



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

July 13, 2023

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

**RE: Property Sale
2488 Meldrum and 6423, 6427, 6435, and 6439 Waterloo, Detroit, MI 48207**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Jessica Hauser (“Purchaser”), to purchase certain City-owned real property at 2488 Meldrum and 6423, 6427, 6435, and 6439 Waterloo (the “Properties”). The Properties will be conveyed to Purchaser for the purchase price of Twenty-Six Thousand and 00/100 Dollars (\$26,000.00).

Jessica Hauser is the Executive Director and representative of the Downtown Boxing Gym Youth Program (“DBG”), a Detroit-based nonprofit, which operates a youth academic and athletic after-school program focused on providing a safe, nurturing, and empowering environment to assist Detroit-based students in achieve academic success at absolutely no cost to the students or their families. Since their founding in 2007, the program has assisted hundreds of young Detroiters and boasts a 100% high school graduation rate of all its participants. Program alumni have gone on to enjoy careers as Doctors, Lawyers, Engineers, Scientists, Artists, and Entrepreneurs. Currently, DBG is in the process of expanding their program. They have over 1000 students on their waitlist, and wish to grow to accommodate even more youngsters. DBG currently owns several adjacent parcels and wish to acquire the Properties to be able to expand their building, as well as to provide additional parking for parents, volunteers, and staff members.

All of the Parcels located on Waterloo are within an M4 zoning district (Intensive Industrial District). Purchaser’s proposed use of these parcels for parking is by-right. The parcel located at 2488 Meldrum is currently un-zoned, and will require the purchaser to obtain special land use approval. Additionally, use of the Properties to expand the DBG building footprint or to erect new DBG structures to be utilized as part of the youth program are conditional and require the Purchaser to obtain appropriate conditional land use approvals. The final use of any and all of the parcels will comply with all zoning ordinance and be consistent with the uses for which the Properties are 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 Jessica Hauser.

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 2488 Meldrum and 6423, 6427, 6435, and 6439 Waterloo, Detroit, MI (the “Properties”), as more particularly described in the attached Exhibit A incorporated herein, to Jessica Hauser (“Purchaser”), for the purchase price of Twenty-Six Thousand and 00/100 Dollars (\$26,000.00); 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 Three Hundred and 00/100 Dollars (\$1,300.00) 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

E MELDRUM N 29.50 FT LOT 35 S 15 FT LOT 34 BURLAGES SUB L23 P31 PLATS, W C R 15/137 44.50 X 155

a/k/a 2488 Meldrum
Tax Parcel ID 15013556.

Parcel 2

N WATERLOO LOT 53 DUPONTS SUB L3 P49 PLATS, W C R 15/26 30 X 110.86

a/k/a 6423 Waterloo
Tax Parcel ID 15000241.

Parcel 3

N WATERLOO LOT 52 DUPONTS SUB L3 P49 PLATS, W C R 15/26 30 X 110.86

a/k/a 6427 Waterloo
Tax Parcel ID 15000242.

Parcel 4

N WATERLOO LOT 51 EXC THAT PT TAKEN FOR OPENING AND WDG VERNOR HWY
DUPONTS SUB L3 P49 PLATS, W C R 15/26 30 IRREG

a/k/a 6435 Waterloo
Tax Parcel ID 15000243.

[Legal Descriptions Continue on Following Page]

Parcel 5

N WATERLOO LOT 50 EXC THAT PT TAKEN FOR OPENING AND WDG VERNOR HWY
DUPONTS SUB L3 P49 PLATS, W C R 15/26 30 X 105.46A

a/k/a 6439 Waterloo
Tax Parcel ID 15000244.

Description Correct

By: _____
Office of the Assessor