



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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December 1, 2022

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

RE: Property Sale
3125 Second Ave., Detroit, MI 48201

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Frank Company, L.L.C. ("Purchaser"), a Michigan limited liability company, to purchase certain City-owned real property at 3125 Second 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 One Hundred Five Thousand and 00/100 Dollars (\$105,000.00).

Daniel Tatarian is the owner of Frank Company, as well as the adjacent lot located at 3131 Second Ave. Mr. Tatarian is currently redeveloping the lot adjacent to the Property and intends to open a new restaurant there called White Grove. He wishes to acquire the city-owned parcel with the intention of expanding the available footprint for the upcoming restaurant and to utilize the lot as a wait-area for customers. The Property shall be transferred subject to a reverter interest, requiring the Purchaser open a restaurant at 3131 Second within twenty-four (24) months of the close of the sale for the Property located at 3125 Second Ave. Furthermore, 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 effect a transfer of the Property by the City to Frank Company, L.L.C.

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 3125 Second Ave., Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Frank Company, L.L.C. ("Purchaser"), for the purchase price of One Hundred Five Thousand and 00/100 Dollars (\$105,000.00); 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, the Property shall be transferred subject to a reverter interest, requiring the purchaser to open a restaurant on the parcel located at 3131 Second Ave. within twenty-four (24) months of the close of the sale of 3125 Second Ave.; 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) Six Thousand Three Hundred and 00/100 Dollars (\$6,300.00) shall be paid to the DBA from the sale proceeds, 2) Five Thousand Two Hundred Fifty and 00/100 Dollars (\$5,250.00) 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 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 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

W SECOND S LOT 35 FT C JOHN T LIGGETTS SUB L7 P38 PLATS, W C R 4/100 35 X 90

a/k/a 3125 Second

Tax Parcel ID 04003307.

Description Correct

By: _____
Office of the Assessor