



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

May 9, 2023

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

**RE: Property Sale
11646 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 (“Purchaser”), to purchase certain City-owned real property at 11646 Van Dyke (the “Property”). The Property will be conveyed to Purchaser for the purchase price of Two Thousand and 00/100 Dollars (\$2,000.00).

Mr. Gonzales is the owner of the adjacent property located at 11650 Van Dyke, which he acquired in 2021. Currently, on his adjacent property are the dilapidated remains of a structure which used to house an Ice Cream parlor but has been out of use and unoccupied since 2006. Purchaser intends to rehabilitate that structure and re-open it as a new ice cream parlor. The city-owned Property will then be used as parking for customers. The Property is within a B4 zoning district (General Business District). 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 effectuate a transfer of the Property by the City to Ron Gonzales.

Respectfully submitted,

Antoine Bryant

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 11646 Van Dyke, Detroit, MI (the “Property”), as more particularly described in the attached Exhibit A incorporated herein, to Ron Gonzales (“Purchaser”), for the purchase price of Two Thousand and 00/100 Dollars (\$2,000.00); 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, 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 Twenty and 00/100 Dollars (\$120.00) shall be paid to the DBA from the sale proceeds, 2) One Hundred and 00/100 Dollars (\$100.00) 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 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

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

Parcel 1

E VAN DYKE LOT 4 EXC VAN DYKE AS WD VAN DYKE HEIGHTS SUB L40 P95 PLATS,
W C R 17/481 20 X 79.41A

a/k/a 11646 Van Dyke
Tax Parcel ID 17009678.

Description Correct

By: _____
Office of the Assessor