



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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June 23, 2023

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

**RE: Property Sale
1562, 1566, 1572, and 1576 Mack, Detroit, MI 48207**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Market Properties, L.L.C. (“Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 1562, 1566, 1572, and 1576 Mack (the “Properties”). The Properties will be conveyed to the Purchaser for the purchase price of Thirty-Two Thousand and 00/100 Dollars (\$32,000.00).

Thomas Wigley is the owner and operator of Market Properties, which is the real estate arm of Wigley’s Corned Beef. Mr. Wigley, and his family, have operated Wigley’s Famous Eastern Market Corned Beef in Eastern Market for almost 100 years. They have recently planned an expansion of their meat processing facilities and wish to purchase the City-owned Properties to utilize them as a part of this project. As part of the \$1.2 million expansion project, the lots will be utilized as additional refrigeration space, truck docking, and employee parking. The Properties are located within an MKT zoning district (Market and Distribution District). Purchaser’s proposed use of the Properties is by-right, and their use of the property will be consistent, and comply, with the allowable 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 Market Properties, L.L.C.

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 1562, 1566, 1572, and 1576 Mack, Detroit, MI (the “Properties”), as more particularly described in the attached Exhibit A incorporated herein, to Market Properties, L.L.C. (“Purchaser”), a Michigan limited liability company, for the purchase price of Thirty-Two Thousand and 00/100 Dollars (\$32,000.00); 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 Six Hundred and 00/100 Dollars (\$1,600.00) 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

S MACK W 25 FT OF S 29.9 FT LOT 37 AND HALF VAC ALLEY PLAT OF PT DEQUINDRE FARM L53 P195 DEEDS, W C R 7/35 25 X 39.9

a/k/a 1562 Mack
Tax Parcel ID 07000984.000

Parcel 2

S MACK E 25 FT OF S 29.9 FT LOT 37 AND HALF VAC ALLEY ADJ PLAT OF PT DEQUINDRE FARM L53 P195 DEEDS, W C R 7/35 25 X 39.9

a/k/a 1566 Mack
Tax Parcel ID 07000983.000

Parcel 3

S MACK W 24 FT OF THE S 29.9 FT LOT 36 AND HALF VAC ALLEY ADJ PLAT OF PT DEQUINDRE FARM L53 P195 DEEDS, W C R 7/35 24 X 39.9

a/k/a 1572 Mack
Tax Parcel ID 07000982.004

Parcel 4

S MACK E 26 FT OF THE S 29.9 FT LOT 36 AND HALF VAC ALLEY ADJ PLAT OF PT SUB DEQUINDRE FARM L53 P195 DEEDS, W C R 7/35 26 X 39.9

a/k/a 1576 Mack
Tax Parcel ID 07000982.003

Description Correct

By: _____
Office of the Assessor