



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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

Phone 313•224•1339  
www.detroitmi.gov

September 30, 2024

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

**RE: Sale of 222 Gratiot and 1255 Broadway St, Detroit, Michigan 48226 to PMB Holdings LLC**

Honorable City Council:

On May 23, 2023, your Honorable Body approved Petition No. x2023-155 for the outright vacation of the public alley bounded by Gratiot Avenue, Randolph Street, Monroe Street, and vacated Library Street, now commonly known as 222 Gratiot Avenue, Detroit, Michigan 48226 and more particularly described in the attached Exhibit A. Upon vacation, as the Property is located within the "Governor and Judges' Plan", title vested in the City of Detroit. Subject to your Honorable Body's approval, the Finance Director has declared the Property 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 PMB Holdings LLC, a Michigan Limited Liability Company ("Purchaser"), to purchase 222 Gratiot and 1255 Broadway and more particularly described in the attached Exhibit A incorporated herein (the "Properties") for Two Hundred Thirty-Six Thousand Eight Hundred and 00/100 Dollars (\$236,800.00).

The Purchaser owns the adjacent former J.L. Stone Co. and The Broadway site. They intend to utilize the Properties to develop an open-air activation area that will support the operations of a considered vertical development located on the adjacent site. The Properties are zoned B5 (Major 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 adopt the attached resolution to authorize the Director of the Planning and Development Department, or his authorized designee, to execute a quit claim deed and such other documents as may be necessary or convenient to effectuate the transfer of the Property by the City to PMB Holdings LLC, a Michigan Limited Liability Company.

Respectfully submitted,

Antoine Bryant  
Director  
Planning and Development Department

John Naglick  
Finance Director/Chief Deputy CFO  
Office of the Chief Financial Officer

cc: Malik Washington, Mayor's Office

## RESOLUTION

BY COUNCIL MEMBER \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby declares that certain City-owned real property commonly known as 222 Gratiot Avenue, Detroit, Michigan 48226, and more particularly described in the attached Exhibit A, to be surplus and under the jurisdiction of the Planning and Development Department; and be it further

**RESOLVED**, that Detroit City Council hereby approves of the sale of 222 Gratiot Avenue and 1255 Broadway Street, Detroit, Michigan 48226, and more particularly described in the attached Exhibit A incorporated herein (the "Properties") to PMB Holdings LLC, a Michigan Limited Liability Company ("Purchaser") for the purchase price of Two Hundred Thirty-Six Thousand Eight Hundred and 00/100 Dollars (\$236,800.00); and be it further

**RESOLVED**, that the Director of the Planning and Development Department or his authorized designee, be and is hereby authorized to issue a quit claim deed, and any such other documents as may be necessary to effect transfer of the Properties to Purchaser consistent with this resolution; 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 Director of the Planning and Development Department, 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:

S GRATIOT AVE THAT PART OF VAC ALLEY (PETITION X2023-155) BOUNDED BY GRATIOT AVE, RANDOLPH ST, MONROE ST, AND VAC LIBRARY ST LYING ADJ TO S LINE OF 2 THRU 4 AND N LINE OF 54 THRU 56 ALSO ADJ TO PRIOR VAC ALLEY PLAT OF SEC 7 GOVERNOR & JUDGES PLAN L34 P544 DEEDS, W C R 1/9 3,413 SQFT

Common Address 222 Gratiot Avenue, Detroit, Michigan 48226

Tax Parcel No: 01003953-4

Parcel 2:

SW PINGREE SQ S 39 FT OF 4 EXC N 3 FT OF W 20 FT PLAT OF SEC 7 GOVERNOR & JUDGES PLAN L34 P544 DEEDS WCR

Common Address 1255 Broadway Street, Detroit, Michigan 48226

Tax Parcel No: 01004038.