



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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July 13, 2022

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

**RE: Property Sale
4700, 4708, 4718, 4722, 4728 and 4730 Michigan Avenue**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Olabi Brothers LLC, a Michigan Limited Liability Company (the “Purchaser”), to purchase certain City-owned real property at 4700, 4708, 4718, 4722 and 4730 Michigan Ave., Detroit, MI (the “Property”) for the purchase price of One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00).

The Property consists of vacant land measuring approximately 28,306 square feet and zoned B4 (General Business District). The Purchaser proposes to construct a new car wash.

A car wash is a conditional use in a B4 zone. The Purchaser shall apply for and obtain conditional use approval for the development prior to the closing and consummation of the sale. Any use of the Property by the Purchaser shall be consistent with the allowable uses for which the Property is zoned.

We, therefore, 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 deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Olabi Brothers LLC, a Michigan Limited Liability Company.

Sincerely,

Katharine G. Trudeau
Deputy Director

cc: Gail Fulton, 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 4700, 4708, 718, 4722, 4728 and 4730 Michigan Ave., Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Olabi Brothers LLC, a Michigan Limited Liability Company (the "Purchaser"), for the purchase price of One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00); and be it further

RESOLVED, that the Director of the Planning and Development Department ("P&DD), 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 the 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) Six Thousand Nine Hundred and 00/100 Dollars (\$6,900.00) shall be paid to the DBA from the sale proceeds, 2) Five Thousand Seven Hundred Fifty and 00/100 Dollars (\$5,750.00) 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 shall be paid from the sale proceeds; 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

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

N MICHIGAN A TRIANG PT OF LOT 72 BG THE E 15.20 FT ON S LINE AND RNG N AT R A TO MICHIGAN AVE TO A PTE SCRIPPS & BREARLEYS SUB L6 P61 PLATS, W C R 16/90 S 100 FT OF E 24.50 FT OF O L 50 LYG W OF & ADJ 30TH ST N OF & ADJ MICHIGAN AVE PLAT OF P C 30 L1 P67 PLA

N MICHIGAN W 44.80 FT 72 SCRIPPS & BREARLEYS SUB L6 P61 PLATS, W C R 16/90 REAR W 37 FT O L 50 ON ALLEY RUNNING S TO A PTE PRL TO A DIST 24.50 FT FROM THE W LINE OF 30TH ST PLAT OF P C 30 L1 P67 PLATS, W C R 16/1 44.8 IRREG

N MICHIGAN E 10 FT LOT 70 AND LOT 71 SCRIPPS & BREARLEYS SUB L6 P61 PLATS, W C R 16/90 30 X 100

N MICHIGAN LOT 69 AND W 10 FT LOT 70 SCRIPPS & BREARLEYS SUB L6 P61 PLATS, W C R 16/90 30 X 100

N MICHIGAN LOT 68 SCRIPPS & BREARLEYS SUB L6 P61 PLATS, W C R 16/90 20 X 100

N MICHIGAN LOTS 66 & 67 SCRIPPS & BREARLEYS SUB L6 P61 PLATS, W C R 16/90 33.65 IRREG

a/k/a 4700, 4708, 4718, 4722, 4728 and 4730 Michigan Ave.
Tax Parcel ID No(s) 16001753, 16001752, 16001751, 16001750, 16001749 & 16001748

Description Correct
Engineer of Surveys

By _____
Basil Sarim
Sr, Associate Surveyor
City of Detroit/DPW,CED