



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

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December 5, 2022

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

**RE: Property Sale  
22736, 22740, and 22746 Fenkell, Detroit, MI 48223**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Rafik Petroleum, LLC (“Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 22736, 22740, and 22746 Fenkell (the “Properties”). The P&DD has entered into a Purchase Agreement with the Purchaser. Under the terms of the proposed purchase agreement, the Properties will be conveyed to Purchaser for the total purchase price of Eight Thousand Six Hundred Ninety and 00/100 Dollars (\$8,690.00).

Purchaser is the purveyor of the gas station located on the adjacent lot at 22700 Fenkell. They wish to acquire the city-owned Properties to clean and secure them so that they may be utilized in the expansion of their existing gas station. The Properties are within a B4 zoning district (General Business District). Purchaser’s proposed use of the Properties shall be consistent with the allowable uses for which the Properties are 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 Rafik Petroleum, LLC.

Respectfully submitted,

Antoine Bryant  
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 22736, 22740, and 22746 Fenkell, Detroit, MI (the "Properties"), as more particularly described in the attached Exhibit A incorporated herein, to Rafik Petroleum, LLC ("Purchaser"), a Michigan limited liability company, for the total purchase price Eight Thousand Six Hundred Ninety and 00/100 Dollars (\$8,690.00); 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) Four Hundred Thirty-Four and 50/100 Dollars (\$434.50) 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**

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

**Parcel 1**

N FENKELL N 73 FT LOT 251 AND HALF VAC ALLEY ADJ B E TAYLORS  
BRIGHTMOOR- PIERCE-HAYES SUB L45 P35 PLATS, W C R 22/482 20 X 82

a/k/a 22736 Fenkell  
Tax Parcel ID 22011153.

**Parcel 2**

N FENKELL N 73 FT LOT 250 AND HALF VAC ALLEY ADJ B E TAYLORS  
BRIGHTMOOR- PIERCE-HAYES SUB L45 P35 PLATS, W C R 22/482 20 X 82

a/k/a 22740 Fenkell  
Tax Parcel ID 22011152.

**Parcel 3**

N FENKELL LOT 249 AND HALF VAC ALLEY ADJ B E TAYLORS BRIGHTMOOR-  
PIERCE-HAYES SUB L45 P35 PLATS, W C R 22/482 25 X 109

a/k/a 22746 Fenkell  
Tax Parcel ID 22011151.

Description Correct

By: \_\_\_\_\_  
Office of the Assessor