



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
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June 21, 2023

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

**RE: Property Sale
17621 W. Warren, Detroit, MI 48228**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Thomas Clemons (“Purchaser”), to purchase certain City-owned real property at 17621 W. Warren (the “Property”). The Property will be conveyed to Purchaser for the purchase price of Eighteen Thousand and 00/100 Dollars (\$18,000.00).

Mr. Clemons is the owner and operator of the Goodnight Lounge cocktail lounge, which is currently located on the Property. Mr. Clemons initially purchased the Property in 2014 in a private sale, but later lost it in foreclosure. Even though he lost the Property, Mr. Clemons remained a model business owner within the community, including voluntarily holding regular community meetings in the space. Mr. Clemons has been able to satisfy his outstanding fees and now wishes to re-purchase the Property. Additionally, because of his practiced commitment and involvement, the community surrounding the Property has been supportive of the proposed sale to Mr. Clemons. The Property is within a B4 zoning district (General Business District). Purchaser’s proposed use of the Property is by-right, 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 Thomas Clemons.

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 17621 W. Warren, Detroit, MI (the “Property”), as more particularly described in the attached Exhibit A incorporated herein, to Thomas Clemons (“Purchaser”), for the purchase price of Eighteen Thousand and 00/100 Dollars (\$18,000.00); 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, 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) Nine Hundred and 00/100 Dollars (\$900.00) 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 WARREN LOT 111 FRISCHKORNS HIGHLANDS SUB L41 P14 PLATS, W C R 22/258 30
X 100

a/k/a 17621 W Warren
Tax Parcel ID 22000218.

Description Correct

By: _____
Office of the Assessor