



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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

Phone 313•224•1339  
www.detroitmi.gov

October 7, 2024

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

RE: **Property Sale**  
**5156 Wabash, Detroit, Michigan 48238**

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Gwen Gell (the "Purchaser"), to purchase certain City-owned real property at 5156 Wabash St., Detroit, Michigan 48208 (the "Property") for the purchase price of Seven Thousand One Hundred Eighty and 00/100 Dollars (\$7,180.00).

The Purchaser currently owns and is rehabilitating her adjacent home located at 5162 Wabash St., Detroit, Michigan 48208 and would like to acquire the Property to expand her yard and plant a flower garden. The Property consists of 4,225 square feet of vacant land. The Property is within an R2 zoning district (Two-Family Residential District). The Purchaser's proposed use of the Property is a by-right use and 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, or his or her authorized designee, 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 Gwen Gell.

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 5156 Wabash St., Detroit, Michigan 48208 (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Gwen Gell ("Purchaser"), for the purchase price of Seven Thousand One Hundred Eighty and 00/100 Dollars (\$7,180.00); 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) Three Hundred Fifty Nine and 00/100 Dollars (\$359.00) 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**

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

E WABASH 41 CANDLERS SUB L1 P274 PLATS WCR 8/66 32.5 X 130

a/k/a 5156 Wabash

Tax Parcel ID: 08008890.

Description Correct  
Office of the Assessor

By: \_\_\_\_\_