



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
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June 12, 2023

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

**RE: Property Sale  
13473 Jos. Campau, Detroit, MI 48212**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from 13507 Joseph Campau Street, LLC (“Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 13473 Joseph Campau (the “Property”). The Property will be conveyed to Purchaser for the purchase price of Three Thousand Seven Hundred and 00/100 Dollars (\$3,700.00).

13503 Joseph Campau Street, LLC is the real estate holding company for Dana Transport, Inc. Dana Transport is one of the largest cargo hauling companies in the United States, and specializes in material transport. Purchaser currently owns and operates a container storage center at the lots adjacent to the Property at 13479 and 13507 Jos. Campau. They wish to purchase the Property to utilize it as parking for their employees. The Property is located within a B4 zoning district (General Business 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 13507 Joseph Campau Street, LLC

Respectfully submitted,

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 13473 Joseph Campau, Detroit, MI (the “Property”), as more particularly described in the attached Exhibit A incorporated herein, to 13507 Joseph Campau Street, LLC (“Purchaser”), a Michigan limited liability company, for the purchase price of Three Thousand Seven Hundred and 00/100 Dollars (\$3,700.00); 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 Hundred Twenty-Two and 00/100 Dollars (\$222.00) shall be paid to the DBA from the sale proceeds, 2) One Hundred Eighty Five and 00/100 Dollars (\$185.00) 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:

**Parcel**

W JOS CAMPAU LOT 248 EXC JOS CAMPAU AVE AS WD NORTH CHENE ST SUB L16  
P61 PLATS, W C R 9/143 30 X 82

a/k/a 13473 Joseph Campau Street  
Tax Parcel ID 09011663.

Description Correct

By: \_\_\_\_\_  
Office of the Assessor