



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
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Detroit, Michigan 48226

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July 2, 2025

Detroit City Council  
2 Woodward Avenue  
1340 Coleman A. Young Municipal Center  
Detroit, Michigan 48226

**RE: Land Swap Agreement for Joe Louis Greenway, Transfer of Land at 14601  
Linwood, and Acquisition of Land at 14801 Linwood**

Honorable City Council:

Harpen Investments LLC, a Michigan limited liability company (“Harpen”), desires to acquire a portion of certain City-owned real property located at 14601 Linwood, Detroit, Michigan 48238 (the “Transfer Property”). The City of Detroit, Planning and Development Department (“PDD”) has negotiated an exchange of the Transfer Property to Harpen in exchange for the City, acting through its Department of Public Works, acquiring a portion of certain property at 14801 Linwood, Detroit, Michigan 48238 (the “Acquisition Property”) from Harpen.

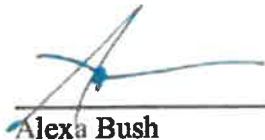
Harpen proposes to acquire the Transfer Property to construct a paved area providing an expanded truck turning radius for their loading dock. Their current driveway allows for access, but the additional land will serve to make a safer turning radius. Currently, the Transfer Property is within an M4 zoning district (Intensive Industrial District) and is vacant land. Harpen’s use of the Transfer Property is by-right and will be consistent with applicable zoning regulations.

The Acquisition Property is located at 14801 Linwood, between Linwood and Wildemere. The City desires to acquire the Acquisition Property to provide an off-street connection from the Joe Louis Greenway (“JLG”) to Salsinger Playfield, located at 14711 Linwood. Acquiring the Property will allow for the City to construct a shared-use pathway from the JLG directly to the park, providing safer access to the park and neighborhood for JLG users.

We request that your Honorable Body adopt the attached resolution to (1) authorize the transfer of jurisdiction of the Transfer Property from DPW to PDD, (2) approve the designation of the Transfer Property as surplus real property and authorize the transfer of the Transfer Property to Harpen, (3) approve the acquisition of Acquisition Property from Harpen, and (4) authorize the execution of such documents as may be necessary or convenient to affect the transfer or acquisition of said property.

Respectfully submitted,

**Planning and Development Department**



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**Alexa Bush**  
Director

**Office of the Chief Financial  
Officer/Finance Department**



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**John Naglick**  
Chief Deputy CFO/ Finance Director

**Department of Public Works**



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**Ron Brundidge**  
Director

**Cc: Malik Washington, Mayor's Office**

## RESOLUTION

**BY COUNCIL MEMBER;** \_\_\_\_\_

**WHEREAS**, the City, through its Department of Public Works (“DPW”) has jurisdiction over certain City of Detroit real property located at 14601 Linwood as further described in the attached Exhibit A (the “Transfer Property”); and

**WHEREAS**, DPW has requested the Finance Department transfer jurisdiction of the Transfer Property to the Detroit Planning and Development Department (“PDD”) for management and disposition; and

**WHEREAS**, PDD has deemed the Transfer Property not essential to the City and therefore requests that the real property be designated as surplus and be transferred or sold; and

**WHEREAS**, the City, through PDD, desires to transfer the Property to Harpen Investments LLC, a Michigan limited liability company (“Harpen”); and

**WHEREAS**, the City, through its Department of Public Works (“DPW”), wishes to acquire a portion of that certain property located at 14801 Linwood, between Linwood and Wildemere, more particularly described in Exhibit B (the “Acquisition Property”) from Harpen; and

**WHEREAS**, in accordance with Chapter 2, Article 6, Section 3 of the 2019 Detroit City Code, except as otherwise provided in the 2019 Detroit City Code, the City of Detroit is required to receive an environmental inquiry and, where necessary, an environmental assessment prior to the purchase of real property; and

**WHEREAS**, the City of Detroit previously obtained that certain Phase I Environmental Site Assessment dated March 28, 2025, the Phase II Environmental Site Assessment data and Baseline Environmental Assessment dated May 12, 2025, for the Acquisition Property, each prepared by NTH Consultants, Ltd. (the “Environmental Assessment”); and

**WHEREAS**, the Building Safety Engineering and Environmental Department (“BSEED”) has reviewed the environmental conditions of the Acquisition Property; and

**NOW, THEREFORE, BE IT RESOLVED**, that this Honorable Body hereby determines and declares, in accordance with Section 2-6-3 of the 2019 Detroit City Code: (1) that this property has received appropriate environmental inquiry and assessment in accordance with the review referred to in the preceding paragraphs; (2) that despite the presence of environmental contamination, acquisition of the Property is necessary to promote the health, safety and welfare of the public and such acquisition does not pose a risk based upon the proposed use of the Property if appropriate response actions are taken to meet due care obligations; (3) that the preservation of the public health, safety, welfare or good outweighs the cost of the environmental inquiry and

assessment and, therefore, waives the requirement that the seller bear the cost of the environmental inquiry and assessment; and (4) GSD has submitted a Baseline Environmental Assessment to the Michigan Department of Energy, Great Lakes and the Environment (“EGLE”) and will undertake response actions to mitigate any unacceptable risks with strict adherence to the EGLE regulations prior to opening the park to the public and will follow the existing Joe Louis Greenway Plan for Due Care and Operations, Maintenance and Monitoring plan to assure that environmental hazards are addressed in conjunction with the development; and be it further

**RESOLVED**, that in accordance with Sec. 2-7-3 of the Detroit City Code, Detroit City Council hereby approves the transfer of jurisdiction of the Transfer Property from the Department of Public Works to the Detroit Planning & Development Department; and be it further

**RESOLVED**, that in accordance with Section 2-7-4 of the 2019 Detroit City Code, Detroit City Council hereby deems the Transfer Property surplus real property that may be offered for transfer/sale/lease by the Planning and Development Department; and be it further

**RESOLVED**, that that the Director of the Planning and Development Department, or her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Transfer Property to Harpen consistent with this resolution; and be it further

**RESOLVED**, that Detroit City Council hereby approves acquisition of the Acquisition Property from Harpen for and in consideration of the transfer of the Transfer Property, and (a) the payment of customary closing costs (anticipated to be approximately three thousand dollars (\$3,000), which shall be funded from Appropriation No. 21117, being the Joe Louis Greenway Development Fund which has been previously appropriated for the specific purpose of supporting the construction and development of the Joe Louis Greenway; and be it further

**RESOLVED**, that the Director of DPW, or his/her authorized designee, be and is hereby authorized (1) to accept and record a deed to the City of Detroit for the Acquisition Property, (2) to accept, execute, and/or deliver any such other documents as may be necessary to effectuate the acquisition of the Acquisition Property by the City of Detroit, and (3) to pay the cost of obtaining an owner's policy of title insurance, recording any deeds granting title to the Acquisition Property to the City of Detroit, and such other necessary and customary closing costs payable in connection with the acquisition of the Acquisition Property; and be it further

**RESOLVED**, that the PDD Director, 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 Properties, provided that the changes do not materially alter the substance or terms of the transfer; and be it finally

**RESOLVED**, that the quit claim deed will be considered confirmed when executed by the PDD Director, or her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibits)

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE TRANSFER PROPERTY**

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

Commencing at the Northeast corner of Section 8 of the Ten Thousand Acre Tract (T.T.A.T.), T01S, R11E, City of Detroit, Wayne County, Michigan; thence S62°49'51"W 507.90 feet along the Northerly line of said Section 8; thence N27°22'04"W 46.00 feet to the PLACE OF BEGINNING; thence S62°49'51 "W 250.00 feet; thence N27°22'04"W 20.00 feet; thence N62°49'51"E 250.00 feet; thence S27°22'04"E 20.00 feet to the Point of Beginning, being a part of the East 1/2 of fractional Section 22, T01S, R11E, City of Detroit, Wayne County, Michigan, containing 0.11 acres of land, more or less, being subject to any terms, conditions or restrictions of record, if any.

Common Address: (Part of) 14601 Linwood  
Parcel ID: (Part of) 12013094.004

**EXHIBIT B**

**LEGAL DESCRIPTION OF THE ACQUISITION PROPERTY**

Property situated in the Highland Park, Wayne County, Michigan, specifically described as follows:

Commencing at a Northeast Corner of Section 8 of the Ten Thousand Acre Tract, as recorded in Liber 48887, Page 221, Wayne County Records; thence N24°16'34"W 66.00 feet along the centerline of Linwood Avenue (86 feet wide); thence S65°49'20"W 1038.15 feet parallel with the Northerly line of said Section 8 to the PLACE OF BEGINNING; thence continuing S65°49'20"W 60.45 feet parallel to the Northerly line of said Section 8; thence N00°20'20E 467.07 feet along the Westerly line of the Northeast 1/4 of Fractional Section 22, Town 01 South, Range 11 East, City of Detroit Wayne County; thence S89°17'40"E 55.00 feet; thence S00°20'20"W 441.63 feet to the Point of Beginning, being a part of the Northeast 1/4 of said Section 22, containing 0.57 acres of land, more or less. Subject to Easements, Conditions, and Restrictions of record, if any.

Common Address: (Part of) 14801 Linwood

Parcel ID: (Part of) 12010927.003L