



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
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March 13, 2025

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

**RE: Property Sale of 6122, 6126, 6130, and 6142 E McNichols, Detroit, MI 48212**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Shaker Uddin Sadeak (the “Purchaser”) to purchase certain City-owned real property 6122, 6126, 6130, and 6142 E McNichols, Detroit, MI 48212 (the “Property”) for the purchase price of Thirty Thousand and 00/100 Dollars (\$30,000.00).

The Property is an existing building with three adjacent vacant lots. Purchaser proposed to develop the Property into a Muslim worship center, or mosque, for the community. Property is located within a B4 zoning district (General Business 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,

Alexa Bush  
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 6122, 6126, 6130, and 6142 E McNichols, Detroit, MI 48212 (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Shaker Uddin Sadeak (the "Purchaser"), for the total purchase price of Thirty Thousand and 00/100 Dollars (\$30,000.00); 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) One Thousand Five Hundred and 00/100 Dollars (\$1,500.00) 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 Properties; 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**

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

**Parcel 1**

S E MC NICHOLS RD 130 GREATER DETROIT HOMES L51 P96 PLATS, W C R 13/311 20  
X 100

a/k/a 6122 E McNichols  
Tax Parcel ID 13007048.

**Parcel 2**

S E MC NICHOLS RD 128 GREATER DETROIT HOMES L51 P96 PLATS, W C R 13/311 20  
X 100

a/k/a 6130 E McNichols  
Tax Parcel ID 13007046.

**Parcel 3**

S E MC NICHOLS RD 129 GREATER DETROIT HOMES L51 P96 PLATS, W C R 13/311 20  
X 100

a/k/a 6126 E McNichols  
Tax Parcel ID 13007047.

**Parcel 4**

S E MC NICHOLS 124 THRU 127 GREATER DETROIT HOMES L51 P96 PLATS, W C R  
13/311 79 X 100

a/k/a 6142 E McNichols  
Tax Parcel ID 13007042-5