



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

August 6, 2024

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

RE: Property Sale 4403, 4411, 4417 & 4429 Wabash and 4416 & 4424 14th Street

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Gardenside Land Company LLC, a domestic limited liability company (the “Purchaser”), to purchase certain City-owned real property 4403, 4411, 4417 & 4429 Wabash and 4416 & 4424 14th Street (the “Property”) for the purchase price of One Hundred Nineteen Thousand and 00/100 Dollars (\$119,000.00).

The Purchaser owns Gardenside Brewing and proposes to use the Properties to develop a brewery, restaurant, and beer garden. The Property is located within a B4 zoning district (General Business District). The proposed use of the Property as a brewery is a conditional use which shall require them to obtain approval in order to utilize the Properties as they intend. The Purchaser shall apply for and obtain a conditional use permit regarding the Properties in order to develop the Properties as intended.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Properties by the City to the Purchaser.

Respectfully submitted,

Antoine Bryant
Director

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, 4411, 4417 & 4429 Wabash and 4416 & 4424 14th Street, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Gardenside Land Company LLC (the "Purchaser"), for the total purchase price of One Hundred Nineteen Thousand and 00/100 Dollars (\$119,000.00); 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 Properties 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) Seven Thousand One Hundred Forty and 00/100 Dollars (\$7,140.00) shall be paid to the DBA from the sale proceeds, 2) Five Thousand Nine Hundred Fifty and 00/100 Dollars (\$5,950.00) 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 Properties; 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:

Parcel 1

W WABASH 381 SUB OF GODFROY FARM L1 P293 PLATS, W C R 10/32 40 X 146.03A

a/k/a 4429 Wabash
Tax Parcel ID 10004689.

Parcel 2

W WABASH 380 SUB OF GODFROY FARM L1 P293 PLATS, W C R 10/32 40 X 145.91A

a/k/a 4417 Wabash
Tax Parcel ID 10004690.

Parcel 3

W WABASH 378 SUB OF GODFROY FARM L1 P293 PLATS, W C R 10/32 40 X 145.68A

a/k/a 4403 Wabash
Tax Parcel ID 10004692.

Parcel 4

W WABASH 379 SUB OF GODFROY FARM L1 P293 PLATS, W C R 10/32 40 X 145.79A

a/k/a 4411 Wabash
Tax Parcel ID 10004691.

Parcel 5

E FOURTEENTH 374 SUB OF GODFROY FARM L1 P293 PLATS, W C R 10/32 40 X 145

a/k/a 4424 14th Street
Tax Parcel ID 10004984.

Parcel 6

E FOURTEENTH 375 SUB OF GODFROY FARM L1 P293 PLATS, W C R 10/32 40 X 145

a/k/a 4416 14th Street
Tax Parcel ID 10004983.