



## DEPARTMENTAL SUBMISSION

DEPARTMENT: Planning & Development

FILE NUMBER: Planning & Development-0583

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**\* RE:**

Submitting reso. autho. Property Sale 4403 and 4415 16th Street, 4607, 4621, 4629, 4645, 4655, and 4659 18th Street, and 2618 W. Forest Avenue, Detroit, Michigan 48208

**\* SUMMARY:**

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Prince Realty, LLC, a Michigan limited liability company (the "Purchaser"), to purchase certain City-owned real property at 4403 and 4415 16th Street, 4607, 4621, 4629, 4645, 4655, and 4659 18th Street, and 2618 W. Forest Avenue, Detroit, Michigan 48208 (the "Properties") for the purchase price of Sixty-Eight Thousand Four Hundred Twenty-Eight and 00/100 Dollars (\$68,428.00).

The Purchaser is led by Philip Kafka, President of Prince Concepts, which owns and activates approximately 750,000 square feet of real estate in Detroit. Mr. Kafka's projects include managing the design and development of Takoi restaurant on Michigan Avenue, and the development of True North Detroit, a live/workspace comprised of Quonset Huts in Core City.

The Properties consist of approximately 44,127 square feet of land. The Purchaser proposes to construct and develop a mixed-use development including an approximately five thousand (5,000) square foot restaurant, small-scale industrial and/or commercial buildings, related parking, and beautification. The Properties are within a B4 and M4 zoning district (General Business District and Intensive Industrial District). Within two years of consummation of sale, the Purchaser agrees to obtain a building permit or submit a site plan which complies with applicable zoning and building regulations for the purposes of constructing the proposed mixed-use development. The deed Purchaser receives pursuant to the sale will include these conditions.

**\* RECOMMENDATION:**

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 Prince Realty, LLC, a Michigan limited liability company.

**\* DEPARTMENTAL CONTACT:**

Name: John Truong  
Position: HRD

**\*=REQUIRED**