



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
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June 17, 2025

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

**RE: Property Sale of 11642 Van Dyke, Detroit, MI 48234**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Ron Gonzales (the “Purchaser”), to purchase certain City-owned real property 11642 Van Dyke, Detroit, MI 48234 (the “Property”) for the purchase price of Two Thousand Three Hundred Seventy and 00/100 Dollars (\$2,370.00).

The Purchaser acquired the adjacent building and lot at 11650 and 11646 Van Dyke from the City in 2021. The Purchaser is currently renovating their property into an ice cream shop and proposes to use the Property for customer parking and outdoor seating. The Property is within a B4 zoning district (General Business District). The Purchaser’s proposed use of the Property is by-right and will be 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 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,

Alexa Bush  
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 11642 Van Dyke, Detroit, MI 48234 (the "Properties"), as more particularly described in the attached Exhibit A incorporated herein, to Ron Gonzales (the "Purchaser"), for the total purchase price of Two Thousand Three Hundred Seventy and 00/100 Dollars (\$2,370.00) and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or her 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) One Hundred Forty-Two and 20/100 Dollars (\$142.20) shall be paid to the DBA from the sale proceeds, 2) One Hundred Eighteen and 50/100 Dollars (\$118.50) 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 her 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 her 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 VANDYKE 3 EXC VAN DYKE AVE AS WD VAN DYKE HEIGHTS SUB L40 P95 PLATS,  
W C R 17/481 20 X 79.37A

a/k/a 11642 Van Dyke  
Tax Parcel ID 17009677.