



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
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June 23, 2023

Detroit City Council
2 Woodward Avenue
1340 Coleman A. Young Municipal Center
Detroit, Michigan 48226

**Re: Transfer of Jurisdiction, Surplus, and Sale of Real Property
14420 Woodrow Wilson, Detroit, MI 48238**

Honorable City Council,

The Planning and Development Department (“PDD”) and the Department of Public Works (“DPW”) hereby request transfer jurisdiction of certain real property commonly known as 14420 Woodrow Wilson Street, Detroit, Michigan (the “Property”) from DPW to PDD to administer as surplus real property, and the approval and authorization from your Honorable Body to sell the Property to Lion Investment Team, LLC, a Michigan limited liability company (“Purchaser”).

The Property is a former railway spur track which is adjacent to the former Conrail railway line on which the Joe Louis Greenway is being built. The total area of the Property is 0.24 acres. DPW has determined that they do not have a specific need for the property and that the parcel is not needed for the development of the Joe Louis Greenway.

PDD has received an offer from Purchaser, to purchase the Property for the purchase price of Twelve Thousand and 00/100 Dollars (\$12,000.00).

The Purchaser is developing a marijuana growing facility and proposes to utilize the Property for ingress, egress, and parking for its adjacent business at 405 Midland, Detroit, MI 48203. The Property is within an M4 zoning district (Intensive Industrial District). The zoning district permits, by right, use of the property for a parking lot or parking area. The Purchaser has also previously received approval from the Buildings, Safety Engineering, and Environmental Department through to conditionally use the adjacent property as a marijuana growing facility following a special land use hearing.

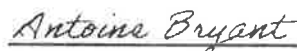
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We request that your Honorable Body adopt the attached resolution to (1) authorize the transfer of jurisdiction of the Property from DPW to PDD, and (2) approve the designation of the Property as surplus real property and authorize the sale of the Property to Purchaser, and (3) authorize the execution of such documents as may be necessary or convenient to affect the sale of the Property.

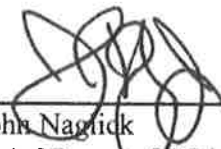
Respectfully submitted,

Planning and Development Department

Office of the Chief Financial
Officer/Finance Department



Antoine Bryant
Director



John Naglick
Chief Deputy CFO/ Finance Director

Department of Public Works



Ron Brundidge
Director

Cc: Malik Washington, Mayor's Office

RESOLUTION

BY COUNCIL MEMBER; _____

WHEREAS, the Department of Public Works (“DPW”) has jurisdiction over certain City of Detroit real property located at 14420 Woodrow Wilson as further described in the attached Exhibit A (the “Property”); and

WHEREAS, DPW has requested the Finance Department transfer jurisdiction of the Property to the Detroit Planning and Development Department (“PDD”) for management and disposition; and

WHEREAS, the Planning and Development Department has deemed the Property not essential to the City and therefore requests that the real property be designated as surplus and be sold; and

WHEREAS, the City, through PDD, desires to sell the Property to Lion Investment Team, LLC, a Michigan limited liability company (the “Purchaser”), for the purchase price of Twelve Thousand and 00/100 Dollars (\$12,000.00);

NOW, THEREFORE, BE IT RESOLVED, that in accordance with Sec. 2-7-3 of the Detroit City Code, Detroit City Council hereby approves the transfer of jurisdiction of the Property from the Department of Public Works to the Detroit Planning & Development Department; and be it further

RESOLVED, that in accordance with Sec. 2-7-4 of the Detroit City Code, Detroit City Council hereby deems the Property surplus real property that may be offered for sale/lease by the Planning and Development Department; and be it further

RESOLVED, that Detroit City Council hereby approves of the sale of certain the Property to Lion Investment Team, LLC, a Michigan limited liability company, for the purchase price of Twelve Thousand and 00/100 Dollars (\$12,000.00); 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 Property to Purchaser consistent with this resolution; and be it further

RESOLVED, that the City Council hereby approves payment of the following from the sale proceeds: 1) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the Detroit Building Authority (“DBA”) pursuant to the City’s Property Management Agreement with the DBA, 2) Six Hundred and 00/100 Dollars (\$600.00) shall be paid to the DBA’s real estate brokerage firm pursuant to the City’s Property Management Agreement with the DBA,

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 amount in sales proceeds remaining after the satisfaction of the Property Sales Services Fees be allocated directly to the City of Detroit General Fund; and be it further

RESOLVED, that the PDD Director, of 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 PDD 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, specifically described as follows:

E WOODROW WILSON LOT 21 WETMORE INDUSTRIAL SUB L66 P87-8 PLATS, W C R
8/190 10,475 SQ FT

Common Address: 14420 Woodrow Wilson, Detroit, MI 48238
Tax Parcel No. 08007256.