



**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 9, 2025

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

**RE: Property Sale  
Part of 501 Third Street**

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from GRR Associates, LLC, a Michigan limited liability company (the "Purchaser"), to purchase a portion of certain City-owned real property at 501 Third Street, Detroit, Michigan 48226 (the "Property") for the purchase price of forty-seven thousand eight hundred sixteen and 00/100 Dollars (\$47,816.00).

The Property consists of 1,450 square feet of land. Purchaser would like to acquire the Property for use as ingress and egress to access adjacent-owned parcels located at 701 and 811 West Jefferson Avenue, Detroit, Michigan 48226 (the "Adjacent Parcels"). The Property is within a PCA zoning district (Public Center Adjacent District). The Purchaser has no current plans to alter the Property and proposes to combine the Property with the Adjacent Parcels. The Property is currently used as a vehicle access drive for the Adjacent Parcels. This proposed sale would align ownership of the Property and the Adjacent Parcels, who are the current users of the Property. The 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 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 GRR Associates, 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 a portion of certain real property at 501 Third Street (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Riverfront East, LLC, a Michigan limited liability company ("Purchaser"), for the purchase price of forty-seven thousand eight hundred sixteen and 00/100 Dollars (\$47,816.00); and be it further

**RESOLVED**, 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 Property to Purchaser consistent with this resolution; and be it further

**RESOLVED**, that customary closing costs of up to two thousand and 00/100 dollars (\$2,000.00), as well as any taxes and assessments which have become a lien on the Property, be paid from the sale proceeds; and be it further

**RESOLVED**, that the P&DD 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 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 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:

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, BEING A PART OF LOTS 28, 29 AND 30 AND A PART OF THE VACATED FRONT STREET ALL IN BLOCK H, AS PLATTED IN MAP OF THE FRONT OF THE CASS FARM AS SUBDIVIDED INTO LOTS FOR THE PROPRIETORS BY JOHN MULLETT AS RECORDED IN LIBER 9 OF CITY RECORDS, PAGE 409, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF RELOCATED W. JEFFERSON AVE. (VARIABLE WIDTH) AND THE WESTERLY RIGHT-OF-WAY LINE OF THIRD ST. (60 FEET WIDE), ALSO BEING THE NORTHEASTERLY CORNER OF LOT 1, BLOCK H, OF SAID MAP OF THE FRONT OF THE CASS FARM; THENCE SOUTH 22 DEGREES 55 MINUTES 55 SECONDS EAST 165.56 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID THIRD ST. TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE OF THIRD ST., SOUTH 22 DEGREES 55 MINUTES 55 SECONDS EAST 43.92 FEET; THENCE NORTH 84 DEGREES 14 MINUTES 28 SECONDS WEST 62.34 FEET; THENCE NORTH 22 DEGREES 57 MINUTES 29 SECONDS WEST 14.26 FEET; THENCE NORTH 67 DEGREES 20 MINUTES 59 SECONDS EAST 54.69 FEET TO THE POINT OF BEGINNING.

Common Address: Part of 501 Third Avenue, Detroit, Michigan 48226  
Parcel ID: Part of 04003656-86

Description Correct

By: \_\_\_\_\_  
Office of the Assessor