



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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April 2, 2024

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

**RE: Property Sale
12555 Harper, Detroit Michigan 48213 to Living 4 Life Wellness LLC**

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Living 4 Life Wellness LLC, a Michigan Limited Liability Company (the "Purchaser"), to purchase certain City-owned real property at 12555 Harper, Detroit Michigan 48213 (the "Property") for the purchase price of Eighteen Thousand and 00/100 Dollars (\$18,000.00).

Doniss Hicks, founder of Living 4 Life Wellness LLC, is a registered dietician whose goal has been to prepare and provide healthy delicious food to the community. Purchaser would like to acquire the Property to create a commercial kitchen space to support other mobile food-based businesses and caterers. Mr. Hicks has prior experience in the mobile food business with his mobile food operation, The NuSól Food Buggy.

The Property consists of a 1,200 square foot commercial building and is within a B4 zoning district (General Business District). The 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 effectuate a transfer of the Property by the City to Living 4 Life Wellness LLC, a Michigan 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 12555 Harper, Detroit MI 48213 (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Living 4 Life Wellness LLC, a Michigan Limited Liability Company ("Purchaser"), for the purchase price of Eighteen Thousand and 00/100 Dollars (\$18,000.00); 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 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 and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Nine Hundred and 00/100 Dollars (\$900.00) 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 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 HARPER LOT 79 EXC HARPER AVE AS WD BARRETT & WALSHS HARPER
AVE SUB NO 2 L41 P76 PLATS, W C R 21/653 20 X 97.55A

a/k/a 12555 Harper

Tax Parcel ID: 21004241.

Description Correct
Office of the Assessor

By: _____