



**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**  
**5975 16th Street, Detroit, MI 48208 to 5975 16th Street LLC**

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from 5975 16th Street LLC, a Michigan limited liability company (the "Purchaser"), to purchase certain City-owned real property at 5975 16th Street, Detroit, Michigan 48208 (the "Property") for the purchase price of Four Thousand Five Hundred and 00/100 Dollars (\$4,500.00).

The Property consists of a 7,201 square foot commercial structure in poor condition that Purchaser would like to preserve and rehabilitate. The Purchaser's team is made up of residents of Northwest Goldberg neighborhood, including Daniel Washington, Executive Director of NW Goldberg Cares, who urgently wish to preserve the structure and salvage it from further deterioration.

Despite being a commercial structure, the Property is zoned R2 (Residential District). Purchaser hopes to stabilize and secure the structure while simultaneously applying for a zoning designation that is consistent with the structure's commercial designation.

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 5975 16th Street 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 5975 16th Street, Detroit, Michigan 48208 (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to 5975 16th Street LLC, a Michigan limited liability company ("Purchaser"), for the purchase price of Four Thousand Five Hundred and 00/100 Dollars (\$4,500.00); 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 Hundred Seventy and 00/100 Dollars (\$270.00) shall be paid to the DBA from the sale proceeds, 2) Two Hundred Twenty-Five and 00/100 Dollars (\$225.00) 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:

W 16TH LOTS 105&104 EXC MC GRAW AVE AS OP 103 MARY E  
ARMSTRONGS SUB L6 P8 PLATS, W C R 10/48 68.16 IRREG

a/k/a 5975 16TH STREET

Tax Parcel ID: 10006264.

Description Correct

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