



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
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January 7, 2025

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

**RE: Property Sale of 15700 James Couzens Freeway, Detroit, MI 48238**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from AFI, LLC (the “Purchaser”), to purchase certain City-owned real property 15700 James Couzens Freeway, Detroit, MI 48238 (the “Property”) for the purchase price of Six Thousand Nine and 00/100 Dollars (\$6,090.00).

The Purchaser owns the adjacent parcel at 15720 James Couzens, which contains an antenna cell site. The Purchaser proposes to use the Property as access for the cellular tower. The Property is within a B2 zoning district (Local Business and Residential District). The Purchaser’s proposed use of the Property is by-right and will be 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 to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Properties by the City to the Purchaser.

Respectfully submitted,

Dara O’Byrne  
Deputy 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 15700 James Couzens, Detroit, MI 48238 (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to AFI, LLC (the "Purchaser"), for the total purchase price of Six Thousand Ninety and 00/100 Dollars (\$6,090.00); 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 Four and 50/100 Dollars (\$304.50) 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**

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

E JAMES COUZENS DR N 82.8 FT ON E LINE BG N 89.8 FT ON W LINE OF E 32.3 FT ON N LINE BG E 11.4 FT ON S LINE OF PT OF 65 & ALL OF 66 THRU 69 ALSO E 45 FT ON N LINE BG E 32.3 FT ON S LINE OF 70 THRU 73 ST MARYS ACADEMY SUB L45 P76 PLATS, W C R 16/396 170.28 IRREG

a/k/a 15700 James Couzens  
Tax Parcel ID 16038696-723