



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
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April 2, 2024

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

**RE: Property Sale  
16620 E. Warren, Detroit, Michigan 48224 to Anani Restaurant Group LLC**

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Anani Restaurant Group LLC, a Michigan limited liability company (the "Purchaser"), to purchase certain City-owned real property at 16620 E. Warren, Detroit, Michigan 48224 (the "Property") for the purchase price of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00).

The Property consists of a 4,800.00 square foot commercial structure Purchaser would like to use as a second location to Chef Omar Anani's award-winning restaurant Saffron De Twah. Purchaser would like to remodel the upper apartment units to house staff or local residents and use the lower level for the restaurant and workspace. The Property is within a B4 zoning district (General Business District). Purchaser's proposed use is a conditional use. Purchaser shall apply for and obtain conditional use approval for the development prior to the closing and consummation of the sale.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his or her authorized designee, 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 Anani Restaurant Group LLC, a Michigan limited liability company.

Respectfully submitted,

Antoine Bryant  
Director

Planning and Development Department

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 16620 E. Warren, Detroit, Michigan 48224 (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Anani Restaurant Group LLC, a Michigan limited liability company ("Purchaser"), for the purchase price of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00); 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) Nine Thousand and 00/100 Dollars (\$9,000.00) shall be paid to the DBA from the sale proceeds, 2) Seven Thousand Five Hundred and 00/100 Dollars (\$7,500.00) 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 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**

Real Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

S-E WARREN AVE 188&187 EASTERN HEIGHTS LAND COS SUB L48 P23  
PLATS, W C R 21/716 40 X 100

a/k/a 16620 E. WARREN

Tax Parcel ID: 21002306-7

Description Correct

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