



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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January 21, 2025

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

RE: Property Sale of 19427 & 19435 W Warren

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Yousef A. Ahmad (the "Purchaser"), to purchase certain City-owned real property 19427 & 19435 W Warren (the "Properties") for the purchase price of Fourteen Thousand and 00/100 Dollars (\$14,000.00).

The Properties are within a B4 zoning district (General Business District). The Purchaser is the owner of the adjacent auto repair business at 19421 W Warren. The Purchaser proposes to use the Properties for parking. Purchaser's proposed use of the Properties is a non-conforming use. The Purchaser shall pursue approval of a non-conforming use with the BZA and be consistent with the allowable uses for which the Properties are 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 19427 & 19435 W Warren, Detroit, MI (the "Properties"), as more particularly described in the attached Exhibit A incorporated herein, to Yousef A. Ahmad (the "Purchaser"), for the total purchase price of Fourteen Thousand and 00/100 Dollars (\$14,000.00); 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 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) Seven Hundred and 00/100 Dollars (\$700.00) 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

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

Parcel 1

S WARREN LOT 523 FRISCHKORNS ESTATES SUB L42 P93 PLATS, W C R 22/275 20 X
100

a/k/a 19427 W Warren
Tax Parcel ID 22000333.

Parcel 2

S WARREN LOT 521 FRISCHKORNS ESTATES SUB L42 P93 PLATS, W C R 22/275 20 X
100

a/k/a 19435 W Warren
Tax Parcel ID 22000335.