



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
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July 11, 2023

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

**RE: Property Sale  
1607 W. Euclid, Detroit, MI 48206**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Ali Atoui and Noor El-Moussaoui (“Purchasers”), to purchase certain City-owned real property at 1607 W. Euclid (the “Property”). The Property will be conveyed to Purchasers for the purchase price of Thirty-Nine Thousand Five Hundred and 00/100 Dollars (\$39,500.00).

Ali Atoui and Noor El-Moussaoui are business partners with over a decade of experience renovating, rehabbing, and managing rental properties. Currently, the dilapidated and run down remains of a former apartment complex lay on the Property. The Purchasers wish to acquire the City-owned parcel to renovate the existing multi-family structure and return it to its original use as an apartment complex. The Property is within an R2 zoning district (Two-Family Residential District). Purchasers’ proposed use of the Property is conditional in areas zoned R2, but due to nature of the previous use of the structure, Purchaser’s use has obtained prior approval , and will continue to 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 Ali Atoui and Noor El-Moussaoui.

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 1607 W. Euclid, Detroit, MI (the “Property”), as more particularly described in the attached Exhibit A incorporated herein, to Ali Atoui and Noor El-Moussaoui (“Purchasers”), for the purchase price of Thirty-Nine Thousand Five Hundred and 00/100 Dollars (\$39,500.00); 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 Purchasers 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 Nine Hundred Seventy Five and 00/100 Dollars (\$1,975.00) 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 EUCLID W 7 FT O L 21 LYG E OF & ADJ LOT 28 A PLAT OF LOT 46 T T A T L6 P353  
DEEDS, W C R 8/98 28 E 15 FT 29 THE HOWELL-MACK EUCLID AVE SUB L29 P22  
PLATS, W C R 8/113 55.02 IRREG

a/k/a 1607 W. Euclid  
Tax Parcel ID 08002047.

Description Correct

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