



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
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June 3, 2024

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

RE: Sale of 330 John R, Detroit, Michigan 48226 to Detroit Athletic Club

Honorable City Council:

On October 11, 2023, your Honorable Body approved Petition No. x2023-343, the vacation, with reserve of a public utility easement, of the easterly part of John R Street, 60 ft. wide, between East Adams Avenue, 60 ft. wide, and Madison Avenue, 200 ft. wide, now commonly known as 330 John R, Detroit, Michigan 48226 and more particularly described in the attached Exhibit A (the "Property"). Upon vacation, as the Property is located within the "Governor and Judges' Plan", title vested in the City of Detroit. The Finance Director has declared that, subject to your Honorable Body's approval, this parcel is to be surplus and under the jurisdiction of the Planning and Development Department.


The City of Detroit Planning and Development Department ("P&DD") has received an offer from Detroit Athletic Club, a Michigan nonprofit corporation ("Purchaser") to purchase the Property for the amount of Thirty-Four Thousand Three Hundred and 00/100 Dollars. The Purchaser would like to develop the Property to expand their outdoor event and café seating area, adjacent to property owned by Purchaser.

The Property consists of vacant land measuring approximately 3,430 square feet. The project area is zoned B4 (General Business District), and Purchaser's proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We therefore request that your Honorable Body approve the sale and authorize the Director of the Planning and Development Department, or his authorized designee, to issue a quit claim deed to the Property and such other documents as may be necessary to effectuate the sale to Detroit Athletic Club, a Michigan nonprofit corporation, for the amount of \$34,300.00.

Respectfully submitted,

Planning and Development Department



Antoine Bryant
Director

Office of the Chief Financial
Officer/Finance Department



John Naglick
Chief Deputy CFO/Finance Director

cc: Malik Washington, Mayor's Office

RESOLUTION

BY COUNCIL MEMBER _____

WHEREAS, on October 11, 2023, your Honorable Body approved Petition No. x2023-343, the vacation, with reserve of a public utility easement, of the easterly part of John R Street, 60 ft. wide, between East Adams Avenue, 60 ft. wide, and Madison Avenue, 200 ft. wide, now commonly known as 330 John R, Detroit, Michigan 48226 and more particularly described in the attached Exhibit A (the “Property”). Upon vacation, as the Property is located within the “Governor and Judges’ Plan”, title vested in the City of Detroit. The Finance Director has declared that, subject to your Honorable Body’s approval, this parcel to be surplus and under the jurisdiction of the Planning and Development Department.

WHEREAS, the Finance Department has jurisdiction over certain City of Detroit real property located at 330 John R as further described in the attached Exhibit A (the “Property”); and

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

WHEREAS, P&DD 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 of Detroit Planning and Development Department (“P&DD”) has received an offer from Detroit Athletic Club, a Michigan nonprofit corporation (“Purchaser”) to purchase the Property for the amount of Thirty-Four Thousand Three Hundred and 00/100 Dollars. Purchaser proposes to develop the Property in connection with adjacent property owned by Purchaser; and

WHEREAS, the Property consists of vacant land measuring approximately 3,430 square feet. The project area is zoned B4 (General Business District), and Purchaser’s proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

NOW, THEREFORE, BE IT RESOLVED, that in accordance with Section 2-7-3 of the 2019 Detroit City Code, Detroit City Council hereby approves the transfer of jurisdiction of the Sale Property from the Department of Public Works to the Detroit Planning & Development Department; and be it further

RESOLVED, that in accordance with Section 2-7-4 of the 2019 Detroit City Code, Detroit City Council hereby deems the Property, as more particularly described in the attached Exhibit A, surplus real property that may be offered for sale/lease by the Planning and Development Department; and be it further

RESOLVED, that in accordance with the foregoing communication, the Director of the Planning and Development Department or his authorized designee, be and is hereby authorized to issue a quit claim deed to the Property, as more particularly described in the attached Exhibit A, and such other documents as may be necessary to effectuate the sale to Detroit Athletic Club, a Michigan nonprofit corporation, for the amount of Thirty-Four Thousand Three Hundred and 00/100 Dollars (\$34,300.00); 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:

PT OF JOHN R SEC 11 GOVERNOR & JUDGES PLAN L34 P554 DEEDS, W C R 1/135
DESC AS BEG AT SW COR SD LOT 28 TH S 88D 57M 54S W 12 FT TH N 1D 2M 6S
W 136.45 FT TH N 16D 0M 40S W 48.18 FT TH N 30D 58M 57S W 128.98 FT TH N
59D 1M 3S E 10FT TH S 30D 58M 57S E 130.29 FT TH S 16D 0M 40S E 58.55 FT TH
S 1D 2M 6S E 130.29 FT TO POB 3,430 SQFT

a/k/a The easterly 10 ft. of John R Street, 60 ft. wide, lying westerly of and adjacent to lots 15 and 66, also that part John R lying westerly of and adjacent to the vacated Cross Street, 60 ft. wide, vacated per City of Detroit City Council resolution on June 15th, 1965, and the alley vacated by City of Detroit City Council resolution on March 21', 1989, 20 ft wide, lying between said vacated Cross Street and East Adams Avenue.

Also, the easterly 12 ft. of John R Street lying westerly of and adjacent to lots 68 and 28 and the alley vacated by City of Detroit City Council resolution on April 14th, 1913, lying between vacated Cross Street and Madison Street within the "Plat of Section 11 of the Governors and Judges Plan" as recorded in Liber 34, Page 544 of Plats, Wayne County Records.

As surveyed:

A PART OF JOHN R. STREET (60 FEET WIDE) WITHIN THE GOVERNOR AND JUDGES PLAN OF SECTION 11 OF THE CITY OF DETROIT, AS RECORDED IN LIBER 34, PAGE 554 OF DEEDS, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF MADISON AVENUE (200 FEET WIDE) WITH THE EAST LINE OF JOHN R. STREET (60 FEET WIDE), BEING ALSO THE SOUTHWEST CORNER OF LOT 28 OF SAID GOVERNOR AND JUDGES PLAN SECTION 11; THENCE S88°57'54" W, 12.00 FEET ALONG SAID NORTH LINE OF MADISON AVENUE; THENCE N01°02'06"W, 136.45 FEET; THENCE N16°00'40"W, 48.18 FEET; THENCE N30°58'57"W, 128.98 FEET TO A POINT ON THE SOUTH LINE OF ADAMS AVENUE (60 FEET WIDE); THENCE N59°01'03"E, 10.00 FEET ALONG SAID SOUTH LINE OF ADAMS AVENUE TO A POINT ON THE EAST LINE OF SAID JOHN R STREET (60 FEET WIDE), SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 15 OF SAID GOVERNOR AND JUDGES PLAN SECTION 11; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EAST LINE OF JOHN R. STREET: 1) S30°58'57"E, 130.29 FEET, AND 2) S16°00'40"E, 58.55 FEET, AND 3) S01°02'06"E, 130.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,430 SQUARE FEET.

a/k/a 330 John R
Tax Parcel ID 01000275.001

Description Correct
Office of the Assessor

By: _____