



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

March 4, 2024

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

RE: Property Sale 16305 & 16309 W Warren

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Dyno Electric Inc, a Michigan corporation (the “Purchaser”), to purchase certain City-owned real property 16305 & 16309 W Warren (the “Property”) for the purchase price of Thirty Thousand and 00/100 Dollars (\$30,000.00).

Dyno Electric Inc recently purchased the adjacent building located at 16311 W Warren and is rehabilitating it into retail space. Purchaser proposes to utilize the properties for parking. The property is zoned B4 (General Business District) and within a Traditional Main Street Overlay Area. As per section 50-11-383 of the City of Detroit zoning ordinance, the Purchaser’s intended use of the property is subject to design standards and guidelines established by P&DD and Site Plan review. The Purchaser shall apply for and obtain the required approvals necessary prior to the closing and consummation of this sale.

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 effect a transfer of the Property by the City to the Purchaser.

Respectfully submitted,

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 16305 & 16309 W Warren, Detroit, MI (the “Property”), as more particularly described in the attached Exhibit A incorporated herein, to Dyno Electric Inc, a Michigan corporation (the “Purchaser”), for the total purchase price of Thirty Thousand and 00/100 Dollars (\$30,000.00); 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) One Thousand Five Hundred and 00/100 Dollars (\$1,500.00) 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 1

S WARREN LOT 395 HELLNER ESTATES SUB L41 P4 PLATS, W C R 22/256 20 X 100

a/k/a 16305 W Warren

Tax Parcel ID 22000132.

Parcel 2

S WARREN LOT 396 HELLNER ESTATES SUB L41 P4 PLATS, W C R 22/256 20 X 100

a/k/a 16305 W Warren

Tax Parcel ID 22000133.