



**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
5425, 5429, 5433, 5437, 5441, and 5445 E. McNichols, Detroit, MI 48212**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Ehsan Quayoum (“Purchaser”), to purchase certain City-owned real property at 5425, 5429, 5433, 5437, 5441, and 5445 E. McNichols (the “Properties”). The Properties will be conveyed to Purchaser for the purchase price of Twenty-Eight Thousand Eight Hundred and 00/100 Dollars (\$28,800.00).

Mr. Quayoum is the owner of the adjacent property located at 5401 E. McNichols, which he acquired in 2021. Since his purchase, he has completely renovated the existing structure, a nearly 40-year-old building which had sat abandoned and unattended for several years prior to him taking ownership. He wishes to purchase the city-owned Properties in order to clear them and redevelop the lots in to customer parking for a future public storage business. The Properties are 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. Additionally, Purchaser is required to receive P&DD approval of his future business construction plans as a condition of closing.

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 Ehsan Quayoum.

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 5425, 5429, 5433, 5437, 5441, and 5445 E. McNichols, Detroit, MI (the “Properties”), as more particularly described in the attached Exhibit A incorporated herein, to Ehsan Quayoum (“Purchaser”), for the purchase price of Twenty-Eight Thousand Eight Hundred and 00/100 Dollars (\$28,800.00); 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 Four Hundred Forty and 00/100 Dollars (\$1,440.00) 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 E MC NICHOLS RD LOT 138 HARRAHS DAVISON BLVD L35 P71 PLATS, W C R 13/222
20 X 100

a/k/a 5425 E. McNichols
Tax Parcel ID 13007322.

Parcel 2

N E MC NICHOLS RD LOT 139 HARRAHS DAVISON BLVD L35 P71 PLATS, W C R 13/222
20 X 100

a/k/a 5429 E. McNichols
Tax Parcel ID 13007323.

Parcel 3

N E MC NICHOLS RD LOT 140 HARRAHS DAVISONS BLVD L35 P71 PLATS W C R 13/222
20 X 100

a/k/a 5433 E. McNichols
Tax Parcel ID 13007324.

Parcel 4

N E MC NICHOLS RD 141 HARRAHS DAVISONS BLVD L35 P71 PLATS W C R 13/222 20
X 100

a/k/a 5437 E. McNichols
Tax Parcel ID 13007325.

[Legal Descriptions Continue on Following Page]

Parcel 5

N E MC NICHOLS RD LOT 142 HARRAHS DAVISON BLVD L35 P71 PLATS, W C R 13/222
20 X 100

a/k/a 5441 E. McNichols
Tax Parcel ID 13007326.

Parcel 6

N E MC NICHOLS RD LOT 143 HARRAHS DAVISON BLVD L35 P71 PLATS, W C R 13/222
21 X 100

a/k/a 5445 E. McNichols
Tax Parcel ID 13007327.

Description Correct

By: _____
Office of the Assessor