



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
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April 10, 2025

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

**RE: Property Sale  
2202 Wilkins**

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Carlos A. Nielbock (the "Purchaser"), to purchase certain City-owned real property at 2202 Wilkins, Detroit, Michigan 48207 (the "Property") for the purchase price of Nine Thousand Five Hundred and 00/100 Dollars (\$9,500.00).

The Purchaser is master craftsman, artist, and designer Carlos Nielbock. Past projects of Mr. Nielbock include work on the Spirit of Detroit, the Gateway to Freedom International, Memorial to the Underground Railroad and other large-scale sculptures. Mr. Nielbock owns numerous parcels along Wilkins which display his installations, and he intends to use the Property as green space. The Property consists of 3,803 square feet of vacant land. The Property is within an MKT zoning district (Market Distribution). 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 Carlos A. Nielbock.

Respectfully submitted,

Alexa Bush  
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 2202 Wilkins Street, Detroit, Michigan 48207 (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Carlos A. Nielbock ("Purchaser"), for the purchase price of Nine Thousand Five Hundred and 00/100 Dollars (\$9,500.00); and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his or her 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 Seventy Five and 00/100 Dollars (\$475.00) 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 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 his or her 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:

S WILKINS W 42.26 FT 5 BLK 42 PLAT OF PT PC 91 L1 P283 PLATS WCR 9/43  
42.26 X 90

Common Address: 2202 Wilkins Street, Detroit, Michigan 48207  
Tax Parcel ID: 09001449.

Description Correct  
Office of the Assessor

By: \_\_\_\_\_