



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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April 8, 2024

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

RE: **Property Sale**
2901 & 2913 Gratiot, Detroit, MI 48207 to CD Gratiot LLC

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from CD Gratiot LLC, a Delaware limited liability company (the "Purchaser"), to purchase certain City-owned real property at 2901 & 2913 Gratiot, Detroit, Michigan 48207 (the "Property") for the purchase price of Twenty-Five Thousand Eight Hundred Thirty-Five and 00/100 Dollars (\$25,835.00).

Purchaser is the owner of adjacent properties 2921 and 2933 Gratiot, which consist of an apartment building and retail space currently in the process of being renovated as a live-work space for artists with 20 new apartments, retail, and public greenspace. The Purchaser would like to acquire the Property for use as part of the public greenspace. Purchaser also owns and renovated Playground Detroit, a nearby art gallery at 2835 Gratiot. The Property is within a B4 zoning district (General Business District). Purchaser's proposed use of the Property is a by-right use and is 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, or his or her authorized designee, to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to CD Gratiot LLC, a Delaware limited liability company.

Respectfully submitted,

Antoine Bryant
Director
Planning and Development Department

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 2901 & 2913 Gratiot, Detroit, Michigan 48207 (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to CD Gratiot LLC, a Delaware limited liability company ("Purchaser"), for the purchase price of Twenty-Five Thousand Eight Hundred Thirty-Five and 00/100 Dollars (\$25,835.00); 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 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 Two-Hundred Ninety One and 75/100 Dollars (\$1,291.75) 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 Property; 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

Real Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

N GRATIOT LOT 13 W 14.63 FT OF LOT 14 N 40 FT OF W 4.75 FT E 10.37
FT OF LOT 14 LOUIS P CAMPAUS SUB L19 P5 PLATS, W C R 11/56 72.49
IRREG

a/k/a 2901 GRATIOT

Tax Parcel ID: 11001341-2

N GRATIOT S 50 FT OF W 4.75 FT OF E 10.37 FT LOT 14 E 5.62 FT LOT 14
W 12.50 FT LOT 15 LOUIS P CAMPAUS SUB L19 P5 PLATS, W C R 11/56
22.87 IRREG

a/k/a 2913 GRATIOT

Tax Parcel ID: 11001343.

Description Correct

By: _____
Office of the Assessor