



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
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April 17, 2023

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

**RE: Property Sale
4151 and 4159 Buchanan and 4168 Scotten**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Isaias Pinaguzman (the “Purchaser”), to purchase certain City-owned real property at 4151 and 4159 Buchanan and 4168 Scotten (the “Properties”) for the purchase price of One Thousand and 00/100 Dollars (\$1,000.00).

The Purchaser is the owner and resident of the neighboring adjacent parcel located at 4141 Buchanan. They wish to purchase the Properties to clean and remove any blight, and to expand their available yard and gardening space. The Properties are within a B4 zoning district (General Business District). Purchaser’s proposed use of the Properties as additional yard space and urban garden shall be consistent with the allowable uses for which the Properties are 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 Properties by the City to Isaias Pinaguzman.

Sincerely,


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 4151 and 4159 Buchanan and 4168 Scotten (the "Properties"), as more particularly described in the attached Exhibit A incorporated herein, to Isaias Pinaguzman (the "Purchaser"), for the purchase price of One Thousand and 00/100 Dollars (\$1,000.00); 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) Sixty and 00/100 Dollars (\$60.00) shall be paid to the DBA from the sale proceeds, 2) Fifty and 00/100 Dollars (\$50.00) 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) 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:

Parcel 1

S BUCHANAN LOT 20 MARION & CAMPAUS SUB L12 P99 PLATS, W C R 14/70 30 X
107.84

a/k/a 4151 Buchanan
Tax Parcel ID 14000820.

Parcel 2

S BUCHANAN LOT 19 MARION & CAMPAUS SUB L12 P99 PLATS, W C R 14/70 30 X
107.84

a/k/a 4159 Buchanan
Tax Parcel ID 14000821.

Parcel 3

S BUCHANAN LOT 18 MARION & CAMPAUS SUB L12 P99 PLATS, W C R 14/70 33 X
107.84

a/k/a 4168 Scotten
Tax Parcel ID 14000822.

Description Correct

By: _____
Office of the Assessor