



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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May 15, 2023

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

**RE: Property Sale
5629, 5633, and 5637 Livernois, Detroit, MI 48210**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Tabarek Alshafey (“Purchaser”), to purchase certain City-owned real property at 5629, 5633, and 5637 Livernois (the “Properties”). The Properties will be conveyed to Purchaser for the purchase price of Nine Thousand Four Hundred and 00/100 Dollars (\$9,400.00).

Mrs. Alshafey is the owner of the property located at 5605 Livernois. She is currently in the process of rehabilitating and re-constructing that location as a fuel station. She wishes to acquire the Properties to construct a retail strip mall with the hope of participating in, and helping to spur further, commercial revitalization in the area. The Properties are located within a B4 zoning district (General Business District). Purchaser’s proposed use of the Properties is by-right, and will 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 to execute a quit claim deed and such other documents as may be necessary or convenient to effectuate a transfer of the Properties by the City to Tabarek Alshafey.

Respectfully submitted,

Antoine Bryant

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 5629, 5633, and 5637 Livernois, Detroit, MI (the “Properties”), as more particularly described in the attached Exhibit A incorporated herein, to Tabarek Alshafey (“Purchaser”), for the purchase price of Nine Thousand Four Hundred and 00/100 Dollars (\$9,400.00); 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 Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Four Hundred Seventy and 00/100 Dollars (\$470.00) 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

W LIVERNOIS LOT 1 WAGNERS SUB L11 P62 PLATS, W C R 18/250 30 X 105

a/k/a 5629 Livernois
Tax Parcel ID 18006971.

Parcel 2

W LIVERNOIS LOT 2 WAGNERS SUB L11 P62 PLATS, W C R 18/250 30 X 105

a/k/a 5633 Livernois
Tax Parcel ID 18006970.

Parcel 3

W LIVERNOIS LOT 3 WAGNERS SUB L11 P62 PLATS, W C R 18/250 30 X 105

a/k/a 5637 Livernois
Tax Parcel ID 18006969.

Description Correct

By: _____
Office of the Assessor