



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
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February 25, 2025

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

RE: **Property Sale**  
**13809 Joseph Campau**

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Alibi Studio LLC, a Michigan Limited Liability Company (the "Purchaser"), to purchase certain City-owned real property at 13809 Joseph Campau Avenue, Detroit, Michigan 48212 (the "Property") for the purchase price of Fifty Thousand and 00/100 Dollars (\$50,000.00).

The Purchaser is an art and architecture practice led by Detroit resident and licensed architect and professor of architecture Catie Newell. The Property is a former public lighting substation 3,776 square feet in size. The renovation of the building will also involve Detroit resident Charlie O'Geen, founder of etC Construction Services, LLC. The Purchaser intends to utilize the interior of the existing structure for enclosed and open-air artist studios and workshop spaces. The Property is within a B4 zoning district (General Business District). The Purchaser's proposed use of the Property is a by-right use and 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, 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 to Alibi Studio LLC, a Michigan Limited Liability Company.

Respectfully submitted,

Alexa Bush  
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 13809 Joseph Campau Avenue, Detroit, Michigan 48212 (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Alibi Studio LLC, a Michigan Limited Liability Company ("Purchaser"), for the purchase price of Fifty Thousand and 00/100 Dollars (\$50,000.00); and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute a quit claim deed 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) Three Thousand and 00/100 Dollars (\$3,000.00) shall be paid to the DBA from the sale proceeds, 2) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) 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 or her 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 or her 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, Wayne County, Michigan, described as follows:

W JOS CAMPAU 227 THRU 229 EXC JOS CAMPAU AVE AS WD NORTH CHENE  
ST SUB L16 P61 PLATS, W C R 9/143 90 X 82

Common Address: 13809 Joseph Campau Avenue, Detroit, Michigan 48212  
Tax Parcel ID: 09011646.

Description Correct  
Office of the Assessor

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