties concerning its physical or environmental condition, suitability for a particular use, or buildability.** Any title warranties, if any, shall be limited to those expressly stated in the executed conveyance documents.

The City makes no representation that the property is free of contamination, underground tanks, buried debris, foundations, basement walls, utility remnants, unstable fill, or other surface or subsurface conditions.

Whether or not buildings or other structures previously occupied the property, and whether or not demolition occurred, the City does not warrant that former structures, basements, foundations, or other underground improvements were completely removed or that the property was filled or compacted to support future improvements.

Except as expressly provided in the executed purchase agreement or required by applicable law, the City assumes no contractual obligation to investigate, remediate, repair, remove, or correct environmental or underground conditions.

Prospective purchasers are responsible for conducting the inspections and investigations they consider necessary before closing. Entry, testing, excavation, or other investigation on City-owned property requires prior written City authorization.

Nothing in these terms waives a disclosure obligation or eliminates liability or other duties imposed by applicable law.

9. Use and Maintenance

Upon closing, the purchaser shall assume responsibility for maintaining the property in compliance with applicable City requirements, including mowing, vegetation control, and removal of litter and debris.

Purchase through this program does not constitute approval for construction, a driveway, fencing, gardening, or any other particular use. Proposed uses and improvements remain subject to applicable zoning requirements, permits, easements, and other restrictions.

Please refer to the City of Ecorse – Side Lot Purchase Application to apply.