



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
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October 31, 2023

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

RE: Property Sale  
8100 Puritan, Detroit, MI 48238 to Cascade and Monroe LLC

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Cascade and Monroe LLC, a Michigan Limited Liability Company (the "Purchaser"), to purchase certain City-owned real property at 8100 Puritan, Detroit, MI 48238 (the "Property") for the purchase price of Five Thousand Four Hundred Fifty and 00/100 Dollars (\$5,450.00).

The Property consists of an 1,817 square foot commercial structure Purchaser would like to acquire and rehabilitate for a retail clothing store. The Property is within an B2 zoning district (Local Business and Residential District). Purchaser's proposed use of the Property 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, or his or her authorized designee, to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Cascade and Monroe LLC, a Michigan Limited Liability Company.

Respectfully submitted,

Antoine Bryant  
Director  
Planning and Development Department

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 8100 Puritan, Detroit, MI 48238 (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Cascade and Monroe LLC, a Michigan Limited Liability Company ("Purchaser"), for the purchase price of Five Thousand Four Hundred Fifty and 00/100 Dollars (\$5,450.00); 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) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Two Hundred Seventy Two and 50/100 Dollars (\$272.50) 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 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 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**

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

N PURITAN 236&237 MC INTYRE PARK L44 P12 PLATS, W C R 16/308 42 X 100

a/k/a 8100 PURITAN

Tax Parcel ID 16007825.

Description Correct

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