



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
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November 8, 2023

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

**RE: Property Sale  
14000 Puritan, Detroit, Michigan 48227 to Jack Allen Construction, LLC**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Jack Allen Construction, LLC, a Michigan limited liability company, (“Purchaser”) to purchase certain City-owned real property at 14000 Puritan (the “Property”) for the purchase price of Thirty-Two Thousand and 00/100 Dollars (\$32,000.00).

Purchaser proposes to develop the Property into an office building to act as a headquarters for its construction business. The Properties are within a 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. The Property shall be transferred subject to a reverter interest, requiring the Purchaser obtain a Certificate of Occupancy within twenty-four (24) months.

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 the Jack Allen Construction, LLC, a Michigan limited liability company.

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 14000 Puritan, Detroit, MI (the “Properties”), as more particularly described in the attached Exhibit A incorporated herein, to Jack Allen Construction, LLC, a Michigan limited liability company (“Purchaser”), for the total purchase price of Thirty-Two Thousand and 00/100 Dollars (\$32,000.00); 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 Properties to Purchaser consistent with this resolution; and be it further

**RESOLVED**, the Property shall be transferred subject to a reverter interest, requiring the Purchaser obtain a Certificate of Occupancy within twenty-four (24) months.

**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) One Thousand Six Hundred and 00/100 Dollars (\$1,600.00) 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 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

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

N PURITAN 117 THRU 112 MONNIER-COLLEGE PARK SUB L49 P18 PLATS WCR 22/152  
254 X 100

a/k/a 14000 Puritan  
Tax Parcel ID 22012321-6

Description Correct

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