



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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March 13, 2023

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

**RE: Property Sale
20390 Tireman, Detroit, MI 48228**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Islamic Center of Detroit, Inc. (“Purchaser”), a Michigan nonprofit corporation, to purchase certain City-owned real property at 20390 Tireman (the “Property”). The Property will be conveyed to Purchaser for the purchase price of One Hundred Five Thousand and 00/100 Dollars (\$105,000.00).

The Islamic Center of Detroit opened its doors in 2000, with the goal of serving vulnerable individuals and communities in metro Detroit. They have experience opening schools and community centers in Detroit and the surrounding areas. They wish to purchase the Property to re-develop the dilapidated structure as a same-day medical clinic. Purchaser’s preliminary development proposal is attached here as Exhibit B. The Property, located within an R1 zoning area (Single-Family Residential District), contains the run-down remains of the former Kosciusko School. Purchaser’s proposed use of the Property as a medical clinic is a conditional-use, allowable under the school adaptive reuse classification.

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 Islamic Center of Detroit, Inc.

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 20390 Tireman, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Islamic Center of Detroit, Inc. ("Purchaser"), a Michigan nonprofit corporation, for the purchase price of One Hundred Five Thousand and 00/100 Dollars (\$105,000.00); 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) Six Thousand Three Hundred and 00/100 Dollars (\$6,300.00) shall be paid to the DBA from the sale proceeds, 2) Five Thousand Two Hundred Fifty and 00/100 Dollars (\$5,250.00) 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

N TIREMAN PT OF N E 1/4 SEC 3 T 2 S R 10 E DESC AS FOLS BEG AT A PTE IN N LINE OF TIREMAN AVE 43 FT NLY OF E W 1/4 LINE SD PTE BG ALSO IN E LINE OF STOUT AVE 60 FT WD TH N 1D 45M W 260 FT TH N 88D 43M E 272.28 FT TH S 1D 46M 20S E 150 FT ALG W LINE OF HEYDEN AVE TH N 88D 43M E 3 FT TH S 1D 46M 20S E 110 FT TH S 88D 43M W 275.38 FT TO P O B 22/--- 1.633 AC

a/k/a 20390 Tireman
Tax Parcel ID 22001637-9.

Description Correct

By: _____
Office of the Assessor

EXHIBIT B

ISLAMIC CENTER OF DETROIT PROPERTY DEVELOPMENT PROPOSAL

Please see attached.

City of Detroit
Property for Development Proposal 2022

Project Description: (a) The ICD Health Clinic will be located at 20390 Tireman Avenue, Detroit, MI 48228, the previous site of the Kosciusko School (part of the Detroit Public School System), parcel number 22001637-9. (b) This project will be located between Stout Street and Heyden Road, and Delton Street and Tireman Avenue. (c) The parcel will be located near the Community Center at 14350 Tireman Avenue, Detroit, MI 48228, which is owned and operated by the Islamic Center of Detroit. (d) The City of Detroit owns the parcel where the clinic will be located. (e) ICD is proposing to remodel the 2-floor structure on 3.70 acres. This will house a medical clinic consisting of exam rooms, medical labs, an administrative office, billing area, restrooms, offices, etc. on one level, and a community center on the second level. With that said, it will be determined later if proposed changes to the infrastructure that will require rezoning, upon acquisition of the property. Specifically, ICD aims to develop and implement a Federally Qualified Health Center (FQHC) Look-alike Center to provide convenient, accessible, and appropriate care to the underserved community of Wayne County. This FQHC Look-alike will provide free Primary Care, Dental, and Mental Health Services for those who are uninsured and underinsured in metropolitan Detroit.

This healthcare facility will offer healthcare services to the public, free of charge, without copays or fees of any type; as well as preventative screenings, health assessments, addiction and prevention education, and supportive service referrals to specialists as needed. We will offer these services through the help of dedicated volunteers and partnerships with local non-profit organizations and hospitals, as well as through generous donations from individuals and other city, county, and state governmental and community organizations.

The primary population for this clinic is patients that previously did not have a medical home and were forced to visit the emergency room for chronic or non-emergent issues, regardless of age, gender, ethnicity, religious affiliation, or sexual orientation. We are fulfilling our mission of serving those most in need through services such as access to convenient and appropriate general and long-term mental health care and substance abuse, health literacy, and help navigating health and community systems. Through this accessibility and trust, we can focus on primary, secondary, and tertiary services for improving the health status and well-being of the medically underserved, while simultaneously being part of a much more effective and cost-efficient business strategy.

This clinic will be a joint venture between ICD, the City of Detroit, Islamic Relief, the Detroit Land Bank, and Wayne County, Michigan. ICD has secured initial seed money through Islamic Relief for a feasibility study and consultation (which is being established in the form of a new Strategic Partnership). ICD is also working with the City of Detroit for assistance with a facility, as well as development funding. Other sources of funding include Senators Peters and Stabenow, as well as Representative Tlaib.

Other partners and alliances include Arab American and Muslims in the city, other Covid-19 resource centers for City of Detroit residents, the Immigration Task Force in the City of Detroit, the Warrendale Community Development Initiative in the City of Detroit, and the Warrendale & Cody Rouge Neighborhood Framework Project in the City of Detroit to provide primary care to meet the needs of medically underserved patients in Wayne County, as well as those of our partners.

Additionally, through existing relationships with employers, partners, and organizations, we can help employees that may be underinsured, uninsured, or simply part of a vulnerable population to find a medical home, which will improve their health and well-being, while simultaneously reducing their financial burden and that of the partners.

Project Experience: The Islamic Center of Detroit (ICD) exists to serve the most vulnerable people within Metropolitan Detroit through the Muslim faith, Islamic principles, and a fundamental belief in assisting others. ICD was officially opened to the public in January 2000. Since then, the ICD has been expanding, by working on new projects that benefit both Muslims and non-Muslims in the Detroit metro area (48228) and surrounding communities. Some of these efforts include: a full-time school; Saturday school; Sunday school; after-school programming; a Quran program; youth empowerment tools and training; female empowerment workshops; MUHSEN Certified programming; community services (such as neighborhood clean ups, clothing drives, a weekly food pantry); senior services (such as workshops, lectures, and recreational activities); mental health programming for youth, adults, and seniors; Ramadan activities; Imam services; and, recreational activities such as a girls' and boys' basketball, volleyball, soccer, and summer camps.

Specifically, the ICD acquired a warehouse, located at 14350 Tireman Avenue in Detroit, MI, in 1999 and converted it into a fulltime school, community center, lecture hall, kitchen, and mosque with separate prayer rooms, separate bathrooms, etc. The building was then open for service in January of 2000.

Cost estimate: The total cost estimate is between \$8,000,000-\$9,000,000. The contracted grant writer, Board of Directors, staff, and volunteers will work on donations from individual donors, private family foundations, corporate foundations, the City of Detroit, Wayne County, among others. Construction costs remain to be determined once a contractor and developer are secured.

Timetable: The project will start by acquiring the building and then developing the plan for infrastructure by December 1, 2022. We expect that this clinic will be fully operational by Dec. 31, 2025. Phases include: First phase is basic cleaning (6 to 12 months); Second phase is renovation of the first floor (8 to 14 months); and Third phase renovation of the second floor (6 to 12 months).