



July 14, 2022

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

**RE: Property Sale
14307, 14315, 14321, and 14323 W. Grand River, Detroit, MI 48227**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Ivan Vaughn (“Purchaser”), to purchase certain City-owned real property at 14307, 14315, 14321, and 14323 W. Grand River (the “Properties”). The P&DD has entered into a Purchase Agreement with the Purchaser. Under the terms of the proposed purchase agreement, the Properties will be conveyed to Purchaser for the total purchase price of Twenty-Four Thousand Three Hundred and 00/100 Dollars (\$24,300.00).

Purchaser is the owner of Glasshouse Bar and Grill, located at 14301 Grand River. He wishes to purchase the city-owned parcels to expand his restaurant to include outdoor seating and customer parking on the Properties. The Properties are within a B4 zoning district (General Business District). Purchaser’s proposed use of the Properties shall be consistent with the allowable uses for which the Properties are zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his authorized designee, 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 Ivan Vaughn.

Respectfully submitted,

Katharine G. Trudeau
Deputy 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 14307, 14315, 14321, and 14323 W. Grand River, Detroit, MI (the “Properties”), as more particularly described in the attached Exhibit A incorporated herein, to Ivan Vaughn (the “Purchaser”), for the total purchase price of Twenty-Four Thousand Three Hundred and 00/100 Dollars (\$24,300.00); 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 Two Hundred Fifteen and 00/100 Dollars (\$1,215.00) 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 Properties; 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 Properties, 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:

Parcel 1

S GRAND RIVER LOTS 143 & 142 SCHOOLCRAFT SUB NO 2 L30 P90 PLATS, W C R 22/87
46 X 100

a/k/a 14307 W Grand River
Tax Parcel ID 22006994

Parcel 2

S GRAND RIVER LOT 141 SCHOOLCRAFT SUB NO 2 L30 P90 PLATS, W C R 22/87 22.80
X 100

a/k/a 14315 W Grand River
Tax Parcel ID 22006995

Parcel 3

S GRAND RIVER LOT 140 SCHOOLCRAFT SUB NO 2 L30 P90 PLATS, W C R 22/87 23 X
100

a/k/a 14321 W Grand River
Tax Parcel ID 22006996

Parcel 4

S GRAND RIVER LOT 139 SCHOOLCRAFT SUB NO 2 L30 P90 PLATS, W C R 22/87 22.80
X 100

a/k/a 14323 W Grand River
Tax Parcel ID 22006997

Description Correct
Engineer of Surveys

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