



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 . TTY: 711  
(313) 224-1310  
WWW.DETROITMI.GOV

---

April 20, 2022

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

**RE: Property Sale**  
**15651 W. Grand River Avenue, Detroit, MI 48227**

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from 15651 Grand River LLC ("Purchaser"), a Michigan limited liability company, and subsidiary of The JEDA Investment Group, a Michigan limited liability company, to purchase certain City-owned real property at 15651 W. Grand River Ave. (the "Property"). The P&DD has entered into a purchase agreement with Purchaser, under the terms of the which, the Property will be conveyed to Purchaser for the purchase price of Sixty-Five Thousand and 00/100 Dollars (\$65,000.00).

The JEDA Investment Group is a real estate development company currently focused on the revitalization of the northwest corridor of the City. They own several properties in the adjacent block on Grand River and wish to acquire this property with the intention of renovating it as a mixed-use building with retail on the ground level and office space above. The Property is within a B4 zoning district (General Business District). Purchaser's proposed use of the Property shall 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 effectuate a transfer of the Property by the City to 15651 Grand River LLC.

Respectfully submitted,

Antoine Bryant  
Director

cc: Gail Fulton, 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 15651 W. Grand River Ave., Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to 15651 Grand River LLC ("Purchaser"), for the purchase price of Sixty-Five Thousand and 00/100 Dollars (\$65,000.00); 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 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 Nine Hundred and 00/100 Dollars (\$3,900.00) shall be paid to the DBA from the sale proceeds, 2) Three Thousand Two Hundred Fifty and 00/100 Dollars (\$3,250.00) 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**

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

**Parcel**

S GRAND RIVER LOTS 3 & 2 B E TAYLORS BLUEBIRD SUB L40 P16 PLATS, W C R 22/20  
48.26 X 100

a/k/a 15651 W. Grand River Avenue  
Tax Parcel ID 22007089-90

Description Correct  
Engineer of Surveys

By: \_\_\_\_\_  
Basil Sarim  
Sr. Associate Surveyor  
City of Detroit/DPW, CED