



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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May 15, 2023

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

**RE: Property Sale
15242, 15246, and 15250 Fenkell, Detroit, MI 48227**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Woods Collective LLC (“Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 15242, 15246, and 15250 Fenkell (the “Properties”). The Properties will be conveyed to Purchaser for the purchase price of Twenty Thousand Seven Hundred Fifty and 00/100 Dollars (\$20,750.00).

Eric Woods, the principal of Woods Collective LLC, is a native Detroiter. Through his company, he wishes to purchase the Properties in order to rehabilitate them in to a community-focused coffee shop and book store. The Properties are within a B2 zoning district (Local Business and Residential District). 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 Woods Collective LLC.

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 15242, 15246, and 15250 Fenkell, Detroit, MI (the “Properties”), as more particularly described in the attached Exhibit A incorporated herein, Woods Collective LLC (“Purchaser”), a Michigan limited liability company, for the purchase price of Twenty Thousand Seven Hundred Fifty and 00/100 Dollars (\$20,750.00); 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) Eight Hundred Ninety and 00/100 Dollars (\$890.00) 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

N FENKELL LOT 314 B E TAYLORS BELMONT SUB L41 P44 PLATS, W C R 22/43 20 X
100

a/k/a 15242 Fenkell
Tax Parcel ID 22011354.

Parcel 2

N FENKELL LOT 313 B E TAYLORS BELMONT SUB L41 P44 PLATS, W C R 22/43 20 X
100

a/k/a 15246 Fenkell
Tax Parcel ID 22011353.

Parcel 3

N FENKELL LOT 312 B E TAYLORS BELMONT SUB L41 P44 PLATS, W C R 22/43 20 X
100

a/k/a 15250 Fenkell
Tax Parcel ID 22011352.

Description Correct

By: _____
Office of the Assessor