



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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December 10, 2024

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

RE: Property Sale of 3396 14th Street, Detroit, MI 48208

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from North Corktown HQ LLC (the “Purchaser”), to purchase certain City-owned real property 3396 14th Street, Detroit, MI 48208 (the “Property”) for the purchase price of Thirty-Two Thousand and 00/100 Dollars (\$32,000.00).

The Purchaser owns the adjacent building at 3388 14th Street and is renovating it into a café and food hall. The Purchaser proposes to use the Property as customer parking. The Property is within a B4 zoning district (General Business District). The Purchaser’s proposed use of the Property is by-right and will be consistent with the allowable uses for which the Property is zoned.

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 3396 14th Street, Detroit, MI 48208 (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to North Corktown HQ LLC (the "Purchaser"), for the total purchase price of Thirty-Two Thousand and 00/100 Dollars (\$32,000.00); 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) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) One Thousand Six Hundred and 00/100 Dollars (\$1,600.00) 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 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 Property, 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

Properties situated in the City of Detroit, Wayne County, Michigan, described as follows:

E FOURTEENTH 174 SUB OF GODFROY FARM L1 P293 PLATS, W C R 10/32 42 X 145

a/k/a 3396 14th Street
Tax Parcel ID 10004929.