



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
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June 2, 2023

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

**RE: Property Sale
5031 and 5037 E. Nevada, Detroit, MI 48234**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Alan Odisho (“Purchaser”), to purchase certain City-owned real property at 5031 and 5037 E. Nevada (the “Properties”). The Properties will be conveyed to the Purchaser for the purchase price of Six Thousand and 00/100 Dollars (\$6,000.00).

Alan Odisho recently purchased 5021 and 5027 E. Nevada. Together, along with the prospective purchase of the City-owned Properties, he wishes to develop and open a vegan restaurant to provide access to healthier food options for Northeast Detroit residents. The Properties are located within a B4 zoning district (General Business District). Purchaser’s proposed use of the Properties as a restaurant without drive-through facilities is by-right, and their use of the property will be consistent, and comply, 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 Alan Odisho.

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 5031 and 5037 E. Nevada, Detroit, MI (the “Properties”), as more particularly described in the attached Exhibit A incorporated herein, to Alan Odisho (“Purchaser”), for the purchase price of Six Thousand and 00/100 Dollars (\$6,000.00); 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 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) Three Hundred and 00/100 Dollars (\$300.00) 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 NEVADA LOT 118 HARRAHS NORWOOD L34 P77 PLATS, W C R 13/232 20 X 100

a/k/a 5031 E Nevada
Tax Parcel ID 13007942.

Parcel 2

N NEVADA LOT 119 HARRAHS NORWOOD L34 P77 PLATS, W C R 13/232 20 X 100

a/k/a 5037 E Nevada
Tax Parcel ID 13007943.

Description Correct

By: _____
Office of the Assessor