



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
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Detroit, Michigan 48226

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June 25, 2025

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

**RE: Transfer of Jurisdiction, Surplus, and Property Sale  
5669 Newberry Street**

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Quince Primavera LLC, a Michigan limited liability company (the "Purchaser"), to purchase certain City-owned real property at 5669 Newberry Street, Detroit, Michigan 48209 (the "Property") for the purchase price of Fifty-Five Thousand and 00/100 Dollars (\$55,000.00).

The Purchaser owns Quince Primavera bridal and formalwear boutique located nearby at 5688 W. Vernor and would like to acquire the Property for use as a warehouse to store clothing inventory for the bridal boutique. The Purchaser also owns the lot directly adjacent to the Property located at 5679 Newberry Street. The Property consists of a 3,090 square foot mixed-use structure that was formerly used as a public lighting substation. The Property is within an R2 zoning district (Residential District). The Purchaser's proposed use of the Property is a non-conforming use. The Purchaser will receive approval from the Board of Zoning Appeals to modify the use of the Property from one nonconforming to another nonconforming use or rezone the Property prior to closing and consummation of sale.

The Property is currently under the jurisdiction of the City of Detroit, Public Lighting Department ("PLD"). Pursuant to Sec. 2-7-3 of the Detroit City Code, and in order to facilitate this transaction, PLD has requested that the Finance Department transfer jurisdiction to P&DD for administration. Additionally, pursuant to Sec. Sec. 2-7-4 of the Detroit City Code, it is hereby requested by P&DD that the Property be deemed surplus and available for sale. As the PLD has been responsible for the upkeep and maintenance of the Property, the sale proceeds, minus the cost of any Property Sales Services Fees, will be allocated to PLD.

We request that your Honorable Body adopt the attached resolution to authorize transfer of jurisdiction of the Property from PLD to P&DD and that the Property be deemed surplus and available for sale. Lastly, we request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, 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 Quince Primavera LLC, a Michigan limited liability company.

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Respectfully submitted,



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John Naghick  
Chief Deputy CFO / Finance Director  
Office of the Chief Financial Officer



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Alexa Bush  
Director  
Planning & Development Department

cc: Malik Washington, Mayor's Office

## RESOLUTION

### BY COUNCIL MEMBER \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED**, that in accordance with § 2-7-3 of Detroit City Code, the Detroit City Council hereby approves the transfer of jurisdiction of that certain real property located at 5669 Newberry St., Detroit, Michigan 48209 (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, from the Public Lighting Department to the Planning & Development Department; and be it further

**RESOLVED**, that in accordance with § 2-7-4 of the Detroit City Code, Detroit City Council hereby deems the Property surplus real property that may be offered for sale by the Planning & Development Department; and be it further

**RESOLVED**, that Detroit City Council hereby approves of the sale of the Property to Quince Primavera LLC, a Michigan limited liability company ("Purchaser"), for the purchase price of Fifty-Five Thousand and 00/100 Dollars (\$55,000.00) and be it further

**RESOLVED**, that the Director of the Planning and Development Department, 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) Three Thousand Three Hundred and 00/100 Dollars (\$3,300.00) shall be paid to the DBA from the sale proceeds, 2) Two Thousand Seven Hundred Fifty and 00/100 Dollars (\$2,750.00) 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 amount of sale proceeds remaining after the payment of the Property Sales Service Fees be allocated directly to the City of Detroit Public Lighting Department under account string: 1011-29381-381100-447305; and be it further

**RESOLVED**, that the P&DD Director, 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 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 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:

S NEWBERRY W 21 FT 983 E 19 FT 984 SUB OF WALTER CRANE FARM  
L5 P29 PLATS, W C R 16/9 40 X 119.98A

Common Address: 5669 Newberry St., Detroit, Michigan 48207  
Tax Parcel ID No. 16000805.

Description Correct  
Office of the Assessor

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