



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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February 25, 2025

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

**RE: Property Sale
15650 W Warren**

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Dyno Electric Inc., a Michigan Profit Corporation (the "Purchaser"), to purchase certain City-owned real property at 15650 W Warren, Detroit, Michigan 48228 (the "Property") for the purchase price of Forty Thousand and 00/100 Dollars (\$40,000.00).

The Purchaser currently owns and operates electrical and lighting supply stores at nearby 12938 W Warren and 16311 W Warren and would like to acquire the Property to construct a lighting and chandelier showroom. The Property consists of a 4,014 square foot lot and a 600 square foot structure. The Property is within a B4 zoning district (General Business 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 Dyno Electric Inc., a Michigan Profit Corporation.

Respectfully submitted,

Alexa Bush
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 15650 W Warren, Detroit, Michigan 48228 (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Dyno Electric Inc., a Michigan Profit Corporation ("Purchaser"), for the purchase price of Forty Thousand and 00/100 Dollars (\$40,000.00); and be it further

RESOLVED, that the Director of the Planning and Development Department, or his or her 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) Two Thousand and 00/100 Dollars (\$2,000.00) 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 or her 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 or her 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:

N WARREN 76 & 75 WEST WARREN AVE EST SUB L43 P65 PLATS, W C R
22/245 40 X 100

Common Address: 15650 W WARREN
Tax Parcel ID: 22000906.

Description Correct
Office of the Assessor

By: _____