



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 . TTY: 711  
(313) 224-1310  
WWW.DETROITMI.GOV

---

March 1, 2023

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

**RE: Property Sale  
16900 E. Warren, Detroit, MI 48224**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Baobab Fare RE LLC (“Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 16900 E. Warren (the “Property”). The P&DD has entered into a purchase agreement with Purchaser, under the terms of the which, the Property will be conveyed to Purchaser for the purchase price of One Hundred Forty-Five Thousand and 00/100 Dollars (\$145,000.00).

The Purchaser’s principal, Mr. Hamissi Mamba, and his wife, Mrs. Nadia Nijimbere, are the owners and operators of the successful east African restaurant, Baobab Fare, which currently is located at 6568 Woodward, in the New Center area of the City. Purchaser wishes to purchase the Property to expand the restaurant in to a second Baobab Fare location. The Property is within an B4 zoning district (General Business District). Purchaser’s proposed use of the Property as a standard restaurant, without drive-through or drive-up services, is a by-right use and is 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 effectuate a transfer of the Property by the City to Baobab Fare RE LLC.

Respectfully submitted,

Antoine Bryant  
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 16900 E. Warren, Detroit, MI (the “Property”), as more particularly described in the attached Exhibit A incorporated herein, to Baobab Fare RE LLC (“Purchaser”), for the purchase price of One Hundred Forty-Five Thousand and 00/100 Dollars (\$145,000.00); 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 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) Eight Thousand Seven Hundred and 00/100 Dollars (\$8,700.00) shall be paid to the DBA from the sale proceeds, 2) Seven Thousand Two Hundred Fifty and 00/100 Dollars (\$7,250.00) 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 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:

**Parcel**

S-E WARREN AVE 508&509 EASTERN HEIGHTS LAND COS SUB NO 1 L50 P4 PLATS,  
W C R 21/738 38.60 X 100

a/k/a 16900 E. Warren  
Tax Parcel ID 21002284.

Description Correct

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