



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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August 6, 2024

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

**RE: Property Sale 19500 Van Dyke**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from VDAT Property LLC, a domestic limited liability company (the “Purchaser”), to purchase certain City-owned real property 19500 Van Dyke (the “Property”) for the purchase price of Fourteen Thousand Seven Hundred Fifty and 00/100 Dollars (\$14,750.00).

VDAT Property LLC owns and operates an auto-related business at 19550 Van Dyke Avenue. The Purchaser proposes to secure and park personal vehicles on the Property as part of their establishment. The Property is located within a B4 zoning district (General Business District) and within a Traditional Main Street Overlay Area. Purchaser’s proposed use of the Property is an expansion of a non-conforming use which will require approval from the Board of Zoning Appeals. The Purchaser shall apply for and obtain the expansion of a non-conforming use from the Board of Zoning Appeals regarding the Property prior to closing and the consummation of this sale. As per section 50-11-383 of the City of Detroit zoning ordinance, the Purchaser’s intended use of the Property is subject to design standards and guidelines established by P&DD and Site Plan review.

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 Purchaser.

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 19500 Van Dyke, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to VDAT Property LLC (the "Purchaser"), for the total purchase price of Fourteen Thousand Seven Hundred Fifty and 00/100 Dollars (\$14,750.00); 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**, 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 Forty-Three and 50/100 Dollars (\$737.50) 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 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

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

E VAN DYKE LOTS 135 THRU 138 EXC VAN DYKE AVE AS WD HENRY S HAFELIS  
GREATER VAN DYKE AVE SUB L49 P51 PLATS, W C R 17/499 89 X 93.65A

a/k/a 19500 Van Dyke  
Tax Parcel ID 17009899.