



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
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May 25, 2023

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

**RE: Property Sale
935 Louisiana, Detroit, MI 48203**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Session & Son, LLC (“Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 935 Louisiana (the “Property”). The Property will be conveyed to Purchaser for the purchase price of Thirty-Nine Thousand and 00/100 Dollars (\$39,000.00).

Session & Son is a minority, family-owned and operated waste hauling and recycling company that has been based in the City of Detroit for over 50 Years. They wish to purchase the property as a location to store unused dumpsters, trucks, and equipment. The Property is within an M4 zoning district (Intensive Industrial District). Purchaser’s proposed use of the Property 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 Property by the City to Session & Son, 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 935 Louisiana, Detroit, MI (the “Property”), as more particularly described in the attached Exhibit A incorporated herein, to Session & Son, LLC (“Purchaser”), a Michigan limited liability company, for the purchase price of Thirty-Nine Thousand and 00/100 Dollars (\$39,000.00); 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) One Thousand Nine Hundred Fifty and 00/100 Dollars (\$1,950.00) 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 Property, 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:

E CAMERON LOT 123 & LOT 206 AND VAC ALLEY ADJ LOTS 222 THRU 208 EXC W 70
FT ST BARBARA SUB L28 P84 PLATS, W C R 1/162 95,976 SQ FT

a/k/a 935 LOUISIANA

Tax Parcel ID 01008352-3

Description Correct
Office of the Assessor

By: M. Shihadeh
Monica Shihadeh
Land Records Maintenance
City of Detroit

**CITY OF DETROIT
PER ASSESSORS**

4/20/2023