



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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June 4, 2024

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

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

Honorable City Council:

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.

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.

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 4403 and 4415 16th Street, 4607, 4621, 4629, 4645, 4655, and 4659 18th Street, and 2618 W. Forest Avenue, Detroit, Michigan 48208 (the "Properties"), as more particularly described in the attached Exhibit A incorporated herein, to Prince Realty, LLC, a Michigan limited liability company ("Purchaser"), for the purchase price of Sixty-Eight Thousand Four Hundred Twenty-Eight and 00/100 Dollars (\$68,428.00); 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 subject to a certain restrictive covenant as described in the Purchase Agreement between the Planning and Development Department and Purchaser dated May 17, 2024, 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) Four Thousand One Hundred Five and 68/100 Dollars (\$4,105.68) shall be paid to the DBA from the sale proceeds, 2) Three Thousand Four Hundred Twenty One and 40/100 Dollars (\$3,421.40) 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, County of Wayne and State of Michigan described as follows:

**Parcel 1:**

W 16TH S 30 FT 567 SUB OF P C 44 L68 P2-3 DEEDS, W C R 10/31 30 X 120.48A

Common Address: 4403 16<sup>th</sup> Street, Detroit, Michigan 48208

Parcel ID: 10006359.

**Parcel 2:**

W SIXTEENTH S 35 FT 568 N 10 FT 567 SUB OF PC 44 L68 P2-3 DEEDS, W C R 10/31 45 X 120.68A

Common Address: 4415 16<sup>th</sup> Street, Detroit, Michigan 48208

Parcel ID: 10006358.

**Parcel 3:**

W EIGHTEENTH 56 E 90.75 FT 55 SCHMIDT & WIRTS SUB L8 P27 PLATS, W C R 10/92 60 IRREG

Common Address: 4607 18<sup>th</sup> Street, Detroit, Michigan 48208

Parcel ID: 10007820.

**Parcel 4:**

W 18TH 59 SCHMIDT & WIRTS SUB L8 P27 PLATS, W C R 10/92 30 X 145

Common Address: 4621 18<sup>th</sup> Street, Detroit, Michigan 48208

Parcel ID: 10007817.

**Parcel 5:**

W 18TH LOTS 61 & 60SCHMIDT & WIRTS SUB L8 P27 PLATS, WCR 10/92 60 X 145

Common Address: 4629 18<sup>th</sup> Street, Detroit, Michigan 48208

Parcel ID: 10007815-6.

**Parcel 6:**

W 18TH 62 SCHMIDT & WIRTS SUB L8 P27 PLATS, W C R 10/92 30 X 145

Common Address: 4645 18<sup>th</sup> Street, Detroit, Michigan 48208

Parcel ID: 10007814.

**Parcel 7:**

W 18TH 64 SCHMIDT & WIRTS SUB L8 P27 PLATS, W C R 10/92 30 X 145

Common Address: 4655 18<sup>th</sup> Street, Detroit, Michigan 48208

Parcel ID: 10007812.

**Parcel 8:**

W 18TH 65 SCHMIDT & WIRTS SUB L8 P27 PLATS, W C R 10/92 30 X 145

Common Address: 4659 18<sup>th</sup> Street, Detroit, Michigan 48208

Parcel ID: 10007811.

**Parcel 9:**

W 18TH W 54.25 FT 55 SCHMIDT & WIRTS SUB L8 P27 PLATS, W C R 10/92 30 X 54.25

Common Address: 2618 W. Forest Avenue, Detroit, Michigan 48208

Parcel ID: 10007821.

Description Correct  
Office of the Assessor

By: \_\_\_\_\_