



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

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April 3, 2023

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

**RE: Property Sale  
8419 Mack, Detroit, MI 48234**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Franklins Investments LLC (“Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 8419 Mack (the “Property”). The Property will be conveyed to Purchaser for the purchase price of Four Thousand Four Hundred and 00/100 Dollars (\$4,400.00).

Suzette Franklin, the owner of Franklins Investments, operates the Franklin Gourmet Dairy Bar, an ice cream shop, located at 8405 Mack, which has been a staple of the Villages and Pingree Park neighborhoods for decades. She wishes to acquire the Property to develop into a parking lot and waiting area for their customers. Currently, the shop has minimal available customer parking, which the Purchaser hopes to alleviate with the development of the Property. The Property is within a B4 zoning district (General Business District). Purchaser’s proposed use of the Property as parking will 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 Franklins Investments LLC.

Respectfully submitted,

Antoine Bryant  
Director

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 certain real property at 8419 Mack (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Franklins Investments LLC ("Purchaser"), a Michigan limited liability company, for the purchase price of Four Thousand Four Hundred and 00/100 Dollars (\$4,400.00); 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 Hundred Sixty Four and 00/100 Dollars (\$264.00) shall be paid to the DBA from the sale proceeds, 2) Two Hundred Twenty and 00/100 Dollars (\$220.00) 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

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

**Parcel 1**

N MACK 3 W 15 FT 4 BLK 3 - SUB OF PART OF THE COOK FARM L19 P75 PLATS, W C  
R 17/72 45 X 110

a/k/a 8419 Mack  
Tax Parcel ID 17000374.

Description Correct

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