



LAW DEPARTMENT

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February 4, 2026

HONORABLE CITY COUNCIL

RE: City of Detroit v Latino Properties, LLC, Michael Kelly, Michael Kelly d/b/a Detroit Leasing, Inc., d/b/a Detroit Leasing, d/b/a Detroit Leasing Company, Detroit Leasing, Inc., La Casa Real LC, Latino Housing LLC, Suena Homes Realty LLC, d/b/a Suena Homes, The Management Team XVII LLC, Belmont Properties of Michigan, L.L.C., and LTD Property Management and Development, LLC (collectively, the “Respondents”)

Wayne County Circuit Court, No. 24-002711-CCr (consolidated)

File No. TED 6-26-4414

We have reviewed the above-captioned consolidated lawsuits, the facts and particulars of which are set forth in a confidential memorandum that is being separately hand-delivered to each member of Your Honorable Body. From this review, it is our considered opinion that a settlement in the amount of **Four Hundred Forty-Four Thousand, One Hundred Thirty-Five and 80/100 Dollars (\$444,135.80)** and entry of a Consent Judgment in Case No. 24-002711-CCr is in the best interest of the City of Detroit.

We, therefore, request authorization to settle this matter by payment of **Four Hundred Forty-Four Thousand, One Hundred Thirty-Five and 80/100 Dollars (\$444,135.80)** and entry of a Consent Judgment approved by the Law Department in Case No. 24-002711-CCr (consolidated) that vests title in the City of Detroit to 28 parcels of property commonly known as 8535 Kenney, 11843 French Road, 12801 French Road, 8209 Dobel, 8232 Nuernberg, 8238 Nuernberg, 8315 Dobel, 8347 Almont, 8349 Dubai, 8387 Elgin, 8400 Wisner, 8408 Elgin, 8411 Elgin, 8420 Montlieu, 8427 Montlieu, 8446 Wisner, 8483 Wisner, 8490 Montlieu, 8491 Lyford, 8501 Elgin, 8567 Leander, 8572 Leander, 8578 Kenney, 8584 Kenney, 8605 Leander, 8623 Leander, 8576 Lyford, and 8564 Lyford.

Respectfully,

James D. Nosedá
Deputy Corporation Counsel

Approved:

Conrad L. Mallett
Corporation Counsel

By: _____

James D. Nosedá
Deputy Corporation Counsel

RESOLUTION

BY COUNCIL MEMBER _____ :

RESOLVED, that settlement of the above consolidated matters be and is hereby authorized in the amount of **Four Hundred Forty-Four Thousand, One Hundred Thirty-Five and 80/100 Dollars (\$444,135.80)**, and be it further

RESOLVED, that the Finance Director be and is hereby authorized and directed to draw a warrant upon the proper account in favor **Semaan Law, PLLC** as counsel for Michael Kelly, Michael Kelly d/b/a Detroit Leasing, Inc., d/b/a Detroit Leasing d/b/a Detroit Leasing Company, Detroit Leasing, Inc., La Casa Real LC, Latino Housing LLC, Suena Homes Realty LLC, d/b/a Suena Homes, The Management Team XVII LLC, Belmont Properties of Michigan, L.L.C., and LTD Property Management and Development, LLC (collectively, the “Respondents”) in the amount of **Four Hundred Forty-Four Thousand, One Hundred Thirty-Five and 80/100 Dollars (\$444,135.80)** for the acquisition by condemnation of parcels of real property commonly known as 8535 Kenney, 11843 French Road, 12801 French Road, 8209 Dobel, 8232 Nuernberg, 8238 Nuernberg, 8315 Dobel, 8347 Almont, 8349 Dubai, 8387 Elgin, 8400 Wisner, 8408 Elgin, 8411 Elgin, 8420 Montlieu, 8427 Montlieu, 8446 Wisner, 8483 Wisner, 8490 Montlieu, 8491 Lyford, 8501 Elgin, 8567 Leander, 8572 Leander, 8578 Kenney, 8584 Kenney, 8605 Leander, 8623 Leander, 8576 Lyford, and 8564 Lyford, in full resolution of all claims under the Michigan Uniform Condemnation Procedures Act concerning City of Detroit French Road Mini-Take Project at issue in consolidated **Case No. 24-002711-CCr (consolidated)** and that said amount be paid

upon receipt of properly executed Consent Judgment in Case No. 24-002711-CC approved by the Law Department.

APPROVED:

Conrad L. Mallett
Corporation Counsel

BY: _____
James D. Noseda
Deputy Corporation Counsel

Approved by City Council: _____

Approved by Mayor: _____