



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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October 28, 2024

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

**RE: Property Sale
13736 & 13722 Puritan Street, Detroit, Michigan 48227**

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Shift The Culture LLC, a Michigan limited liability company (the "Purchaser"), to purchase certain City-owned real property at 13736 & 13722 Puritan Street, Detroit, Michigan 48227 (the "Property") for the purchase price of Eight Thousand and 00/100 Dollars (\$8,000.00).

The Purchaser has plans to open a bookstore and café at a building across the street from the Property located 13803 Puritan Street, Detroit, Michigan 48227. Purchaser would like to acquire the Property for use as customer parking for the bookstore and café. The Property consists of 13,406 square feet of vacant land. The Property is within an B2 zoning district (Local Business and Residential District). The Purchaser's proposed use of the Property is a by-right use and 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 effectuate a transfer of the Property by the City to Shift The Culture 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 13736 & 13722 Puritan Street, Detroit, Michigan 48227 (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Shift The Culture LLC, a Michigan limited liability company ("Purchaser"), for the purchase price of Eight Thousand and 00/100 Dollars (\$8,000.00); 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) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Four Hundred and 00/100 Dollars (\$400.00) 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

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

Parcel 1

N PURITAN 50&49 MONNIER-COLLEGE PARK SUB L49 P18 PLATS WCR
22/152 94 X 100

Common Address: 13736 Puritan Street, Detroit, Michigan 48227
Tax Parcel ID: 22012331-2

Parcel 2

N PURITAN 48 MONNIER-COLLEGE PARK SUB L49 P18 PLATS WCR
22/152 40 X 100

Common Address: 13722 Puritan Street, Detroit, Michigan 48227
Tax Parcel ID: 22012333.

Description Correct
Office of the Assessor

By: _____