

David Whitaker, Esq.  
Director  
Irvin Corley, Jr.  
Executive Policy Manager  
Marcell R. Todd, Jr.  
Senior City Planner  
Janese Chapman  
Deputy Director

John Alexander  
LaKisha Barclift, Esq.  
M. Rory Bolger, Ph.D., AICP  
Elizabeth Cabot, Esq.  
Tasha Cowen  
Richard Drumb  
George Etheridge  
Deborah Goldstein

**City of Detroit**  
**CITY COUNCIL**  
**LEGISLATIVE POLICY DIVISION**  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-4946 Fax: (313) 224-4336

Christopher Gulock, AICP  
Derrick Headd  
Marcel Hurt, Esq.  
Kimani Jeffrey  
Anne Marie Langan  
Jamie Murphy  
Carolyn Nelson  
Kim Newby  
Analine Powers, Ph.D.  
Jennifer Reinhardt  
Sabrina Shockley  
Thomas Stephens, Esq.  
David Teeter  
Theresa Thomas  
Kathryn Lynch Underwood  
Ashley Wilson

TO: The Honorable Detroit City Council

FROM: David Whitaker, Director  
Legislative Policy Division Staff

DATE: November 15, 2019

RE: **THE ADMINISTRATION'S PROPOSED RESOLUTION CONFIRMING  
THE ADMINISTRATION'S COMMITMENT TO CERTAIN ACTIONS  
REGARDING IMPLEMENTATION OF "BOND PROPOSAL FUNDS" AND  
POLICIES GOVERNING RELATED PROPERTY**

---

The Legislative Policy Division (LPD) was asked by Council Member Tate to review the various iterations of the Administration's proposed supplemental blight bond resolution relative to its request for submission of \$250,000,000 in Unlimited Tax General Obligation (UTGO) Bonds for consideration by the City's electorate. LPD was asked to create a timeline identifying the requested amendments as well as, where identifiable, the source of the requests.<sup>1</sup> The resolution reflects the Council requests to which the Administration was willing to commit. The attached communications from Council members also include requests that are not incorporated in the resolution.

Versions of the proposed supplemental resolution are enumerated as follows. They are attached as exhibits, including written requests from Council.

**10/17/19 (Exhibit 1):** Original proposed resolution, submitted by the Office of the Chief Financial Officer (OCFO).

---

<sup>1</sup> LPD attributed the source of suggested edits to the requesting entity wherever that information was available.

**10/21/19 (Exhibit 2):** Revised resolution from the Administration following input and meeting on 10/18/19. The resolution is revised to indicate that the ballot initiative is being proposed at the request of the mayor and in consideration for City Council's approval, the Administration agrees to undertake the requests contained in the list of "resolves" enumerated in the resolution. The resolves address the following concerns:

- 1) City Planning Commission (CPC) staff - neighborhood planning projects and updates to the master plan.
- 2) Council Member Leland – reference to assistance for seniors in purchasing rehabbed properties and maintenance of vacant land.
- 3) Council President Jones – The Office of Contracting and Procurement (OCP) agrees to submit residential demolition packages in packages not to exceed 2500 properties bi-annually with a goal that over 50% of contracts will be awarded to contractors with designated special certifications. Additionally, the Detroit Employment Solutions Corporation agrees to implement a Blight Elimination Outreach marketing plan. Very specific requests of President Jones regarding Detroit-based businesses, Detroit resident hiring, are not specifically addressed in this version of the resolution.

**10/21/19, v.2 (Exhibit 3):** Following receipt of the earlier draft, the Administration issued a revised resolution after 5 p.m. of 10/21/19, attempting to address some of President Jones' concerns not previously addressed, including addressing audit findings of the Auditor General, employment fairs for contractors not qualifying for the Detroit Resident Business certification, attempts to increase capacity of Detroit based business participation. (See, attached requests from Council President's staff, dated October 21, 2019.)

**10/22/19, 11 a.m. (Exhibit 4):** Additions include requiring Civil Rights, Inclusion & Opportunity Department (CRIO) to report to Council on actions to attract and certify additional demolition businesses if capacity is insufficient; OCP, CRIO, etc. will host employment fairs for contractors not qualified for Detroit Resident Business certification; Administration will make operational changes to address audit findings of audit findings; Administration will submit Land Bank Memorandum of Agreement (MOA) by 1/1/20; prior to 7/23, the Mayor and City Council will discuss the future of the Land Bank; the City will use sustainable renovation standards to provide future property owners with low utility costs through high efficiency systems.

**10/22/19, 11:37 a.m. (Exhibit 5):** Paragraphs 14 and 15 regarding the future of the Land Bank are revised to indicate that prior to 1/1/20, the Council P&DD and the DLBA will revise the MOA regarding the Land Bank, including the Administration's schedule for addressing all vacant lots in the Land Bank's inventory and future lots resulting from the blight bond initiative.

**10/28/19 (Exhibit 6):** Paragraphs 14B, 14C, and 16C are additions. 14B – City and DLBA will evaluate new discount programs for Detroit residents. 14C – City and DLBA will evaluate methods to make it easier for residents to acquire vacant land and housing. 16C – In the FY 2021 demolition procurement packages and awards, the City of Land Bank will survey and secure properties for rehabilitation.

**11/8/19 (Exhibit 7):** Paragraph 10 commits to preserving reusable materials through a deconstruction pilot program for use by residents in the rehabilitation of their homes. § 19B addresses dangerous trees in residents' yards; § 19C addresses blighted trees on vacant

properties. § 23 addresses land use policies protecting public space and exploring shared land ownership models.

**11/11/19 (Exhibit 8):** This version of the resolution includes some of the extensive edits suggested by Council Member Castañeda-López. (See, attached.) It includes additions to § 7A, adding reference to DPSCD, ethnic media, and translation of marketing materials. § 8 now includes requiring proof that all stages of demolition are monitored, including backfill activity, ongoing investigations, and violations. § 11 has been revised to include community input in development of neighborhood plans. The remainder of the Council Member's suggestions do not appear to have been incorporated in the 11/11/19 draft. This draft also adds § 1B, creating a Demolition Review Board.

**11/12/19 (Exhibit 9):** This revision appears to include minimal edits.

## Attachments

**Irvin Corley**

---

**From:** Katherine Hammer  
**Sent:** Thursday, October 17, 2019 11:15 AM  
**To:** Irvin Corley  
**Cc:** David Massaron; Stephanie Washington; Arthur Jemison; John Naglick  
**Subject:** Draft Resolution  
**Attachments:** Draft Resolution for Blight Removal Bonds.docx

Hi Irv,  
I have attached a draft resolution that we believe addresses many of the requests and questions we have heard from Members of Council. We would like to work with you on this document so that any proposed changes would be items to which we could commit.

Please call me with any questions.

Thanks,  
Katie

**EXHIBIT 1**

WHEREAS, the City Council has determined that it is necessary to secure additional resources to continue to pay the cost of eliminating blight in the City through demolition and other blight remediation activities (the "Project"); and

WHEREAS, the City Council has determined that the City should borrow money in an amount not to exceed Two Hundred Fifty Million Dollars (\$250,000,000), and issue general obligation unlimited tax bonds of the City, in such amount for the purpose of paying all or part of the cost of the Project; and

WHEREAS, the City Council has determined that a proposal to issue bonds for the Project (the "Bond Proposal") shall be submitted to the qualified electors of the City at the primary election to be held in the City on Tuesday, March 10, 2020 (the "Election Date"); and

WHEREAS, the City Council and Mayor Mike Duggan's Administration (the "Administration") agree that Detroit companies and workers should benefit from the large investment in blight removal being made by the City.

WHEREAS, the City Council and Administration have raised concerns about the drafting of the local preferences in the current procurement ordinance.

WHEREAS, the Administration and City Council agree that preventing occupied tax foreclosures is critical to the City's future.

WHEREAS, draft legislation for the "Pay as You Stay" (PAYS) plan would help approximately 31,000 Detroit homeowners stay in their homes by dramatically reducing the amount they owe on their back taxes and lowering their monthly payments.

WHEREAS, "Pay as you Stay" is a proposed new payment plan that will eliminate all interest, penalties and fees, reduce back taxes to 10% of the home's taxable value, and create a three year payment plan with 0% interest.

WHEREAS, the occupied foreclosure rate has decreased by 94% since 2015.

WHEREAS, the Land Bank has sold over 10,000 Side Lots to neighbors and community partners and Side Lot buyers make a significant impact in the neighborhoods creating beautiful yards, gardens, and gathering spaces.

WHEREAS, "Rehabilitated Ready" is a Detroit Land Bank Authority program that offers newly rehabbed, move-in-ready homes in great neighborhoods.

WHEREAS, the Planning and Development Department is leading planning in neighborhoods across the city to build a city secure in its future, grounded in its roots and hopeful in its present state.

WHEREAS, the Administration and City Council agree that community engagement will be critical to planning for the future use of parcels following demolition.

RESOLVED, subject to state law and City ordinance, it is the Administration's intention to propose a Demolition Division within the Housing & Revitalization Department to manage the demolition program. The changes will be proposed in an Executive Organization Plan amendment submitted to City Council before the end of the Council Session in November 2019 and in the Fiscal Year 2020-2021 Budget Recommendation to be submitted to City Council for review.

RESOLVED, it is the Administration's intention that the Office of Contracting and Procurement will continue to use the existing equalization ordinance to provide opportunities for Detroit Based Businesses, Detroit Headquartered Businesses, Detroit Small Businesses, Detroit Resident Businesses, Detroit Based Micro Businesses, Minority-Owned Business Enterprises, Women-Owned Business Enterprises, Mentor Ventures, and Joint Ventures.

RESOLVED, it is the Administration's intention that by May 31, representatives from the OCFO and CRIO will work with the Budget, Finance and Audit Standing Committee to review the existing ordinance, develop outcome metrics and recommend changes to the ordinance to better meet the objectives of the Administration and City Council.

RESOLVED, it is the Administration's intention that within each semi-annual large procurement for residential demolitions, the Office of Contracting and Procurement will set aside contracts for certified Detroit Small Businesses and Detroit Based Micro Businesses. The Office of Procurement intends to set aside 30% of the contracts for certified Detroit Small Businesses and Detroit Based Micro Businesses in the procurement to be awarded in January 2020 and will report to the Administration and

RESOLVED, it is the Administration's intention that Detroit at Work will meet with demolition contractors companies to create recruitment, training and placement strategies to meet the needs of the Demo provider community.

RESOLVED, it is the Administration's intention that Detroit at Work will create a multi-media campaign to raise Detroiters' awareness of the job opportunities with demolition contractors.

RESOLVED, it is the Administration's intention that Planning and Development Department will complete neighborhood plans and update the master plan for the City over the next five years with community input.

RESOLVED, it is the Administration's intention that, in consultation with the City Council, the Planning and Development Department and Detroit Land Bank Authority will collaborate to create open and transparent disposition policies through changes in the DLBA Memorandum of Agreement which will be submitted no later than January 1<sup>st</sup> 2020.

RESOLVED, it is the Administration's intention that through community meetings, the Planning and Development Department will develop sidelot, landscape and interim use strategies for areas that will remain vacant for the medium term.

RESOLVED, it is the Administration's intention that the City will have rehab strategies that save homes that otherwise could be demolished, but are savable with a similar level of incentive.

RESOLVED, it is the Administration's intention that the City's rehab strategies will range from a "Rehabbed and Ready" model to more modest improvements such a site preparation and partial rehabilitation that will make houses easier to sell.

RESOLVED, it is the Administration's intention that the City will have a rehab strategy that is aimed at assisting new low income home buyers.

RESOLVED, it is the Administration's intention that the Land Bank will notify interested buyers who have made inquiries into a property when a house goes on the auction or "Own it Now" websites.

RESOLVED, it is the Administration's intention that the Administration will work with state leaders to enact "Pay as you Stay", legislation to create a pathway out of foreclosure for low income home-owners. Pay as you Stay is a proposed new payment plan that will eliminate all interest, penalties and fees, reduce back taxes to 10% of the home's taxable value, and create a three year payment plan with 0% interest.

RESOLVED, it is the Administration's intention that the City will partner with nonprofits and philanthropies to provide information about pathways out of foreclosure through Make it Home and the Homeowner Property Tax Exemption Program, directly to homeowners through door knocking campaigns, mailings, phone calls and community-based workshops.



## Irvin Corley

---

**From:** Stephanie Washington  
**Sent:** Monday, October 21, 2019 11:18 AM  
**To:** Adrienne Zeigler; Afton Branche; Alexander Kay; Amy Aubry; Andre Spivey; Andrew Sokoly; Anne Marie Langan; Anthony Bradford; Ari Ruttenberg; Avery Peeples; Barry Blackwell; Bradleigh Merrill; Brenda Jones; Brian White; Caprice Jackson; Charles Young; Christopher LeFlore; Clarke Walker; Claudia Meeks; Dalaina Williams; David Teeter; David Whitaker; Deandree Watson; Dennis Black; Deonte Agee; Derrick Headd; Edwina King; Emberly Vick; Ericka Savage Whitley; Gabe Leland; Gail Fulton; Gwen Lewis; Haley Daugherty; Irvin Corley; James Tate; Janee Ayers; Jasmine Barnes; Jerline Simmons; Jones Legislative; Karl Stafford; Karriem Holman; Kathleen Quackenbush; Kayla Rice; Kerwin Wimberley; Kevin Shaughnessy; Kianga Moore; Kimberly Neisch; Kyle Tertzag; Larry Arreguin; Laura Sanchez; Laurie-Anne Sabatini; Linda Wesley; Lisa Jennings; Louise Jones; Lynore Foster; Margaretta Venson; Mariana C. Martinez; Maricruz Moya; MARSHALLK; Mary Sheffield; Myles Miller; Nicole Vargas; Paris Blessman; Paul Corbett; Paula Call; Raquel Castaneda-Lopez; Ray Duncan; Regina Rogers; Rick Silva; Roy McCalister; Sabrina Shockley; Scott Benson; Stacie Clayton; Stephanie Washington; Stephen Grady; Terry Catching; Thelma Brown; Theresa Thomas; Tiombe Nakenge; Tottionna Bushell; Vibha Venkatesha; Yolanda Lockett; Zachary Ormsby  
**Subject:** \$250 Million Blight Bond Resolution  
**Attachments:** 10.21.2019 Draft Blight Bond Resolution.docx

Please review the attached.

**EXHIBIT 2**

WHEREAS, the Mayor has requested the City Council to approve a ballot initiative by which the City shall borrow an amount not to exceed \$250,000,000 and issue Unlimited Tax General Obligation Bonds of the City for the purpose of the elimination of blight through demolition and other blight remediation activities (the "Blight Elimination Bond Project"); and

WHEREAS, in consideration of the City Council's approval of the proposed Blight Elimination Bond Project the Administration agrees to undertake the items within the resolve of this resolution; BE IT THEREFORE

1 RESOLVED, subject to state law and City ordinance, to propose a Demolition Department to manage the demolition program and subsequently cancel or revise the demolition contract with the Detroit Building Authority. The changes will be proposed in an Executive Organization Plan amendment submitted to City Council before the end of the Council Session in November 2019 and in the Fiscal Year 2020-2021 Budget Recommendation to be submitted to City Council for review.

2 RESOLVED, the Office of Contracting and Procurement agrees to submit non-emergency residential demolition contracts in packages not to exceed 2,500 properties bi-annually. Through the use of the equalization ordinances and aggressive work by Civil Rights, Inclusion & Opportunity Department to qualify demolition contractors, it is projected that over 50% of the contracts will be won by a contractor with one of the following certifications: Detroit Based Businesses, Detroit Headquartered Businesses, Detroit Small Businesses, Detroit Resident Businesses, Detroit Based Micro Businesses, Minority-Owned Business Enterprises, Women-Owned Business Enterprises, Mentor Ventures, and Joint Ventures. Special packages may be brought to City Council outside of the biannual process to address emergency, public safety or economic development needs.

3 RESOLVED, within each semi-annual large procurement for residential demolitions, the Office of Contracting and Procurement will set aside contracts for certified Detroit Small Businesses and Detroit Based Micro Businesses. The Office of Procurement intends to set aside 30% of the contracts for certified Detroit Small Businesses and Detroit Based Micro Businesses in the procurement to be awarded in January 2020 and

procurement. If there is insufficient capacity to meet the 30% set aside in the January 2020 procurement, the Office of Procurement and the Civil Rights, Inclusion & Opportunity Department will report to City Council on actions they will take to attract and certify additional Detroit Small Businesses and Detroit Based Micro Businesses in demolition in the future.

4 RESOLVED, Prior to the submission of a demolition bid package, the Office of Contracting and Procurement agrees to submit a bi-annual employment report for all demolition contractors that are not certified as a Detroit Resident Business including the number of employees and the number of Detroit-resident employees at the time of bidding.

5 RESOLVED, by May 31, representatives from the OCFO and CRIO will work with the Budget, Finance and Audit Standing Committee to review the existing ordinance, develop outcome metrics and recommend changes to the ordinance to better meet the objectives of the Administration and City Council.

6 RESOLVED, the Detroit Employment Solutions Corporation agrees to schedule a meeting with demolition contractors that have been pre-qualified to determine the hiring and training needs of each contractor for the implementation of the Blight Elimination Strategy within one (1) month of the approval of this agreement.

7 RESOLVED, within one (1) month of approval of this agreement, The Detroit Employment Solutions Corporation agrees to implement a Blight Elimination Outreach marketing plan that may include, but not limited to the following: Outdoor signage ;. Digital and Social media outreach across Detroit at Work and all city channels; Outreach to our community partners including City Council, Faith-based, community partners, Department of Neighborhoods; Detroit at Work website banners and landing page highlighting details and how to sign up and find our more information ([detroitatwork.com](http://detroitatwork.com) averages 50,000 visits a month); Detroit at Work newsletter with over 120,000 Detroiters subscribing; press conference to announce efforts and garner media partners stories.

8 RESOLVED, the Demolition Department will submit quarterly reports detailing the following: number of homes demolished; and proof demolition field liaisons' visits to each property.

17 RESOLVED, the City's rehab strategies will range from a "Rehabbed and Ready" model to more modest improvements such a site preparation and partial rehabilitation that will make houses easier to sell.

18 RESOLVED, the City will have a rehab and marketing strategy that is aimed at assisting new low income home buyers and seniors in purchasing rehabbed or partially rehabbed houses.

19 RESOLVED, through the Fiscal Year 2021 Budget, the Administration will propose a new grass cutting strategy to address the spring growth and improve maintenance of vacant lots.

20 RESOLVED, the Administration will expand the illegal dumping campaign to protect neighborhoods with newly vacant land.

21 RESOLVED, the Administration will work with state leaders to enact "Pay as you Stay", legislation to create a pathway out of foreclosure for low income home-owners. Pay as you Stay is a proposed new payment plan that will eliminate all interest, penalties and fees, reduce back taxes to 10% of the home's taxable value, and create a three year payment plan with 0% interest.

22 RESOLVED, the City will partner with nonprofits and philanthropies to provide information about pathways out of foreclosure through Make it Home and the Homeowner Property Tax Exemption Program, directly to homeowners through door knocking campaigns, mailings, phone calls and community-based workshops.

9 RESOLVED, the Administration will make practical operational changes to address audit findings into the future, unless the recommendations create an undue burden on small demolition contractors without a measurable benefit to the program.

10 RESOLVED, the Demolition Department will conduct a deconstruction pilot to determine the feasibility of incorporating deconstruction into the demolition program on a larger scale.

11 RESOLVED, Planning and Development Department will complete neighborhood plans and update the master plan for the City over the next five years with community input.

12 RESOLVED, In the areas most affected by demolition of vacant and abandoned structures, the City will be investigating four primary areas for neighborhood planning: the history of the neighborhood; tactical historic preservation opportunities; housing rehabilitation opportunities for vacant properties; interim and medium-term open space strategies. These pillars will help the city and neighbors plan for redevelopment while also creating amenities, prevent illegal dumping and making the neighborhood more attractive.

13 RESOLVED, through community meetings, the Planning and Development Department will develop sidelot, landscape and interim use strategies for areas that will remain vacant for the medium term.

14 RESOLVED, in consultation with the City Council, the Planning and Development Department and Detroit Land Bank Authority will collaborate to create open and transparent disposition policies such as "building blocks" events through changes in the DLBA Memorandum of Agreement which will be submitted no later than January 1<sup>st</sup> 2020.

15 RESOLVED, the Land Bank will notify interested buyers who have made inquiries into a property when a house goes on the auction or "Own it Now" websites.

16 RESOLVED, the City will have rehab strategies that save homes that otherwise could be demolished, but are salvageable with a similar level of incentive.

## Irvin Corley

---

**From:** Marcell Todd  
**Sent:** Friday, October 18, 2019 9:08 AM  
**To:** Irvin Corley  
**Subject:** Additional revision of Draft Supplemental Resolution on Blight Bonds from Administration  
**Attachments:** MT Draft Resolution for Blight Removal Bonds.docx

Irv,

Attached please find the draft reso with additional edits.

Marcell

---

**From:** Irvin Corley <irvin@detroitmi.gov>  
**Sent:** Thursday, October 17, 2019 2:37 PM  
**To:** Mark Lockridge <markl@detroitmi.gov>; Laura Goodspeed <goodspeedl@detroitmi.gov>; Jill Kilbourn <Jill.Kilbourn@detroitmi.gov>; Adrienne Zeigler <Zeiglera@detroitmi.gov>; Brenda Jones <bjones@detroitmi.gov>; Brian White <whiteb@detroitmi.gov>; David Whitaker <davidw@detroitmi.gov>; Derrick Headd <headd@detroitmi.gov>; Richard Drumb <drumbr@detroitmi.gov>; Janee Ayers <ayersj@detroitmi.gov>; Kathleen Quackenbush <quackenbushk@detroitmi.gov>; Keith Jones <joneskj@detroitmi.gov>; Ed King <eking@detroitmi.gov>; Lakisha Barclift <barclifl@detroitmi.gov>; Anne Marie Langan <anne@detroitmi.gov>; Mary Sheffield <sheffieldm@detroitmi.gov>; Paris Blessman <blessmanp@detroitmi.gov>; Rick Silva <silvari@detroitmi.gov>; Andre Spivey <spiveyan@detroitmi.gov>; Stephen Grady <gradys@detroitmi.gov>; Jasmine Barnes <barnesja@detroitmi.gov>; Adam Mundy <mundya@detroitmi.gov>; Carol Banks <banksc@detroitmi.gov>; Deandree Watson <watsond@detroitmi.gov>; Edwina King <kinge@detroitmi.gov>; Emberly Vick <vicke@detroitmi.gov>; Gabe Leland <lelandg@detroitmi.gov>; James Tate <tatej@detroitmi.gov>; Kerwin Wimberley <WimberleyKe@detroitmi.gov>; Larry Arreguin <arreguinl@detroitmi.gov>; Mariana C. Martinez <Mcmartinez@detroitmi.gov>; Nicole Vargas <vargasn@detroitmi.gov>; Paul Corbett <corbettp@detroitmi.gov>; Raquel Castaneda-Lopez <castaneda-lopezr@detroitmi.gov>; Roy McCalister <mccalister@detroitmi.gov>; Scott Benson <bensons@detroitmi.gov>; Zachary Ormsby <ormsbyz@detroitmi.gov>  
**Cc:** David Massaron <massarond@detroitmi.gov>; John Naglick <naglickj@detroitmi.gov>; Katherine Hammer <hammerk@detroitmi.gov>; Arthur Jemison <ajemison@detroitmi.gov>; Marcell Todd <marcell@detroitmi.gov>  
**Subject:** Draft Supplemental Resolution on Blight Bonds from Administration

Attached is the Administration's draft of the supplemental blight resolution for Council's consideration. LPD is the process of reviewing it. LPD looks to meet with the Administration tomorrow on the 18<sup>th</sup> around 2 pm regarding the reso.

It would be great for Council members to submit any amendments to the reso by the EOB today so LPD can incorporate those changes for the Administration to consider. We greatly appreciate your help in this process! Irv

Irvin Corley, Jr.  
Executive Policy Manager  
Detroit City Council Legislative Policy Division  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 208  
Detroit, Michigan 48226

(313) 224-1722 (office)  
(313) 224-4336 (fax)  
[irvin@detroitmi.gov](mailto:irvin@detroitmi.gov) (email address)

**From:** Katherine Hammer  
**Sent:** Thursday, October 17, 2019 11:15 AM  
**To:** Irvin Corley  
**Cc:** David Massaron; Stephanie Washington; Arthur Jemison; John Naglick  
**Subject:** Draft Resolution

Hi Irv,  
I have attached a draft resolution that we believe addresses many of the requests and questions we have heard from Members of Council. We would like to work with you on this document so that any proposed changes would be items to which we could commit.

Please call me with any questions.

Thanks,  
Katie

WHEREAS, the City Council (the "City Council") of the City of Detroit (the "City") has determined that it is necessary to secure additional resources to continue to pay the cost of eliminating blight in the City through demolition and other blight remediation activities (the "Project"); and

WHEREAS, the City Council has determined that the City should borrow money in an amount not to exceed Two Hundred Fifty Million Dollars (\$250,000,000), and issue general obligation unlimited tax bonds of the City, in such amount for the purpose of paying all or part of the cost of the Project; and

WHEREAS, the City Council has determined that a proposal to issue bonds for the Project (the "Bond Proposal") shall be submitted to the qualified electors of the City at the primary election to be held in the City on Tuesday, March 10, 2020 (the "Election Date"); and

WHEREAS, the City Council and Mayor Mike Duggan's Administration (the "Administration") agree that Detroit companies and workers should benefit from the large investment in blight removal being made by the City.

WHEREAS, the City Council and Administration have raised concerns about the drafting of the local preferences in the current procurement ordinance.

WHEREAS, the Administration and City Council agree that preventing occupied tax foreclosures is critical to the City's future.

WHEREAS, draft legislation for the "Pay as You Stay" (PAYS) plan would help approximately 31,000 Detroit homeowners stay in their homes by dramatically reducing the amount they owe on their back taxes and lowering their monthly payments.

WHEREAS, "Pay as you Stay" is a proposed new payment plan that will eliminate all interest, penalties and fees, reduce back taxes to 10% of the home's taxable value, and create a three year payment plan with 0% interest.

WHEREAS, the occupied foreclosure rate has decreased by 94% since 2015.

WHEREAS, the Land Bank has sold over 10,000 Side Lots to neighbors and community partners and Side Lot buyers make a significant impact in the neighborhoods creating beautiful yards, gardens, and gathering spaces.



WHEREAS, "Rehabbed and Ready" is a Detroit Land Bank Authority program that offers newly rehabbed, move-in-ready homes in great neighborhoods.

WHEREAS, the Planning and Development Department is leading planning in neighborhoods across the city to build a city secure in its future, grounded in its roots and hopeful in its present state.

WHEREAS, Section 45 of the State Planning Enabling Act requires a five year review of the Master Plan in order to determine whether to commence the procedure to amend the master plan or adopt a new master plan.

WHEREAS, it was a long held practice of the Planning and Development Department to undertake revision of the Detroit Master Plan of Policies concurrently with or at the completion of the taking of the US Decennial Census.

WHEREAS, the Administration and City Council agree that community engagement will be critical to planning for the future use of parcels following demolition.

RESOLVED, subject to state law and City ordinance, it is the Administration's intention to propose a Demolition Division within the Housing & Revitalization Department to manage the demolition program. The changes will be proposed in an Executive Organization Plan amendment submitted to City Council before the end of the Council Session in November 2019 and in the Fiscal Year 2020-2021 Budget Recommendation to be submitted to City Council for review.

RESOLVED, it is the Administration's intention that the Office of Contracting and Procurement will continue to use the existing equalization ordinance to provide opportunities for Detroit Based Businesses, Detroit Headquartered Businesses, Detroit Small Businesses, Detroit Resident Businesses, Detroit Based Micro Businesses, Minority-Owned Business Enterprises, Women-Owned Business Enterprises, Mentor Ventures, and Joint Ventures.

RESOLVED, it is the Administration's intention that by May 31, representatives from the OCFO and CRIO will work with the Budget, Finance and Audit Standing Committee to review the existing ordinance, develop outcome metrics and recommend changes to the ordinance to better meet the objectives of the Administration and City Council.

RESOLVED, it is the Administration's intention that within each semi-annual large procurement for residential demolitions, the Office of Contracting and Procurement will set aside contracts for certified Detroit Small Businesses and Detroit Based Micro Businesses. The Office of Procurement intends to set aside 30% of the contracts for certified Detroit Small Businesses and Detroit Based Micro Businesses in the procurement to be awarded in January 2020 and will report to the Administration and City Council following the completion of the procurement.

RESOLVED, it is the Administration's intention that Detroit at Work will meet with demolition contractors companies to create recruitment, training and placement strategies to meet the needs of the Demo provider community.

RESOLVED, it is the Administration's intention that Detroit at Work will create a multi-media campaign to raise Detroiters' awareness of the job opportunities with demolition contractors.

RESOLVED, it is the Administration's intention that the Planning and Development Department will complete neighborhood planning projects and update the Detroit Master Plan of Policies incorporating a review and analysis of the 2020 US Census over the next five years with community input.

RESOLVED, it is the Administration's intention that, in consultation with the City Council, the Planning and Development Department and Detroit Land Bank Authority will collaborate to create open and transparent disposition policies through changes in the DLBA Memorandum of Agreement which will be submitted no later than January 1<sup>st</sup> 2020.

RESOLVED, it is the Administration's intention that through community meetings, the Planning and Development Department will develop sidelot, landscape and interim use strategies for areas that will remain vacant for the medium term.

RESOLVED, it is the Administration's intention that the City will have rehab strategies that save homes that otherwise could be demolished, but are savable with a similar level of incentive.

RESOLVED, it is the Administration's intention that the City's rehab strategies will range from a "Rehabbed and Ready" model to more modest improvements such as site preparation and partial rehabilitation that will make houses easier to sell.

RESOLVED, it is the Administration's intention that the City will have a rehab strategy that is aimed at assisting new low income home buyers.

RESOLVED, it is the Administration's intention that the Land Bank will notify interested buyers who have made inquiries into a property when a house goes on the auction or "Own it Now" websites.

RESOLVED, it is the Administration's intention that the Administration will work with state leaders to enact "Pay as you Stay", legislation to create a pathway out of foreclosure for low income home-owners. Pay as you Stay is a proposed new payment plan that will eliminate all interest, penalties and fees, reduce back taxes to 10% of the home's taxable value, and create a three year payment plan with 0% interest.

RESOLVED, it is the Administration's intention that the City will partner with nonprofits and philanthropies to provide information about pathways out of foreclosure through Make it Home and the Homeowner Property Tax Exemption Program, directly to homeowners through door knocking campaigns, mailings, phone calls and community-based workshops.

## Irvin Corley

---

**From:** Larry Arreguin  
**Sent:** Friday, October 18, 2019 10:26 AM  
**To:** Irvin Corley  
**Subject:** RE: Draft Supplemental Resolution on Blight Bonds from Administration

Irv,

Apologies on the late response. Two additional items.

- a. Could there be a resolved clause that stipulates future drawdown of funds are halted if the prior reports indicate the Administration is/has not met the 30% Goal?
- b. Could there be a resolved or language that stipulates how Seniors will benefit from the rehab programs?
- c. Could there be language or resolved that stipulates how the vacant lots will be maintained; particularly frequency of mows?

Larry Arreguin  
Office of Councilman Gabe Leland, 7<sup>th</sup> District  
Detroit City Council

T: 313.224-2119 (Direct)

**From:** Irvin Corley  
**Sent:** Thursday, October 17, 2019 2:37 PM  
**To:** Mark Lockridge; Laura Goodspeed; Jill Kilbourn; Adrienne Zeigler; Brenda Jones; Brian White; David Whitaker; Derrick Headd; Richard Drumb; Janee Ayers; Kathleen Quackenbush; Keith Jones; Ed King; Lakisha Barclift; Anne Marie Langan; Mary Sheffield; Paris Blessman; Rick Silva; Andre Spivey; Stephen Grady; Jasmine Barnes; Adam Mundy; Carol Banks; Deandree Watson; Edwina King; Emberly Vick; Gabe Leland; James Tate; Kerwin Wimberley; Larry Arreguin; Mariana C. Martinez; Nicole Vargas; Paul Corbett; Raquel Castaneda-Lopez; Roy McCalister; Scott Benson; Zachary Ormsby  
**Cc:** David Massaron; John Naglick; Katherine Hammer; Arthur Jemison; Marcell Todd  
**Subject:** Draft Supplemental Resolution on Blight Bonds from Administration

Attached is the Administration's draft of the supplemental blight resolution for Council's consideration. LPD is the process of reviewing it. LPD looks to meet with the Administration tomorrow on the 18<sup>th</sup> around 2 pm regarding the reso.

It would be great for Council members to submit any amendments to the reso by the EOB today so LPD can incorporate those changes for the Administration to consider. We greatly appreciate your help in this process! Irv

Irvin Corley, Jr.  
Executive Policy Manager  
Detroit City Council Legislative Policy Division  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 208  
Detroit, Michigan 48226

(313) 224-1722 (office)  
(313) 224-4336 (fax)

[irvin@detroitmi.gov](mailto:irvin@detroitmi.gov) (email address)

**From:** Katherine Hammer

**Sent:** Thursday, October 17, 2019 11:15 AM

**To:** Irvin Corley

**Cc:** David Massaron; Stephanie Washington; Arthur Jemison; John Naglick

**Subject:** Draft Resolution

Hi Irv,

I have attached a draft resolution that we believe addresses many of the requests and questions we have heard from Members of Council. We would like to work with you on this document so that any proposed changes would be items to which we could commit.

Please call me with any questions.

Thanks,  
Katie

## Irvin Corley

---

**From:** Irvin Corley  
**Sent:** Thursday, October 17, 2019 11:11 PM  
**To:** Jasmine Barnes  
**Cc:** Brenda Jones; Stephen Grady  
**Subject:** Re: Draft Supplemental Resolution on Blight Bonds from Administration

Thanks! I'll share this with the rest of the LPD team who is working on this reso, Irv

---

**From:** Jasmine Barnes <barnesja@detroitmi.gov>  
**Sent:** Thursday, October 17, 2019 10:54 PM  
**To:** Irvin Corley <irvin@detroitmi.gov>  
**Cc:** Brenda Jones <bjones@detroitmi.gov>; Stephen Grady <gradys@detroitmi.gov>  
**Subject:** Re: Draft Supplemental Resolution on Blight Bonds from Administration

Thank you Mr. Corley,

1. May you please clarify why the resolutions use "intention" rather than "shall" or "must?"
2. Does the proposed resolution ensure guarantees or are these "good faith efforts."
3. Why is the bond resolution not being amended to include the stipulations within the resolution?
4. Would an interdepartmental memorandum of understand or agreement be a more binding agreement than the proposed resolution.
- 5 Please see the below requests from the Office of Council President Brenda Jones:

NOW BE IT RESOLVED THAT ALL PARTIES AGREE TO THE FOLLOWING:

1. The Office of Contracting and Procurement agrees to submit demolition contracts in packages not to exceed 2,500 properties bi-annually with the following set asides for years one through three of the blight elimination strategy:
  - a. 30% of the contracts set aside for businesses that have 51% Detroit-based residents only.
  - b. 30% of the contracts set aside for Detroit-based headquartered businesses only.
  - c. 40% of the contracts set aside for joint-venture contracts with Detroit-based small business only.
  - d. The Chief Procurement Officer reserves the right to abate the set-aside requirements if adequate bidders are not available.
2. The Office of Contracting and Procurement agrees to submit demolition contracts in packages not to exceed 2,500 properties bi-annually with the following after year three:
  - a. 70% of the contracts set aside for businesses that have 51% Detroit-based residents only.
  - b. 30% of the contracts set aside for Detroit-based/headquartered businesses only.
  - c. The Chief Procurement Officer reserves the right to abate the set-aside requirements if adequate bidders are not available.

3. Prior to the submission of a demolition bid package, the Office of Contracting and Procurement agrees to submit a bi-annual employment report for all contractors that fall below the 51% Detroit-based employee threshold including, but not limited to, the following:

- a. Number of employees
- b. Number of Detroit-resident employees
- c. Number of applicants
- d. Number of Detroit-resident applicants
- e. Number of hires
- f. Number of Detroit-resident hires

4. The Office of Contracting and Procurement, Detroit Employment Solutions Corporation, the Detroit Building Authority and the Civil Rights, Inclusion & Opportunity Department agree to host an employment fair quarterly for contractors that fall below the 51% Detroit-based employees threshold.

5. The Office of Contracting and Procurement agrees to mandate attendance at each quarterly employment fair for all contractors that fall below the 51% Detroit-based employee threshold.

6. The Detroit Employment Solutions Corporation agrees to schedule a meeting with all existing demolition contractors that have been pre-qualified to determine the hiring and training needs of each contractor for the implementation of the Blight Elimination Strategy within one (1) month of the approval of this agreement.

7. Within one (1) month of approval of this agreement, The Detroit Employment Solutions Corporation agrees to implement a Blight Elimination Outreach marketing plan including but not limited to the following:

- a. Outdoor signage across the city in major traffic and neighborhood communities.
- b. Digital and Social media outreach across Detroit at Work and all city channels.
- c. Outreach to our community partners including City Council, Faith-based, community partners, Department of Neighborhoods.
- d. Detroit at Work website banners and landing page highlighting details and how to sign up and find our more information (detroitatwork.com averages 50,000 visits a month)
- e. Detroit at Work newsletter with over 120,000 Detroiters subscribing.
- f. Press Conference to announce efforts and garner media partners stories. The marketing plan can begin in October.

8. The Detroit Building Authority agrees to submit quarterly reports detailing the following:

- a. Number of homes demolished.
- b. Proof of Detroit Building Authority demolition field liaisons' visits to each property.

### Get Outlook for iOS

From: Irvin Corley <irvin@detroitmi.gov>

Sent: Thursday, October 17, 2019 2:37:19 PM

To: Mark Lockridge <markl@detroitmi.gov>; Laura Goodspeed <goodspeedl@detroitmi.gov>; Jill Kilbourn <Jill.Kilbourn@detroitmi.gov>; Adrienne Zeigler <Zeiglera@detroitmi.gov>; Brenda Jones <bjones@detroitmi.gov>; Brian White <whiteb@detroitmi.gov>; David Whitaker <davidw@detroitmi.gov>; Derrick Headd <headd@detroitmi.gov>; Richard Drumb <drumbr@detroitmi.gov>; Janee Ayers <ayersj@detroitmi.gov>; Kathleen Quackenbush <quackenbushk@detroitmi.gov>; Keith Jones <joneskj@detroitmi.gov>; Ed King <eking@detroitmi.gov>; Lakisha Barclift <barclifl@detroitmi.gov>; Anne Marie Langan <anne@detroitmi.gov>; Mary Sheffield <sheffieldm@detroitmi.gov>; Paris

**Irvin Corley**

---

**From:** Stephanie Washington  
**Sent:** Monday, October 21, 2019 5:22 PM  
**To:** Adrienne Zeigler; Afton Branche; Alexander Kay; Amy Aubry; Andre Spivey; Andrew Sokoly; Anne Marie Langan; Anthony Bradford; Ari Ruttenberg; Avery Peeples; Barry Blackwell; Bradleigh Merrill; Brenda Jones; Brian White; Caprice Jackson; Charles Young; Christopher LeFlore; Clarke Walker; Claudia Meeks; Dalaina Williams; David Teeter; David Whitaker; Deandree Watson; Dennis Black; Deonte Agee; Derrick Headd; Edwina King; Emberly Vick; Ericka Savage Whitley; Gabe Leland; Gail Fulton; Gwen Lewis; Haley Daugherty; Hanan Yahya; Irvin Corley; James Tate; Janee Ayers; Jasmine Barnes; Jerline Simmons; Jones Legislative; Karl Stafford; Karriem Holman; Kathleen Quackenbush; Kayla Rice; Kerwin Wimberley; Kevin Shaughnessy; Kianga Moore; Kimberly Neisch; Kyle Tertzag; Larry Arreguin; Laura Sanchez; Laurie-Anne Sabatini; Linda Wesley; Lisa Jennings; Louise Jones; Lynore Foster; Margaretta Venson; Mariana C. Martinez; Maricruz Moya; MARSHALLK; Mary Sheffield; Myles Miller; Nicole Vargas; Paris Blessman; Paul Corbett; Paula Call; Raquel Castaneda-Lopez; Ray Duncan; Regina Rogers; Rick Silva; Roy McCalister; Sabrina Shockley; Scott Benson; Stacie Clayton; Stephanie Washington; Stephen Grady; Terry Catching; Thelma Brown; Theresa Thomas; Tiombe Nakenge; Tottionna Bushell; Vibha Venkatesha; Yolanda Lockett; Zachary Ormsby  
**Subject:** UPDATED Blight Removal Bond Resolution  
**Attachments:** 10.21.2019 Draft Blight Bond Resolution with additional feedback.docx  
**Importance:** High

Please review the attached UPDATED Blight Removal Bond Resolution based on additional feedback today from council members. The changes are highlighted in red.

**EXHIBIT 3**



WHEREAS, the Mayor has requested the City Council to approve a ballot initiative by which the City shall borrow an amount not to exceed \$250,000,000 and issue Unlimited Tax General Obligation Bonds of the City for the purpose of the elimination of blight through demolition and other blight remediation activities (the "Blight Elimination Bond Project"); and

WHEREAS, in consideration of the City Council's approval of the proposed Blight Elimination Bond Project the Administration agrees to undertake the items within the resolve of this resolution; BE IT THEREFORE

1 RESOLVED, subject to state law and City ordinance, to propose a Demolition Department to manage the demolition program and subsequently cancel or revise the demolition contract with the Detroit Building Authority. The changes will be proposed in an Executive Organization Plan amendment submitted to City Council before the end of the Council Session in November 2019 and in the Fiscal Year 2020-2021 Budget Recommendation to be submitted to City Council for review.

2 RESOLVED, the Office of Contracting and Procurement agrees to submit non-emergency residential demolition contracts in packages not to exceed 2,500 properties bi-annually. Through the use of the equalization ordinances and aggressive work by Civil Rights, Inclusion & Opportunity Department to qualify demolition contractors, **over 50% of the contracts** will be won by a contractor with one of the following certifications: Detroit Based Businesses, Detroit Headquartered Businesses, Detroit Small Businesses, Detroit Resident Businesses, Detroit Based Micro Businesses, Minority-Owned Business Enterprises, Women-Owned Business Enterprises, Mentor Ventures, and Joint Ventures. Special packages may be brought to City Council outside of the biannual process to address emergency, public safety or economic development needs. **If there is insufficient capacity, the Office of Procurement and the Civil Rights, Inclusion & Opportunity Department will report to City Council on actions they will take to attract and certify additional demolition businesses in the future.**

3 RESOLVED, within each semi-annual large procurement for residential demolitions, the Office of Contracting and Procurement will set aside contracts for certified Detroit

Small Businesses and Detroit Based Micro Businesses. The Office of Procurement intends to set aside 30% of the contracts for certified Detroit Small Businesses and Detroit Based Micro Businesses in the procurement to be awarded in January 2020 and will report to the Administration and City Council following the completion of the procurement. If there is insufficient capacity to meet the 30% set aside in the January 2020 procurement, the Office of Procurement and the Civil Rights, Inclusion & Opportunity Department will report to City Council on actions they will take to attract and certify additional Detroit Small Businesses and Detroit Based Micro Businesses in demolition in the future.

4 RESOLVED, Prior to the submission of a demolition bid package, the Office of Contracting and Procurement agrees to submit a bi-annual employment report for all demolition contractors that are not certified as a Detroit Resident Business including the number of employees and the number of Detroit-resident employees at the time of bidding.

5 RESOLVED, by May 31, representatives from the OCFO and CRIO will work with the Budget, Finance and Audit Standing Committee to review the existing ordinance, develop outcome metrics and recommend changes to the ordinance to better meet the objectives of the Administration and City Council.

6 RESOLVED, the Detroit Employment Solutions Corporation agrees to schedule a meeting with demolition contractors that have been pre-qualified to determine the hiring and training needs of each contractor for the implementation of the Blight Elimination Strategy within one (1) month of the approval of this agreement.

7A RESOLVED, within one (1) month of approval of this agreement, The Detroit Employment Solutions Corporation agrees to implement a Blight Elimination Outreach marketing plan that may include, but not limited to the following: Outdoor signage ;. Digital and Social media outreach across Detroit at Work and all city channels; Outreach to our community partners including City Council, Faith-based, community partners, Department of Neighborhoods; Detroit at Work website banners and landing page highlighting details and how to sign up and find our more information ([detroitatwork.com](http://detroitatwork.com)

averages 50,000 visits a month); Detroit at Work newsletter with over 120,000 Detroiters subscribing; press conference to announce efforts and garner media partners stories.

**7B RESOLVED, the Office of Contracting and Procurement, Detroit Employment Solutions Corporation, the Demolition Department, and the Civil Rights, Inclusion & Opportunity Department agree to host employment fairs for contractors that do not qualify for the Detroit Resident Business certification. The Office of Contracting and Procurement will encourage those demolition business that do not qualify for this certification to attend.**

8 RESOLVED, the Demolition Department will submit quarterly reports detailing the following: number of homes demolished; and proof demolition field liaisons' visits to each property.

9 RESOLVED, the Administration will make practical operational changes **to address audit findings of the Auditor General and any other pertinent external audit findings**, unless the recommendations create an undue burden on small demolition contractors without a measurable benefit to the program.

10 RESOLVED, the Demolition Department will conduct a deconstruction pilot to determine the feasibility of incorporating deconstruction into the demolition program on a larger scale.

11 RESOLVED, Planning and Development Department will complete neighborhood plans and update the master plan for the City over the next five years with community input.

12 RESOLVED, in the areas most affected by demolition of vacant and abandoned structures, the City will be investigating four primary areas for neighborhood planning: the history of the neighborhood; tactical historic preservation opportunities; housing rehabilitation opportunities for vacant properties; interim and medium-term open space strategies. These pillars will help the city and neighbors plan for redevelopment while also creating amenities, prevent illegal dumping and making the neighborhood more attractive.

13 RESOLVED, through community meetings, the Planning and Development Department will develop sidelot, landscape and interim use strategies for areas that will remain vacant for the medium term.

14 RESOLVED, in consultation with the City Council, the Planning and Development Department and Detroit Land Bank Authority will collaborate to create open and transparent disposition policies such as “building blocks” events through changes in the DLBA Memorandum of Agreement which will be submitted no later than January 1<sup>st</sup> 2020.

15 RESOLVED, the Land Bank will notify interested buyers who have made inquiries into a property when a house goes on the auction or “Own it Now” websites.

16 RESOLVED, the City will have rehab strategies that save homes that otherwise could be demolished, but are savable with a similar level of incentive.

17 RESOLVED, the City's rehab strategies will range from a “Rehabbed and Ready” model to more modest improvements such a site preparation and partial rehabilitation that will make houses easier to sell.

18 RESOLVED, the City will have a rehab and marketing strategy that is aimed at assisting new low income home buyers and seniors in purchasing rehabbed or partially rehabbed houses.

19 RESOLVED, through the Fiscal Year 2021 Budget, the Administration will propose a new grass cutting strategy to address the spring growth and improve maintenance of vacant lots.

20 RESOLVED, the Administration will expand the illegal dumping campaign to protect neighborhoods with newly vacant land.

21 RESOLVED, the Administration will work with state leaders to enact “Pay as you Stay”, legislation to create a pathway out of foreclosure for low income home-owners. Pay as you Stay is a proposed new payment plan that will eliminate all interest,

penalties and fees, reduce back taxes to 10% of the home's taxable value, and create a three year payment plan with 0% interest.

22 RESOLVED, the City will partner with nonprofits and philanthropies to provide information about pathways out of foreclosure through Make it Home and the Homeowner Property Tax Exemption Program, directly to homeowners through door knocking campaigns, mailings, phone calls and community-based workshops.

## Irvin Corley

---

**From:** Jasmine Barnes  
**Sent:** Monday, October 21, 2019 4:06 PM  
**To:** Boysie Jackson  
**Cc:** Ray Duncan; Brenda Jones; Stephen Grady; Gail Fulton; David Massaron; Arthur Jemison; Irvin Corley; David Whitaker; Lakisha Barclift  
**Subject:** RE: \$250 Million Blight Bond Resolution

Hi Boysie!

Thank you for taking the time to address our blight resolution concerns. Per our discussions, please see the below agreed upon amendments to the blight resolution:

### REMOVE:

RESOLVED, Prior to the submission of a demolition bid package, the Office of Contracting and Procurement agrees to submit a bi-annual employment report for all demolition contractors that are not certified as a Detroit Resident Business including the number of employees and the number of Detroit-resident employees at the time of bidding.

### REPLACE WITH:

- RESOLVED, Prior to the submission of a demolition bid package, the Office of Contracting and Procurement agrees to submit a bi-annual employment report for all contractors that fall below the 51% Detroit-based employee threshold including, but not limited to, the following:
  - o Number of employees
  - o Number of Detroit-resident employees
  - o Number of applicants
  - o Number of Detroit-resident applicants
  - o Number of hires
  - o Number of Detroit-resident hires

### ADD

- RESOLVED, The Office of Contracting and Procurement, Detroit Employment Solutions Corporation, the Detroit Building Authority and the Civil Rights, Inclusion & Opportunity Department agree to host an employment fair quarterly for contractors that fall below the 51% Detroit-based employees threshold.
- RESOLVED, The Office of Contracting and Procurement agrees to mandate attendance at each quarterly employment fair for all contractors that fall below the 51% Detroit-based employee threshold.

### REMOVE:

RESOLVED, the Office of Contracting and Procurement agrees to submit non-emergency residential demolition contracts in packages not to exceed 2,500 properties bi-annually. Through the use of the equalization ordinances and aggressive work by Civil Rights, Inclusion & Opportunity Department to qualify demolition contractors, it is projected that over 50% of the contracts will be won by a contractor with one of the following certifications: Detroit Based Businesses, Detroit Headquartered Businesses, Detroit Small Businesses, Detroit Resident Businesses, Detroit Based Micro Businesses, Minority-Owned Business Enterprises, Women-Owned Business Enterprises, Mentor Ventures, and Joint

Ventures. Special packages may be brought to City Council outside of the biannual process to address emergency, public safety or economic development needs.

3 RESOLVED, within each semi-annual large procurement for residential demolitions, the Office of Contracting and Procurement will set aside contracts for certified Detroit Small Businesses and Detroit Based Micro Businesses. The Office of Procurement intends to set aside 30% of the contracts for certified Detroit Small Businesses and Detroit Based Micro Businesses in the procurement to be awarded in January 2020 and will report to the Administration and City Council following the completion of the procurement. If there is insufficient capacity to meet the 30% set aside in the January 2020 procurement, the Office of Procurement and the Civil Rights, Inclusion & Opportunity Department will report to City Council on actions they will take to attract and certify additional Detroit Small Businesses and Detroit Based Micro Businesses in demolition in the future.

**REPLACE WITH:**

- RESOLVED, the Office of Contracting and Procurement agrees to submit non-emergency residential demolition contracts in packages not to exceed 2,500 properties bi-annually. Through the use of the equalization ordinances and aggressive work by Civil Rights, Inclusion & Opportunity Department to qualify demolition contractors, The Office of Contracting and Procurement agrees to set aside 50% of the contracts for one of the following certifications: Detroit Based Businesses, Detroit Headquartered Businesses, Detroit Small Businesses, Detroit Resident Businesses, Detroit Based Micro Businesses, Minority-Owned Business Enterprises, Women-Owned Business Enterprises, Mentor Ventures, and Joint Ventures. Special packages may be brought to City Council outside of the biannual process to address emergency, public safety or economic development needs.
- RESOLVED, The Chief Procurement Officer reserves the right to abate the set-aside requirements if adequate bidders are not available. If there is insufficient capacity to meet the 50% set aside, the Office of Procurement and the Civil Rights, Inclusion & Opportunity Department will submit report to City Council in 30 days on actions they will take to attract and certify Detroit Based Businesses, Detroit Headquartered Businesses, Detroit Small Businesses, Detroit Resident Businesses, Detroit Based Micro Businesses, Minority-Owned Business Enterprises, Women-Owned Business Enterprises, Mentor Ventures, and Joint Ventures.
- RESOLVED, The Office of Procurement intends to set aside 50% of the contracts for one of the following certifications: Detroit Based Businesses, Detroit Headquartered Businesses, Detroit Small Businesses, Detroit Resident Businesses, Detroit Based Micro Businesses, Minority-Owned Business Enterprises, Women-Owned Business Enterprises, Mentor Ventures, and Joint Ventures in the procurement to be awarded in January 2020 and will report to the Administration and City Council following the completion of the procurement.
- RESOLVED, The Chief Procurement Officer reserves the right to abate the set-aside requirements if adequate bidders are not available. If there is insufficient capacity to meet the 50% set aside January 2020 procurement, the Office of Procurement and the Civil Rights, Inclusion & Opportunity Department will submit report to City Council in 30 days on actions they will take to attract and certify Detroit Based Businesses, Detroit Headquartered Businesses, Detroit Small Businesses, Detroit Resident Businesses, Detroit Based Micro Businesses, Minority-Owned Business Enterprises, Women-Owned Business Enterprises, Mentor Ventures, and Joint Ventures.

Warm Wishes,

*Jasmine D. Barnes*

Jasmine D. Barnes

Legislative Operations and Digital Media Manager/Community Relations Liaison

Office of Detroit City Council President Brenda Jones

313.224.8034



From: Jasmine Barnes  
Sent: Monday, October 21, 2019 2:16 PM  
To: Stephanie Washington <washingtons@detroitmi.gov>  
Cc: Ray Duncan <duncanr@detroitmi.gov>; Brenda Jones <bjones@detroitmi.gov>; Stephen Grady <gradys@detroitmi.gov>; Gail Fulton <FultonG@detroitmi.gov>; David Massaron <massarond@detroitmi.gov>; Arthur Jemison <ajemison@detroitmi.gov>; Boysie Jackson <jacksonbo@detroitmi.gov>  
Subject: RE: \$250 Million Blight Bond Resolution

Thank you Stephanie,

The Office of Council President Brenda Jones appreciates the administration's efforts to address its concerns as well as the concerns of the entire legislative body. Furthermore, the original resolution did not have administrative guarantees. Although many of our concerns were addressed, the concerns regarding guaranteed employment opportunities for City of Detroit residents are not addressed. There are no requirements of contractors that fall below the 51% Detroit-based workforce to hire Detroiters or work towards hiring Detroiters. The agreed upon hiring report also lacks crucial information related to Detroit resident hiring practices.

We are again requesting the following terms and if the terms are not able to be met, a detailed explanation on why the terms are not able to be met.

NOW BE IT RESOLVED THAT ALL PARTIES AGREE TO THE FOLLOWING:

1. The Office of Contracting and Procurement agrees to submit demolition contracts in packages not to exceed 2,500 properties bi-annually with the following set asides for years **one through three of the blight elimination strategy:**
  - a. **30% of the contracts set aside for businesses that have 51% Detroit-based residents only.**
  - b. **30% of the contracts set aside for Detroit-based/headquartered businesses only.**
  - c. **40% of the contracts set aside for joint-venture contracts with Detroit-based small business only.**
  - d. **The Chief Procurement Officer reserves the right to abate the set-aside requirements if adequate bidders are not available.**

**This was partially addressed.**



2. The Office of Contracting and Procurement agrees to submit demolition contracts in packages not to exceed 2,500 properties bi-annually with the following **after year three:**
- a. **70% of the contracts set aside for businesses that have 51% Detroit-based residents only.**
  - b. **30% of the contracts set aside for Detroit-based/headquartered businesses only.**
  - c. **The Chief Procurement Officer reserves the right to abate the set-aside requirements if adequate bidders are not available.**

**This was not addressed or added to the resolution.**

3. Prior to the submission of a demolition bid package, the Office of Contracting and Procurement agrees to submit a bi-annual employment report for all contractors that fall below the 51% Detroit-based employee threshold including, but not limited to, the following:
- a. **Number of employees**
  - b. **Number of Detroit-resident employees**
  - c. **Number of applicants**
  - d. **Number of Detroit-resident applicants**
  - e. **Number of hires**
  - f. **Number of Detroit-resident hires**

**This was partially addressed.**

4. The Office of Contracting and Procurement, Detroit Employment Solutions Corporation, the Detroit Building Authority and the Civil Rights, Inclusion & Opportunity Department agree to host an employment fair quarterly for contractors that fall below the 51% Detroit-based employees threshold.

**This was not addressed or added to the resolution.**

5. The Office of Contracting and Procurement agrees to mandate attendance at each quarterly employment fair for all contractors that fall below the 51% Detroit-based employee threshold.

**This was not addressed or added to the resolution.**

Warm Wishes,

*Jasmine D. Barnes*

Jasmine D. Barnes  
Legislative Operations and Digital Media Manager/Community Relations Liaison  
Office of Detroit City Council President Brenda Jones  
313.224.8034



From: Stephanie Washington

Sent: Monday, October 21, 2019 11:18 AM

To: Adrienne Zeigler <[Zeiglera@detroitmi.gov](mailto:Zeiglera@detroitmi.gov)>; Afton Branche <[branche@detroitmi.gov](mailto:branche@detroitmi.gov)>; Alexander Kay <[kaya@detroitmi.gov](mailto:kaya@detroitmi.gov)>; Amy Aubry <[Aubrya@detroitmi.gov](mailto:Aubrya@detroitmi.gov)>; Andre Spivey <[spiveyan@detroitmi.gov](mailto:spiveyan@detroitmi.gov)>; Andrew Sokoly <[sokolya@detroitmi.gov](mailto:sokolya@detroitmi.gov)>; Anne Marie Langan <[anne@detroitmi.gov](mailto:anne@detroitmi.gov)>; Anthony Bradford <[bradfordan@detroitmi.gov](mailto:bradfordan@detroitmi.gov)>; Ari Ruttenberg <[ruttenberga@detroitmi.gov](mailto:ruttenberga@detroitmi.gov)>; Avery Peeples <[peeplesav@detroitmi.gov](mailto:peeplesav@detroitmi.gov)>; Barry Blackwell <[blackwellb@detroitmi.gov](mailto:blackwellb@detroitmi.gov)>; Bradleigh Merrill <[merrillb@detroitmi.gov](mailto:merrillb@detroitmi.gov)>; Brenda Jones <[bjones@detroitmi.gov](mailto:bjones@detroitmi.gov)>; Brian White <[whiteb@detroitmi.gov](mailto:whiteb@detroitmi.gov)>; Caprice Jackson <[Caprice.Jackson@detroitmi.gov](mailto:Caprice.Jackson@detroitmi.gov)>; Charles Young <[youngch@detroitmi.gov](mailto:youngch@detroitmi.gov)>; Christopher LeFlore <[LeFloreCh@detroitmi.gov](mailto:LeFloreCh@detroitmi.gov)>; Clarke Walker <[walkercl@detroitmi.gov](mailto:walkercl@detroitmi.gov)>; Claudia Meeks <[meekscl@detroitmi.gov](mailto:meekscl@detroitmi.gov)>; Dalaina Williams <[williamsdal@detroitmi.gov](mailto:williamsdal@detroitmi.gov)>; David Teeter <[davidt@detroitmi.gov](mailto:davidt@detroitmi.gov)>; David Whitaker <[davidw@detroitmi.gov](mailto:davidw@detroitmi.gov)>; Deandree Watson <[watsond@detroitmi.gov](mailto:watsond@detroitmi.gov)>; Dennis Black <[blackd@detroitmi.gov](mailto:blackd@detroitmi.gov)>; Deonte Agee <[ageed@detroitmi.gov](mailto:ageed@detroitmi.gov)>; Derrick Headd <[headdd@detroitmi.gov](mailto:headdd@detroitmi.gov)>; Edwina King <[kinge@detroitmi.gov](mailto:kinge@detroitmi.gov)>; Emberly Vick <[vicke@detroitmi.gov](mailto:vicke@detroitmi.gov)>; Ericka Savage Whitley <[savagee@detroitmi.gov](mailto:savagee@detroitmi.gov)>; Gabe Leland <[lelandg@detroitmi.gov](mailto:lelandg@detroitmi.gov)>; Gail Fulton <[FultonG@detroitmi.gov](mailto:FultonG@detroitmi.gov)>; Gwen Lewis <[lewisgwe@detroitmi.gov](mailto:lewisgwe@detroitmi.gov)>; Haley Daugherty <[daughertyh@detroitmi.gov](mailto:daughertyh@detroitmi.gov)>; Irvin Corley <[irvin@detroitmi.gov](mailto:irvin@detroitmi.gov)>; James Tate <[tatej@detroitmi.gov](mailto:tatej@detroitmi.gov)>; Janee Ayers <[ayersj@detroitmi.gov](mailto:ayersj@detroitmi.gov)>; Jasmine Barnes <[barnesia@detroitmi.gov](mailto:barnesia@detroitmi.gov)>; Jerline Simmons <[jsimmons@detroitmi.gov](mailto:jsimmons@detroitmi.gov)>; Jones Legislative <[Joneslegislativeoperations@detroitmi.gov](mailto:Joneslegislativeoperations@detroitmi.gov)>; Karl Stafford <[staffordka@detroitmi.gov](mailto:staffordka@detroitmi.gov)>; Karriem Holman <[holmank@detroitmi.gov](mailto:holmank@detroitmi.gov)>; Kathleen Quackenbush <[quackenbushk@detroitmi.gov](mailto:quackenbushk@detroitmi.gov)>; Kayla Rice <[ricek@detroitmi.gov](mailto:ricek@detroitmi.gov)>; Kerwin Wimberley <[WimberleyKe@detroitmi.gov](mailto:WimberleyKe@detroitmi.gov)>; Kevin Shaughnessy <[shaughnessyk@detroitmi.gov](mailto:shaughnessyk@detroitmi.gov)>; Kianga Moore <[kianga.moore@detroitmi.gov](mailto:kianga.moore@detroitmi.gov)>; Kimberly Neisch <[neischk@detroitmi.gov](mailto:neischk@detroitmi.gov)>; Kyle Tertzag <[Tertzagk@detroitmi.gov](mailto:Tertzagk@detroitmi.gov)>; Larry Arreguin <[arreguinl@detroitmi.gov](mailto:arreguinl@detroitmi.gov)>; Laura Sanchez <[sanchezl@detroitmi.gov](mailto:sanchezl@detroitmi.gov)>; Laurie-Anne Sabatini <[sabatini@detroitmi.gov](mailto:sabatini@detroitmi.gov)>; Linda Wesley <[wesleyl@detroitmi.gov](mailto:wesleyl@detroitmi.gov)>; Lisa Jennings <[jenningsli@detroitmi.gov](mailto:jenningsli@detroitmi.gov)>; Louise Jones <[jonesl@detroitmi.gov](mailto:jonesl@detroitmi.gov)>; Lynore Foster <[fosterl@detroitmi.gov](mailto:fosterl@detroitmi.gov)>; Margaretta Venson <[margarettav@detroitmi.gov](mailto:margarettav@detroitmi.gov)>; Mariana C. Martinez <[Mcmartinez@detroitmi.gov](mailto:Mcmartinez@detroitmi.gov)>; Maricruz Moya <[moyam@detroitmi.gov](mailto:moyam@detroitmi.gov)>; MARSHALLK <[MARSHALLK@detroitmi.gov](mailto:MARSHALLK@detroitmi.gov)>; Mary Sheffield <[sheffieldm@detroitmi.gov](mailto:sheffieldm@detroitmi.gov)>; Myles Miller <[millermi@detroitmi.gov](mailto:millermi@detroitmi.gov)>; Nicole Vargas <[vargasn@detroitmi.gov](mailto:vargasn@detroitmi.gov)>; Paris Blessman <[blessmanp@detroitmi.gov](mailto:blessmanp@detroitmi.gov)>; Paul Corbett <[corbettp@detroitmi.gov](mailto:corbettp@detroitmi.gov)>; Paula Call <[callp@detroitmi.gov](mailto:callp@detroitmi.gov)>; Raquel Castaneda-Lopez <[castaneda-lopezr@detroitmi.gov](mailto:castaneda-lopezr@detroitmi.gov)>; Ray Duncan <[duncanr@detroitmi.gov](mailto:duncanr@detroitmi.gov)>; Regina Rogers <[rogersr@detroitmi.gov](mailto:rogersr@detroitmi.gov)>; Rick Silva <[silvari@detroitmi.gov](mailto:silvari@detroitmi.gov)>; Roy McCalister <[mccalister@detroitmi.gov](mailto:mccalister@detroitmi.gov)>; Sabrina Shockley <[shockleys@detroitmi.gov](mailto:shockleys@detroitmi.gov)>; Scott Benson <[bensons@detroitmi.gov](mailto:bensons@detroitmi.gov)>; Stacie Clayton <[ClaytonSta@detroitmi.gov](mailto:ClaytonSta@detroitmi.gov)>; Stephanie Washington <[washingtons@detroitmi.gov](mailto:washingtons@detroitmi.gov)>; Stephen Grady <[gradys@detroitmi.gov](mailto:gradys@detroitmi.gov)>; Terry Catching <[catchingt@detroitmi.gov](mailto:catchingt@detroitmi.gov)>; Thelma Brown <[Thelma.Brown@detroitmi.gov](mailto:Thelma.Brown@detroitmi.gov)>; Theresa Thomas <[thomast@detroitmi.gov](mailto:thomast@detroitmi.gov)>; Tiombe Nakenge <[nakenget@detroitmi.gov](mailto:nakenget@detroitmi.gov)>; Tottionna Bushell <[bushellt@detroitmi.gov](mailto:bushellt@detroitmi.gov)>; Vibha Venkatesha <[venkateshav@detroitmi.gov](mailto:venkateshav@detroitmi.gov)>; Yolanda Lockett <[locketty@detroitmi.gov](mailto:locketty@detroitmi.gov)>; Zachary Ormsby <[ormsbyz@detroitmi.gov](mailto:ormsbyz@detroitmi.gov)>

Subject: \$250 Million Blight Bond Resolution

**Irvin Corley**

---

**From:** Stephanie Washington  
**Sent:** Tuesday, October 22 2019 11:02 AM  
**To:** Adrienne Zeigler; Afton Branche; Alexander Kay; Amy Aubry; Andre Spivey; Andrew Sokoly; Anne Marie Langan; Anthony Bradford; Ari Ruttenberg; Avery Peeples; Barry Blackwell; Bradleigh Merrill; Brenda Jones; Brian White; Caprice Jackson; Charles Young; Christopher LeFlore; Clarke Walker; Claudia Meeks; Dalaina Williams; David Teeter; David Whitaker; Deandree Watson; Dennis Black; Deonte Agee; Derrick Headd; Edwina King; Emberly Vick; Ericka Savage Whitley; Gabe Leland; Gail Fulton; Gwen Lewis; Haley Daugherty; Hanan Yahya; Irvin Corley; James Tate; Janee Ayers; Jasmine Barnes; Jerline Simmons; Jones Legislative; Karl Stafford; Karriem Holman; Kathleen Quackenbush; Kayla Rice; Kerwin Wimberley; Kevin Shaughnessy; Kianga Moore; Kimberly Neisch; Kyle Tertzag; Larry Arreguin; Laura Sanchez; Laurie-Anne Sabatini; Linda Wesley; Lisa Jennings; Louise Jones; Lynore Foster; Margaretta Venson; Mariana C. Martinez; Maricruz Moya; MARSHALLK; Mary Sheffield; Myles Miller; Nicole Vargas; Paris Blessman; Paul Corbett; Paula Call; Raquel Castaneda-Lopez; Ray Duncan; Regina Rogers; Rick Silva; Roy McCalister; Sabrina Shockley; Scott Benson; Stacie Clayton; Stephanie Washington; Stephen Grady; Terry Catching; Thelma Brown; Theresa Thomas; Tiombe Nakenge; Tottionna Bushell; Vibha Venkatesha; Yolanda Lockett; Zachary Ormsby  
**Subject:** MOST UPDATED (AS OF 10/22 11a): \$250 Million Demolition Removal Bond Resolution  
**Attachments:** 10.22.2019 Blight Bonds Resolution for Full Council.pdf

Please review the attached. Thanks

**EXHIBIT 4**



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313-628-2535  
Fax: 313-224-2135  
www.detroitmi.gov

## Resolution Confirming the Administration's Commitment to Certain Actions Regarding Implementation of "Bond Proposal Funds" and Policies Governing Related Property

WHEREAS, the Mayor has requested the City Council to approve a ballot initiative by which the City shall borrow an amount not to exceed \$250,000,000 and issue Unlimited Tax General Obligation Bonds of the City for the purpose of the elimination of blight through demolition and other blight remediation activities (the "Blight Elimination Bond Project"); and

WHEREAS, in consideration of the City Council's approval of the proposed Blight Elimination Bond Project the Administration agrees to undertake the items within the resolve of this resolution; BE IT THEREFORE

1 RESOLVED, subject to state law and City ordinance, to propose a Demolition Department to manage the demolition program and subsequently cancel or revise the demolition contract with the Detroit Building Authority. The changes will be proposed in an Executive Organization Plan amendment submitted to City Council before the end of the Council Session in November 2019 and in the Fiscal Year 2020-2021 Budget Recommendation to be submitted to City Council for review.

2 RESOLVED, the Office of Contracting and Procurement agrees to submit non-emergency residential demolition contracts in packages not to exceed 2,500 properties bi-annually. Through the use of the equalization ordinances and aggressive work by Civil Rights, Inclusion & Opportunity Department to qualify demolition contractors, **over 50% of the contracts** will be won by a contractor with one of the following certifications: Detroit Based Businesses, Detroit Headquartered Businesses, Detroit Small Businesses, Detroit Resident Businesses, Detroit Based Micro Businesses, Minority-Owned Business Enterprises, Women-Owned Business Enterprises, Mentor Ventures, and Joint Ventures. Special packages may be brought to City Council outside of the biannual process to address emergency, public safety or economic development needs. **If**



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313 -628-2535  
Fax: 313 -224-2135  
[www.detroitmi.gov](http://www.detroitmi.gov)

**there is insufficient capacity, the Office of Procurement and the Civil Rights, Inclusion & Opportunity Department will report to City Council on actions they will take to attract and certify additional demolition businesses in the future.**

3 RESOLVED, within each semi-annual large procurement for residential demolitions, the Office of Contracting and Procurement will set aside contracts for certified Detroit Small Businesses and Detroit Based Micro Businesses. The Office of Procurement intends to set aside 30% of the contracts for certified Detroit Small Businesses and Detroit Based Micro Businesses in the procurement to be awarded in January 2020 and will report to the Administration and City Council following the completion of the procurement. If there is insufficient capacity to meet the 30% set aside in the January 2020 procurement, the Office of Procurement and the Civil Rights, Inclusion & Opportunity Department will report to City Council on actions they will take to attract and certify additional Detroit Small Businesses and Detroit Based Micro Businesses in demolition in the future.

4 RESOLVED, Prior to the submission of a demolition bid package, the Office of Contracting and Procurement agrees to submit a bi-annual employment report for all demolition contractors that are not certified as a Detroit Resident Business including the number of employees and the number of Detroit-resident employees at the time of bidding.

5 RESOLVED, by May 31, representatives from the OCFO and CRIO will work with the Budget, Finance and Audit Standing Committee to review the existing ordinance, develop outcome metrics and recommend changes to the ordinance to better meet the objectives of the Administration and City Council.

6 RESOLVED, the Detroit Employment Solutions Corporation agrees to schedule a meeting with demolition contractors that have been pre-qualified to determine the hiring and training needs of each contractor for the implementation of the Blight Elimination Strategy within one (1) month of the approval of this agreement.



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313-628-2535  
Fax: 313-224-2135  
www.detroitmi.gov

7A RESOLVED, within one (1) month of approval of this agreement, The Detroit Employment Solutions Corporation agrees to implement a Blight Elimination Outreach marketing plan that may include, but not limited to the following: Outdoor signage; Digital and Social media outreach across Detroit at Work and all city channels; Outreach to our community partners including City Council, Faith-based, community partners, Department of Neighborhoods; Detroit at Work website banners and landing page highlighting details and how to sign up and find our more information (detroitatwork.com averages 50,000 visits a month); Detroit at Work newsletter with over 120,000 Detroiters subscribing; press conference to announce efforts and garner media partners stories.

**7B RESOLVED, the Office of Contracting and Procurement, Detroit Employment Solutions Corporation, the Demolition Department, and the Civil Rights, Inclusion & Opportunity Department agree to host employment fairs for contractors that do not qualify for the Detroit Resident Business certification. The Office of Contracting and Procurement will encourage those demolition business that do not qualify for this certification to attend.**

8 RESOLVED, the Demolition Department will submit quarterly reports detailing the following: number of homes demolished: and proof demolition field liaisons' visits to each property.

9 RESOLVED, the Administration will make practical operational changes **to address audit findings of the Auditor General and any other pertinent external audit findings**, unless the recommendations create an undue burden on small demolition contractors without a measurable benefit to the program.

10 RESOLVED, the Demolition Department will conduct a deconstruction pilot to determine the feasibility of incorporating deconstruction into the demolition program on a larger scale.

11 RESOLVED, Planning and Development Department will complete neighborhood plans and update the master plan for the City over the next five years with community input.



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313 -628-2535  
Fax: 313 -224-2135  
www.detroitmi.gov

12 RESOLVED, in the areas most affected by demolition of vacant and abandoned structures, the City will be investigating four primary areas for neighborhood planning: the history of the neighborhood; tactical historic preservation opportunities; housing rehabilitation opportunities for vacant properties; interim and medium-term open space strategies. These pillars will help the city and neighbors plan for redevelopment while also creating amenities, prevent illegal dumping and making the neighborhood more attractive.

13 RESOLVED, through community meetings, the Planning and Development Department will develop sidelot, landscape and interim use strategies for areas that will remain vacant for the medium term.

**14 RESOLVED, the Administration will submit the DLBA Memorandum of Agreement no later than January 1<sup>st</sup> 2020.**

**15 RESOLVED, in advance of July, 2023, at such time that the state intergovernmental agreement allows it, the Mayor and the City Council will discuss the future of the Land Bank and its property.**

16A RESOLVED, the City will have rehab strategies that save homes that otherwise could be demolished, but are savable with a similar level of incentive.

**16B RESOLVED, the City will use sustainable renovation standards to provide future property owners with low utility costs, to include but not limited to, high efficiency systems (such as furnace, water heater) and updated windows.**

17 RESOLVED, the City's rehab strategies will range from a "Rehabbed and Ready" model to more modest improvements such a site preparation and partial rehabilitation that will make houses easier to sell.



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313 -628-2535  
Fax: 313 -224-2135  
www.detroitmi.gov

18 RESOLVED, the City will have a rehab and marketing strategy that is aimed at assisting new low income home buyers and seniors in purchasing rehabbed or partially rehabbed houses.

19 RESOLVED, through the Fiscal Year 2021 Budget, the Administration will propose a new grass cutting strategy to address the spring growth and improve maintenance of vacant lots.

20 RESOLVED, the Administration will expand the illegal dumping campaign to protect neighborhoods with newly vacant land.

21 RESOLVED, the Administration will work with state leaders to enact "Pay as you Stay" legislation to create a pathway out of foreclosure for low income home-owners. Pay as you Stay is a proposed new payment plan that will eliminate all interest, penalties and fees, reduce back taxes to 10% of the home's taxable value, and create a three year payment plan with 0% interest.

22 RESOLVED, the City will partner with nonprofits and philanthropies to provide information about pathways out of foreclosure through Make it Home and the Homeowner Property Tax Exemption Program, directly to homeowners through door knocking campaigns, mailings, phone calls and community-based workshops.



**Irvin Corley**

---

**From:** Stephanie Washington  
**Sent:** Tuesday, October 22 2019 11:41 AM  
**To:** Adrienne Zeigler; Afton Branche; Alexander Kay; Amy Aubry; Andre Spivey; Andrew Sokoly; Anne Marie Langan; Anthony Bradford; Ari Ruttenberg; Avery Peeples; Barry Blackwell; Bradleigh Merrill; Brenda Jones; Brian White; Caprice Jackson; Charles Young; Christopher LeFlore; Clarke Walker; Claudia Meeks; Dalaina Williams; David Teeter; David Whitaker; Deandree Watson; Dennis Black; Deonte Agee; Derrick Headd; Edwina King; Emberly Vick; Ericka Savage Whitley; Gabe Leland; Gail Fulton; Gwen Lewis; Haley Daugherty; Hanan Yahya; Irvin Corley; James Tate; Janee Ayers; Jasmine Barnes; Jerline Simmons; Jones Legislative; Karl Stafford; Karriem Holman; Kathleen Quackenbush; Kayla Rice; Kerwin Wimberley; Kevin Shaughnessy; Kianga Moore; Kimberly Neisch; Kyle Tertzag; Larry Arreguin; Laura Sanchez; Laurie-Anne Sabatini; Linda Wesley; Lisa Jennings; Louise Jones; Lynore Foster; Margaretta Venson; Mariana C. Martinez; Maricruz Moya; MARSHALLK; Mary Sheffield; Myles Miller; Nicole Vargas; Paris Blessman; Paul Corbett; Paula Call; Raquel Castaneda-Lopez; Ray Duncan; Regina Rogers; Rick Silva; Roy McCalister; Sabrina Shockley; Scott Benson; Stacie Clayton; Stephanie Washington; Stephen Grady; Terry Catching; Thelma Brown; Theresa Thomas; Tiombe Nakenge; Tottionna Bushell; Vibha Venkatesha; Yolanda Lockett; Zachary Ormsby  
**Subject:** UPDATED (10/22 11:37a VERSION) \$250 Million Demolition Removal Bond Resolution  
**Attachments:** 10.22.2019 Blight Bonds Resolution for Full Council updated 1137 AM.pdf

Please review the attached.

**EXHIBIT 5**



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313-628-2535  
Fax: 313-224-2135  
www.detroitmi.gov

Revision as of 11:37 AM November 22, 2019

**Resolution Confirming the Administration's Commitment to Certain Actions Regarding Implementation of "Bond Proposal Funds" and Policies Governing Related Property**

WHEREAS, the Mayor has requested the City Council to approve a ballot initiative by which the City shall borrow an amount not to exceed \$250,000,000 and issue Unlimited Tax General Obligation Bonds of the City for the purpose of the elimination of blight through demolition and other blight remediation activities (the "Blight Elimination Bond Project"); and

WHEREAS, in consideration of the City Council's approval of the proposed Blight Elimination Bond Project the Administration agrees to undertake the items within the resolve of this resolution; BE IT THEREFORE

1 RESOLVED, subject to state law and City ordinance, to propose a Demolition Department to manage the demolition program and subsequently cancel or revise the demolition contract with the Detroit Building Authority. The changes will be proposed in an Executive Organization Plan amendment submitted to City Council before the end of the Council Session in November 2019 and in the Fiscal Year 2020-2021 Budget Recommendation to be submitted to City Council for review.

2 RESOLVED, the Office of Contracting and Procurement agrees to submit non-emergency residential demolition contracts in packages not to exceed 2,500 properties bi-annually. Through the use of the equalization ordinances and aggressive work by Civil Rights, Inclusion & Opportunity Department to qualify demolition contractors, **over 50% of the contracts** will be won by a contractor with one of the following certifications: Detroit Based Businesses, Detroit Headquartered Businesses, Detroit Small Businesses, Detroit Resident Businesses, Detroit Based Micro Businesses, Minority-Owned Business Enterprises, Women-Owned Business Enterprises, Mentor Ventures, and Joint Ventures. Special packages may be brought to City Council outside of the biannual process to address emergency, public safety or economic development needs. **If**



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313 -628-2535  
Fax: 313 -224-2135  
[www.detroitmi.gov](http://www.detroitmi.gov)

**there is insufficient capacity, the Office of Procurement and the Civil Rights, Inclusion & Opportunity Department will report to City Council on actions they will take to attract and certify additional demolition businesses in the future.**

3 RESOLVED, within each semi-annual large procurement for residential demolitions, the Office of Contracting and Procurement will set aside contracts for certified Detroit Small Businesses and Detroit Based Micro Businesses. The Office of Procurement intends to set aside 30% of the contracts for certified Detroit Small Businesses and Detroit Based Micro Businesses in the procurement to be awarded in January 2020 and will report to the Administration and City Council following the completion of the procurement. If there is insufficient capacity to meet the 30% set aside in the January 2020 procurement, the Office of Procurement and the Civil Rights, Inclusion & Opportunity Department will report to City Council on actions they will take to attract and certify additional Detroit Small Businesses and Detroit Based Micro Businesses in demolition in the future.

4 RESOLVED, Prior to the submission of a demolition bid package, the Office of Contracting and Procurement agrees to submit a bi-annual employment report for all demolition contractors that are not certified as a Detroit Resident Business including the number of employees and the number of Detroit-resident employees at the time of bidding.

5 RESOLVED, by May 31, representatives from the OCFO and CRIO will work with the Budget, Finance and Audit Standing Committee to review the existing ordinance, develop outcome metrics and recommend changes to the ordinance to better meet the objectives of the Administration and City Council.

6 RESOLVED, the Detroit Employment Solutions Corporation agrees to schedule a meeting with demolition contractors that have been pre-qualified to determine the hiring and training needs of each contractor for the implementation of the Blight Elimination Strategy within one (1) month of the approval of this agreement.



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313-628-2535  
Fax: 313-224-2135  
www.detroitmi.gov

7A RESOLVED, within one (1) month of approval of this agreement, The Detroit Employment Solutions Corporation agrees to implement a Blight Elimination Outreach marketing plan that may include, but not limited to the following: Outdoor signage; Digital and Social media outreach across Detroit at Work and all city channels; Outreach to our community partners including City Council, Faith-based, community partners, Department of Neighborhoods; Detroit at Work website banners and landing page highlighting details and how to sign up and find our more information (detroitatwork.com averages 50,000 visits a month); Detroit at Work newsletter with over 120,000 Detroiters subscribing; press conference to announce efforts and garner media partners stories.

**7B RESOLVED, the Office of Contracting and Procurement, Detroit Employment Solutions Corporation, the Demolition Department, and the Civil Rights, Inclusion & Opportunity Department agree to host employment fairs for contractors that do not qualify for the Detroit Resident Business certification. The Office of Contracting and Procurement will encourage those demolition business that do not qualify for this certification to attend.**

8 RESOLVED, the Demolition Department will submit quarterly reports detailing the following: number of homes demolished: and proof demolition field liaisons' visits to each property.

9 RESOLVED, the Administration will make practical operational changes **to address audit findings of the Auditor General and any other pertinent external audit findings**, unless the recommendations create an undue burden on small demolition contractors without a measurable benefit to the program.

10 RESOLVED, the Demolition Department will conduct a deconstruction pilot to determine the feasibility of incorporating deconstruction into the demolition program on a larger scale.

11 RESOLVED, Planning and Development Department will complete neighborhood plans and update the master plan for the City over the next five years with community input.



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313 -628-2535  
Fax: 313 -224-2135  
www.detroitmi.gov

12 RESOLVED, in the areas most affected by demolition of vacant and abandoned structures, the City will be investigating four primary areas for neighborhood planning: the history of the neighborhood; tactical historic preservation opportunities; housing rehabilitation opportunities for vacant properties; interim and medium-term open space strategies. These pillars will help the city and neighbors plan for redevelopment while also creating amenities, prevent illegal dumping and making the neighborhood more attractive.

13 RESOLVED, through community meetings, the Planning and Development Department will develop sidelot, landscape and interim use strategies for areas that will remain vacant for the medium term.

**14 RESOLVED, in consultation with the City Council, the Planning and Development Department and Detroit Land Bank Authority will collaborate to make changes in the Detroit Land Bank Authority Memorandum of Agreement which will be submitted no later than January 1<sup>st</sup> 2020. With the submission, the Administration will include the most expeditious schedule through which the City Council, Administration, and Detroit Land Bank Board will decide the future of all vacant lots currently in the Detroit Land Bank's inventory as well as future vacant lots resulting from the blight bond initiative.**

16A RESOLVED, the City will have rehab strategies that save homes that otherwise could be demolished, but are savable with a similar level of incentive.

**16B RESOLVED, the City will use sustainable renovation standards to provide future property owners with low utility costs, to include but not limited to, high efficiency systems (such as furnace, water heater) and updated windows.**

17 RESOLVED, the City's rehab strategies will range from a "Rehabbed and Ready" model to more modest improvements such a site preparation and partial rehabilitation that will make houses easier to sell.



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313 -628-2535  
Fax: 313 -224-2135  
[www.detroitmi.gov](http://www.detroitmi.gov)

18 RESOLVED, the City will have a rehab and marketing strategy that is aimed at assisting new low income home buyers and seniors in purchasing rehabbed or partially rehabbed houses.

19 RESOLVED, through the Fiscal Year 2021 Budget, the Administration will propose a new grass cutting strategy to address the spring growth and improve maintenance of vacant lots.

20 RESOLVED, the Administration will expand the illegal dumping campaign to protect neighborhoods with newly vacant land.

21 RESOLVED, the Administration will work with state leaders to enact "Pay as you Stay" legislation to create a pathway out of foreclosure for low income home-owners. Pay as you Stay is a proposed new payment plan that will eliminate all interest, penalties and fees, reduce back taxes to 10% of the home's taxable value, and create a three year payment plan with 0% interest.

22 RESOLVED, the City will partner with nonprofits and philanthropies to provide information about pathways out of foreclosure through Make it Home and the Homeowner Property Tax Exemption Program, directly to homeowners through door knocking campaigns, mailings, phone calls and community-based workshops.

**Irvin Corley**

---

**From:** Stephanie Washington  
**Sent:** Tuesday, October 29, 2019 9:23 AM  
**To:** Adrienne Zeigler; Afton Branche; Alexander Kay; Amy Aubry; Andre Spivey; Andrew Sokoly; Anne Marie Langan; Anthony Bradford; Ari Ruttenberg; Avery Peeples; Barry Blackwell; Bradleigh Merrill; Brenda Jones; Brian White; Caprice Jackson; Charles Young; Christopher LeFlore; Clarke Walker; Claudia Meeks; Dalaina Williams; David Teeter; David Whitaker; Deandree Watson; Dennis Black; Deonte Agee; Derrick Headd; Edwina King; Emberly Vick; Ericka Savage Whitley; Gabe Leland; Gail Fulton; Gwen Lewis; Haley Daugherty; Hanan Yahya; Irvin Corley; James Tate; Janee Ayers; Jasmine Barnes; Jerline Simmons; Jones Legislative; Karl Stafford; Karriem Holman; Kathleen Quackenbush; Kayla Rice; Kerwin Wimberley; Kevin Shaughnessy; Kianga Moore; Kimberly Neisch; Kyle Tertzag; Larry Arreguin; Laura Sanchez; Laurie-Anne Sabatini; Linda Wesley; Lisa Jennings; Louise Jones; Lynore Foster; Margaretta Venson; Mariana C. Martinez; Maricruz Moya; MARSHALLK; Mary Sheffield; Myles Miller; Nicole Vargas; Paris Blessman; Paul Corbett; Paula Call; Raquel Castaneda-Lopez; Ray Duncan; Regina Rogers; Rick Silva; Roy McCalister; Sabrina Shockley; Scott Benson; Stacie Clayton; Stephanie Washington; Stephen Grady; Terry Catching; Thelma Brown; Theresa Thomas; Tiombe Nakenge; Tottionna Bushell; Vibha Venkatesha; Yolanda Lockett; Zachary Ormsby  
**Subject:** 10/28 UPDATED: S250 Million Demo Bond Resolution  
**Attachments:** 10.28.2019 Blight Bonds Resolution for Full Council.pdf

Please send this updated resolution to Council. Items 14B, 14C and 16C are new.

**EXHIBIT 6**



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313 -628-2535  
Fax: 313 -224-2135  
www.detroitmi.gov

Revision as of October 28, 2019

**Resolution Confirming the Administration's Commitment to Certain Actions Regarding Implementation of "Bond Proposal Funds" and Policies Governing Related Property**

WHEREAS, the Mayor has requested the City Council to approve a ballot initiative by which the City shall borrow an amount not to exceed \$250,000,000 and issue Unlimited Tax General Obligation Bonds of the City for the purpose of the elimination of blight through demolition and other blight remediation activities (the "Blight Elimination Bond Project"); and

WHEREAS, in consideration of the City Council's approval of the proposed Blight Elimination Bond Project the Administration agrees to undertake the items within the resolve of this resolution; BE IT THEREFORE

1 RESOLVED, subject to state law and City ordinance, to propose a Demolition Department to manage the demolition program and subsequently cancel or revise the demolition contract with the Detroit Building Authority. The changes will be proposed in an Executive Organization Plan amendment submitted to City Council before the end of the Council Session in November 2019 and in the Fiscal Year 2020-2021 Budget Recommendation to be submitted to City Council for review.

2 RESOLVED, the Office of Contracting and Procurement agrees to submit non-emergency residential demolition contracts in packages not to exceed 2,500 properties bi-annually. Through the use of the equalization ordinances and aggressive work by Civil Rights, Inclusion & Opportunity Department to qualify demolition contractors, **over 50% of the contracts** will be won by a contractor with one of the following certifications: Detroit Based Businesses, Detroit Headquartered Businesses, Detroit Small Businesses, Detroit Resident Businesses, Detroit Based Micro Businesses, Minority-Owned Business Enterprises, Women-Owned Business Enterprises, Mentor Ventures, and Joint Ventures. Special packages may be brought to City Council outside of the biannual process to address emergency, public safety or economic development needs. **If**





Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313-628-2535  
Fax: 313-224-2135  
www.detroitmi.gov

**there is insufficient capacity, the Office of Procurement and the Civil Rights, Inclusion & Opportunity Department will report to City Council on actions they will take to attract and certify additional demolition businesses in the future.**

3 RESOLVED, within each semi-annual large procurement for residential demolitions, the Office of Contracting and Procurement will set aside contracts for certified Detroit Small Businesses and Detroit Based Micro Businesses. The Office of Procurement intends to set aside 30% of the contracts for certified Detroit Small Businesses and Detroit Based Micro Businesses in the procurement to be awarded in January 2020 and will report to the Administration and City Council following the completion of the procurement. If there is insufficient capacity to meet the 30% set aside in the January 2020 procurement, the Office of Procurement and the Civil Rights, Inclusion & Opportunity Department will report to City Council on actions they will take to attract and certify additional Detroit Small Businesses and Detroit Based Micro Businesses in demolition in the future.

4 RESOLVED, Prior to the submission of a demolition bid package, the Office of Contracting and Procurement agrees to submit a bi-annual employment report for all demolition contractors that are not certified as a Detroit Resident Business including the number of employees and the number of Detroit-resident employees at the time of bidding.

5 RESOLVED, by May 31, representatives from the OCFO and CRIO will work with the Budget, Finance and Audit Standing Committee to review the existing ordinance, develop outcome metrics and recommend changes to the ordinance to better meet the objectives of the Administration and City Council.

6 RESOLVED, the Detroit Employment Solutions Corporation agrees to schedule a meeting with demolition contractors that have been pre-qualified to determine the hiring and training needs of each contractor for the implementation of the Blight Elimination Strategy within one (1) month of the approval of this agreement.



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313 -628-2535  
Fax: 313 -224-2135  
www.detroitmi.gov

7A RESOLVED, within one (1) month of approval of this agreement, The Detroit Employment Solutions Corporation agrees to implement a Blight Elimination Outreach marketing plan that may include, but not limited to the following: Outdoor signage; Digital and Social media outreach across Detroit at Work and all city channels; Outreach to our community partners including City Council, Faith-based, community partners, Department of Neighborhoods; Detroit at Work website banners and landing page highlighting details and how to sign up and find our more information (detroitatwork.com averages 50,000 visits a month); Detroit at Work newsletter with over 120,000 Detroiters subscribing; press conference to announce efforts and garner media partners stories.

**7B RESOLVED, the Office of Contracting and Procurement, Detroit Employment Solutions Corporation, the Demolition Department, and the Civil Rights, Inclusion & Opportunity Department agree to host employment fairs for contractors that do not qualify for the Detroit Resident Business certification. The Office of Contracting and Procurement will encourage those demolition business that do not qualify for this certification to attend.**

8 RESOLVED, the Demolition Department will submit quarterly reports detailing the following: number of homes demolished; and proof demolition field liaisons' visits to each property.

9 RESOLVED, the Administration will make practical operational changes **to address audit findings of the Auditor General and any other pertinent external audit findings.** unless the recommendations create an undue burden on small demolition contractors without a measurable benefit to the program.

10 RESOLVED, the Demolition Department will conduct a deconstruction pilot to determine the feasibility of incorporating deconstruction into the demolition program on a larger scale.

11 RESOLVED, Planning and Development Department will complete neighborhood plans and update the master plan for the City over the next five years with community input.



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313 -628-2535  
Fax: 313 -224-2135  
[www.detroitmi.gov](http://www.detroitmi.gov)

12 RESOLVED, in the areas most affected by demolition of vacant and abandoned structures, the City will be investigating four primary areas for neighborhood planning: the history of the neighborhood; tactical historic preservation opportunities; housing rehabilitation opportunities for vacant properties; interim and medium-term open space strategies. These pillars will help the city and neighbors plan for redevelopment while also creating amenities, prevent illegal dumping and making the neighborhood more attractive.

13 RESOLVED, through community meetings, the Planning and Development Department will develop sidelot, landscape and interim use strategies for areas that will remain vacant for the medium term.

14A RESOLVED, in consultation with the City Council, the Planning and Development Department and Detroit Land Bank Authority will collaborate to make changes in the Detroit Land Bank Authority Memorandum of Agreement which will be submitted no later than January 1<sup>st</sup> 2020. With the submission, the Administration will include the most expeditious schedule through which the City Council, Administration, and Detroit Land Bank Board will decide the future of all vacant lots currently in the Detroit Land Bank's inventory as well as future vacant lots resulting from the blight bond initiative.

14B RESOLVED, the City and the Detroit Land Bank Authority will evaluate and recommend new discount programs for Detroit residents in the Detroit Land Bank Authority Memorandum of Agreement.

14C RESOLVED, the City and the Detroit Land Bank Authority will evaluate and recommend methods to make it easier for Detroiters to acquire vacant land and housing (such as the Building Blocks Program) and include them in the Detroit Land Bank Authority Memorandum of Agreement.



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313 -628-2535  
Fax: 313 -224-2135  
www.detroitmi.gov

16A RESOLVED, the City will have rehab strategies that save homes that otherwise could be demolished, but are savable with a similar level of incentive.

**16B RESOLVED, the City will use sustainable renovation standards to provide future property owners with low utility costs, to include but not limited to, high efficiency systems (such as furnace, water heater) and updated windows.**

**16C RESOLVED, for the Fiscal Year 2021 demolition procurement packages and awards, the City or Detroit Land Bank Authority will conduct a physical survey and, where necessary, secure properties that can be rehabilitated to preserve them for the future.**

17 RESOLVED, the City's rehab strategies will range from a "Rehabbed and Ready" model to more modest improvements such a site preparation and partial rehabilitation that will make houses easier to sell.

18 RESOLVED, the City will have a rehab and marketing strategy that is aimed at assisting new low income home buyers and seniors in purchasing rehabbed or partially rehabbed houses.

19 RESOLVED, through the Fiscal Year 2021 Budget, the Administration will propose a new grass cutting strategy to address the spring growth and improve maintenance of vacant lots.

20 RESOLVED. the Administration will expand the illegal dumping campaign to protect neighborhoods with newly vacant land.

21 RESOLVED, the Administration will work with state leaders to enact "Pay as you Stay", legislation to create a pathway out of foreclosure for low income home-owners. Pay as you Stay is a proposed new payment plan that will eliminate all interest, penalties and fees, reduce back taxes to 10% of the home's taxable value. and create a three year payment plan with 0% interest.



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313-628-2535  
Fax: 313-224-2135  
[www.detroitmi.gov](http://www.detroitmi.gov)

22 RESOLVED, the City will partner with nonprofits and philanthropies to provide information about pathways out of foreclosure through Make it Home and the Homeowner Property Tax Exemption Program, directly to homeowners through door knocking campaigns, mailings, phone calls and community-based workshops.

## Irvin Corley

---

**From:** Gail Fulton  
**Sent:** Friday, November 08, 2019 5:29 PM  
**To:** Laurie-Anne Sabatini; Paul Corbett; Kimberly Neisch; Myles Miller; Larry Arreguin; Deonte Agee; Louise Jones; Laura Sanchez; David Whitaker; Terry Catching; Haley Daugherty; Yolanda Lockett; Emberly Vick; Kayla Rice; Margaretta Venson; Vibha Venkatesha; Theresa Thomas; Sabrina Shockley; Anthony Bradford; Gwen Lewis; Kyle Tertzag; Lisa Jennings; Jones Legislative; Paula Call; Roy McCalister; Dalaina Williams; Zachary Ormsby; Tiombe Nakenge; Thelma Brown; Stephen Grady; Stephanie Washington; Scott Benson; Rick Silva; Regina Rogers; Raquel Castaneda-Lopez; Paris Blessman; Nicole Vargas; Mary Sheffield; Mariana C. Martinez; Lynore Foster; Linda Wesley; Kerwin Wimberley; Kathleen Quackenbush; Karriem Holman; MARSHALLK; Jerline Simmons; Jasmine Barnes; Janee Ayers; James Tate; Irvin Corley; Gabe Leland; Edwina King; Derrick Headd; Dennis Black; Deandree Watson; David Teeter; Claudia Meeks; Brian White; Brenda Jones; Bradleigh Merrill; Barry Blackwell; Ari Ruttenberg; Anne Marie Langan; Andrew Sokoly; Andre Spivey; Ladon Davis; Tottionna Bushell; Kevin Shaughnessy; Stacie Clayton; Ray Duncan; Haley Daugherty (daugherty.haley18@gmail.com); Caprice Jackson; Kianga Moore; Hanan Yahya; Thomas Rogers  
**Cc:** Katherine Hammer  
**Subject:** 11/08/19 5:30 P.M Revised Demolition Bonds Resolution  
**Attachments:** 11.08.19 Blight Bonds Resolution for Full Council - with red.pdf

Please see the attached. thanks.

**EXHIBIT 7**



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313-628-2535  
Fax: 313-224-2135  
www.detroitmi.gov

Revision as of November 8, 2019

### **Resolution Confirming the Administration's Commitment to Certain Actions Regarding Implementation of "Bond Proposal Funds" and Policies Governing Related Property**

WHEREAS, the Mayor has requested the City Council to approve a ballot initiative by which the City shall borrow an amount not to exceed \$250,000,000 and issue Unlimited Tax General Obligation Bonds of the City for the purpose of the elimination of blight through demolition and other blight remediation activities (the "Blight Elimination Bond Project"); and

WHEREAS, in consideration of the City Council's approval of the proposed Blight Elimination Bond Project the Administration agrees to undertake the items within the resolve of this resolution; BE IT THEREFORE

1 RESOLVED, subject to state law and City ordinance, to propose a Demolition Department to manage the demolition program and subsequently cancel or revise the demolition contract with the Detroit Building Authority. The changes will be proposed in an Executive Organization Plan amendment submitted to City Council before the end of the Council Session in November 2019 and in the Fiscal Year 2020-2021 Budget Recommendation to be submitted to City Council for review.

2 RESOLVED, the Office of Contracting and Procurement agrees to submit non-emergency residential demolition contracts in packages not to exceed 2,500 properties bi-annually. Through the use of the equalization ordinances and aggressive work by Civil Rights, Inclusion & Opportunity Department to qualify demolition contractors, **over 50% of the contracts** will be won by a contractor with one of the following certifications: Detroit Based Businesses, Detroit Headquartered Businesses, Detroit Small Businesses, Detroit Resident Businesses, Detroit Based Micro Businesses, Minority-Owned Business Enterprises, Women-Owned Business Enterprises, Mentor Ventures, and Joint Ventures. Special packages may be brought to City Council outside of the biannual process to address emergency, public safety or economic development needs. **If**



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313 -628-2535  
Fax: 313 -224-2135  
www.detroitmi.gov

**there is insufficient capacity, the Office of Procurement and the Civil Rights, Inclusion & Opportunity Department will report to City Council on actions they will take to attract and certify additional demolition businesses in the future.**

3 RESOLVED, within each semi-annual large procurement for residential demolitions, the Office of Contracting and Procurement will set aside contracts for certified Detroit Small Businesses and Detroit Based Micro Businesses. The Office of Procurement intends to set aside 30% of the contracts for certified Detroit Small Businesses and Detroit Based Micro Businesses in the procurement to be awarded in January 2020 and will report to the Administration and City Council following the completion of the procurement. If there is insufficient capacity to meet the 30% set aside in the January 2020 procurement, the Office of Procurement and the Civil Rights, Inclusion & Opportunity Department will report to City Council on actions they will take to attract and certify additional Detroit Small Businesses and Detroit Based Micro Businesses in demolition in the future.

4 RESOLVED, Prior to the submission of a demolition bid package, the Office of Contracting and Procurement agrees to submit a bi-annual employment report for all demolition contractors that are not certified as a Detroit Resident Business including the number of employees and the number of Detroit-resident employees at the time of bidding.

5 RESOLVED, by May 31, representatives from the OCFO and CRIO will work with the Budget, Finance and Audit Standing Committee to review the existing ordinance, develop outcome metrics and recommend changes to the ordinance to better meet the objectives of the Administration and City Council.

6 RESOLVED, the Detroit Employment Solutions Corporation agrees to schedule a meeting with demolition contractors that have been pre-qualified to determine the hiring and training needs of each contractor for the implementation of the Blight Elimination Strategy within one (1) month of the approval of this agreement.





Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313-628-2535  
Fax: 313-224-2135  
www.detroitmi.gov

7A RESOLVED, within one (1) month of approval of this agreement, The Detroit Employment Solutions Corporation agrees to implement a Blight Elimination Outreach marketing plan that may include, but not limited to the following: Outdoor signage; Digital and Social media outreach across Detroit at Work and all city channels; Outreach to our community partners including City Council, Faith-based, community partners, Department of Neighborhoods; Detroit at Work website banners and landing page highlighting details and how to sign up and find our more information (detroitatwork.com averages 50,000 visits a month); Detroit at Work newsletter with over 120,000 Detroiters subscribing; press conference to announce efforts and garner media partners stories.

7B RESOLVED, the Office of Contracting and Procurement, Detroit Employment Solutions Corporation, the Demolition Department, and the Civil Rights, Inclusion & Opportunity Department agree to host employment fairs for contractors that do not qualify for the Detroit Resident Business certification. The Office of Contracting and Procurement will encourage those demolition business that do not qualify for this certification to attend.

8 RESOLVED, the Demolition Department will submit quarterly reports detailing the following: number of homes demolished: and proof demolition field liaisons' visits to each property.

9 RESOLVED, the Administration will make practical operational changes **to address audit findings of the Auditor General and any other pertinent external audit findings**, unless the recommendations create an undue burden on small demolition contractors without a measurable benefit to the program.

10 RESOLVED, the Demolition department will conduct a deconstruction pilot **which preserves reusable materials that are then made available for purchase by residents engaged in rehabilitation or construction of their homes**, to determine the feasibility of incorporating deconstruction into the demolition program on a larger scale.



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313 -628-2535  
Fax: 313 -224-2135  
www.detroitmi.gov

11 RESOLVED, Planning and Development Department will complete neighborhood plans and update the master plan for the City over the next five years with community input.

12 RESOLVED, in the areas most affected by demolition of vacant and abandoned structures, the City will be investigating four primary areas for neighborhood planning: the history of the neighborhood; tactical historic preservation opportunities; housing rehabilitation opportunities for vacant properties; interim and medium-term open space strategies. These pillars will help the city and neighbors plan for redevelopment while also creating amenities, prevent illegal dumping and making the neighborhood more attractive.

13 RESOLVED, through community meetings, the Planning and Development Department will develop sidelot, landscape and interim use strategies for areas that will remain vacant for the medium term.

14A RESOLVED, in consultation with the City Council, the Planning and Development Department and Detroit Land Bank Authority will collaborate to make changes in the Detroit Land Bank Authority Memorandum of Agreement which will be submitted no later than January 1<sup>st</sup> 2020. With the submission, the Administration will include the most expeditious schedule through which the City Council, Administration, and Detroit Land Bank Board will decide the future of all vacant lots currently in the Detroit Land Bank's inventory as well as future vacant lots resulting from the blight bond initiative.

14B RESOLVED, the City and the Detroit Land Bank Authority will evaluate and recommend new discount programs for Detroit residents in the Detroit Land Bank Authority Memorandum of Agreement.

14C RESOLVED, the City and the Detroit Land Bank Authority will evaluate and recommend methods to make it easier for Detroiters to acquire vacant land and housing (such as the Building



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313-628-2535  
Fax: 313-224-2135  
www.detroitmi.gov

**Blocks Program) and include them in the Detroit Land Bank Authority Memorandum of Agreement.**

16A RESOLVED, the City **will dedicate 10% of bond proceeds to vacant house rehab** and will have rehab strategies that save homes that otherwise could be demolished, but are savable with a similar level of incentive.

16B RESOLVED, the City will use sustainable renovation standards to provide future property owners with low utility costs, to include but not limited to, high efficiency systems (such as furnace, water heater) and updated windows.

16C RESOLVED, for the 2021 demolition procurement packages and afterwards, the City or DLBA will conduct a physical survey of each property prior to demolition to determine the cost and feasibility of preserving the structures and where possible, fully secure properties that can be rehabilitated to preserve them for the future.

17 RESOLVED, the City's rehab strategies will range from a "Rehabbed and Ready" model to more modest improvements such a site preparation and partial rehabilitation that will make houses easier to sell.

18 RESOLVED, the City will have a rehab and marketing strategy that is aimed at assisting new low income home buyers and seniors in purchasing rehabbed or partially rehabbed houses.

19A RESOLVED, through the Fiscal Year 2021 Budget, the Administration will propose a new grass cutting strategy to address the spring growth and improve maintenance of vacant lots.

19B RESOLVED, the City will develop a pilot where the City could help property owners address dangerous trees in their yard, and place a lien on the house to recover the funds when the property is sold.



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313-628-2535  
Fax: 313-224-2135  
www.detroitmi.gov

**19C RESOLVED, the City will create a program to address blighted trees on vacant properties through the use of surplus funds dedicated to other blight removal activities.**

20 RESOLVED, the Administration will expand the illegal dumping campaign to protect neighborhoods with newly vacant land.

21 RESOLVED, the Administration will work with state leaders to enact "Pay as you Stay" **legislation** to create a pathway out of foreclosure for low income home-owners. Pay as you Stay is a proposed new payment plan that will eliminate all interest, penalties and fees, reduce back taxes to 10% of the home's taxable value, and create a three year payment plan with 0% interest.

22 RESOLVED, the City will partner with nonprofits and philanthropies to provide information about pathways out of foreclosure through Make it Home and the Homeowner Property Tax Exemption Program, directly to homeowners through door knocking campaigns, mailings, phone calls and community-based workshops.

**23 RESOLVED, the City and DLBA will create land use policies that promote and protect public space and explore shared land ownership models such as land trusts.**

## Irvin Corley

---

**From:** Stephanie Washington  
**Sent:** Monday, November 11, 2019 4:50 PM  
**To:** Adrienne Zeigler; Afton Branche; Alexander Kay; Amy Aubry; Andre Spivey; Andrew Sokoly; Anne Marie Langan; Anthony Bradford; Ari Ruttenberg; Avery Peeples; Barry Blackwell; Bradleigh Merrill; Brenda Jones; Brian White; Caprice Jackson; Charles Young; Christopher LeFlore; Clarke Walker; Claudia Meeks; Dalaina Williams; David Teeter; David Whitaker; Deandree Watson; Dennis Black; Deonte Agee; Derrick Headd; Edwina King; Emberly Vick; Ericka Savage Whitley; Gabe Leland; Gail Fulton; Gwen Lewis; Haley Daugherty; Hanan Yahya; Irvin Corley; James Tate; Janee Ayers; Jasmine Barnes; Jerline Simmons; Jones Legislative; Karl Stafford; Karriem Holman; Kathleen Quackenbush; Kayla Rice; Kerwin Wimberley; Kevin Shaughnessy; Kianga Moore; Kimberly Neisch; Kyle Tertzag; Larry Arreguin; Laura Sanchez; Laurie-Anne Sabatini; Linda Wesley; Lisa Jennings; Louise Jones; Lynore Foster; Margaretta Venson; Mariana C. Martinez; Maricruz Moya; MARSHALLK; Mary Sheffield; Myles Miller; Nicole Vargas; Paris Blessman; Paul Corbett; Paula Call; Raquel Castaneda-Lopez; Ray Duncan; Regina Rogers; Rick Silva; Roy McCalister; Sabrina Shockley; Scott Benson; Stacie Clayton; Stephanie Washington; Stephen Grady; Terry Catching; Thelma Brown; Theresa Thomas; Tiombe Nakenge; Tottionna Bushell; Vibha Venkatesha; Yolanda Lockett; Zachary Ormsby  
**Subject:** REVISED AS OF 11/11: \$250 Million Blight Removal Bond Resolution and Supporting Documents  
**Attachments:** 11.11.19 Attachment 1 - Serving All Detroit Neighborhoods.pdf; 11.11.19 Attachment 2 - Detroit City Council Actions on Demolition in Next 12 Months.pdf; 11.11.19 Attachment 3 - Blight Removal Bonds Resolution .pdf

Good afternoon Council Members:

As you prepare to consider the two resolutions for the Blight Removal Bond proposal tomorrow, I wanted to draw your attention to two important considerations:

1/ the urgency of acting now to expand revitalization in the City; and  
2/ City Council's checks and balances on the Administration in the implementation of the plan.

1/ Let's seize the opportunity expand the revitalization to every part of the City together.

For first time in a generation, we have the financial capacity to make sure every neighborhood has a future. Together with citizens and community organizations, we have shown the capacity to complete the neighborhood plans that drive neighborhood change. As the attached slide (Attachment 1) explains, to bring that energy to every part of the City and make good on the promise of a future for every neighborhood, demolition and rehabilitation resources are essential.  
2/ City Council has the checks and balances to make sure the work is done properly.

City Council and the Administration have spent the last two months identifying the reforms required to improve processes and policies for demolition, housing rehabilitation, land sale and neighborhood planning (Attachment 3). The attached slide (Attachment 2) shows each of the actions that City Council will review over the next twelve months; through this oversight, City Council will be able ensure that the reforms called for in the resolution are implemented.

## EXHIBIT 8

You do not have to choose between expansion of revitalization and reform. You have driven reform through the resolution, and you have the checks and balances to bring the force of revitalization to even more of the City over the next five years.

Now is the time to let Detroiters decide how we proceed to revitalize the rest of the City. We look forward to discussion and action tomorrow.

Thank you for your consideration.

David Massaron, Chief Financial Officer  
Arthur Jemison, Group Executive of Planning, Housing and Development

Attachment 1: Slide re expansion of revitalization  
Attachment 2: Slide re checks and balances  
Attachment 3: Updated resolution based on your feedback

---



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313-628-2535  
Fax: 313-224-2135  
www.detroitmi.gov

Revision as of November 11, 2019

**Resolution Confirming the Administration's Commitment to Certain Actions Regarding Implementation of "Bond Proposal Funds" and Policies Governing Related Property**

WHEREAS, the Mayor has requested the City Council to approve a ballot initiative by which the City shall borrow an amount not to exceed \$250,000,000 and issue Unlimited Tax General Obligation Bonds of the City for the purpose of the elimination of blight through demolition and other blight remediation activities (the "Blight Elimination Bond Project"); and

WHEREAS, in consideration of the City Council's approval of the proposed Blight Elimination Bond Project the Administration agrees to undertake the items within the resolve of this resolution; BE IT THEREFORE

1A RESOLVED, subject to state law and City ordinance, to propose a Demolition Department to manage the demolition program and subsequently cancel or revise the demolition contract with the Detroit Building Authority. The changes will be proposed in an Executive Organization Plan amendment submitted to City Council before the end of the Council Session in November 2019 and in the Fiscal Year 2020-2021 Budget Recommendation to be submitted to City Council for review.

**1B RESOLVED, the City will create a Demolition Review Board; the Board will be made up of three members appointed by the Mayor, three members appointed by City Council, and one jointly appointed member. The Board will review and monitor the goals of the final resolution, review the Quarterly Reports from the Demolition Department and provide recommendations to the Administration and City Council.**

2 RESOLVED, the Office of Contracting and Procurement agrees to submit non-emergency residential demolition contracts in packages not to exceed 2,500 properties bi-annually. Through the use of the equalization ordinances and aggressive work by Civil Rights, Inclusion &



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313 -628-2535  
Fax: 313 -224-2135  
www.detroitmi.gov

Opportunity Department to qualify demolition contractors, **over 50% of the contracts** will be won by a contractor with one of the following certifications: Detroit Based Businesses, Detroit Headquartered Businesses, Detroit Small Businesses, Detroit Resident Businesses, Detroit Based Micro Businesses, Minority-Owned Business Enterprises, Women-Owned Business Enterprises, Mentor Ventures, and Joint Ventures. Special packages may be brought to City Council outside of the biannual process to address emergency, public safety or economic development needs. **If there is insufficient capacity, the Office of Procurement and the Civil Rights, Inclusion & Opportunity Department will report to City Council on actions they will take to attract and certify additional demolition businesses in the future.**

3 RESOLVED, within each semi-annual large procurement for residential demolitions, the Office of Contracting and Procurement will set aside contracts for certified Detroit Small Businesses and Detroit Based Micro Businesses. The Office of Procurement intends to set aside 30% of the contracts for certified Detroit Small Businesses and Detroit Based Micro Businesses in the procurement to be awarded in January 2020 and will report to the Administration and City Council following the completion of the procurement. If there is insufficient capacity to meet the 30% set aside in the January 2020 procurement, the Office of Procurement and the Civil Rights, Inclusion & Opportunity Department will report to City Council on actions they will take to attract and certify additional Detroit Small Businesses and Detroit Based Micro Businesses in demolition in the future.

4 RESOLVED, Prior to the submission of a demolition bid package, the Office of Contracting and Procurement agrees to submit a bi-annual employment report for all demolition contractors that are not certified as a Detroit Resident Business including the number of employees and the number of Detroit-resident employees at the time of bidding.

5 RESOLVED, by May 31, representatives from the OCFO and CRIO will work with the Budget, Finance and Audit Standing Committee to review the existing ordinance, develop outcome metrics and recommend changes to the ordinance to better meet the objectives of the Administration and City Council.





Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313 -628-2535  
Fax: 313 -224-2135  
www.detroitmi.gov

6 RESOLVED, the Detroit Employment Solutions Corporation agrees to schedule a meeting with demolition contractors that have been pre-qualified to determine the hiring and training needs of each contractor for the implementation of the Blight Elimination Strategy within one (1) month of the approval of this agreement.

7A RESOLVED, within one (1) month of approval of this agreement, The Detroit Employment Solutions Corporation agrees to implement a Blight Elimination Outreach marketing plan that may include, but not limited to the following: outdoor signage; digital and social media outreach across Detroit at Work and all city channels; outreach to our community partners including City Council, Faith-based, community partners, **Detroit Public Community School District**, Department of Neighborhoods; Detroit at Work website banners and landing page highlighting details and how to sign up and find our more information (detroitatwork.com averages 50,000 visits a month); Detroit at Work newsletter with over 120,000 Detroiters subscribing; press conference to announce efforts and garner media partners stories, **including ethnic media; and translation of marketing materials.**

7B RESOLVED, the **Office of Contracting and Procurement, Detroit Employment Solutions Corporation, the Demolition Department, and the Civil Rights, Inclusion & Opportunity Department** agree to host employment fairs for contractors that do not qualify for the Detroit Resident Business certification. The **Office of Contracting and Procurement** will encourage those demolition business that do not qualify for this certification to attend.

8 RESOLVED, the Demolition Department will submit quarterly reports detailing the following: number of homes demolished, proof of demolition field liaisons' visits to each property, **proof that all demolitions were monitored - including the backfill activity, any ongoing investigations or litigation, and any violations issued.**

9 RESOLVED, the Administration will make practical operational changes **to address audit findings of the Auditor General and any other pertinent external audit findings**, unless the



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313 -628-2535  
Fax: 313 -224-2135  
www.detroitmi.gov

recommendations create an undue burden on small demolition contractors without a measurable benefit to the program.

10 RESOLVED, the Demolition department will conduct a deconstruction pilot **which preserves reusable materials that are then made available for purchase by residents engaged in rehabilitation or construction of their homes**, to determine the feasibility of incorporating deconstruction into the demolition program on a larger scale.

11 RESOLVED, Planning and Development Department will complete neighborhood plans **driven by the community, including those neighborhoods most impacted by abandoned structures and vacant land**, and update the master plan for the City over the next five years with community input.

12 RESOLVED, in the areas most affected by demolition of vacant and abandoned structures, the City will be investigating four primary areas for neighborhood planning: the history of the neighborhood; tactical historic preservation opportunities; housing rehabilitation opportunities for vacant properties; interim and medium-term open space strategies. These pillars will help the city and neighbors plan for redevelopment while also creating amenities, prevent illegal dumping and making the neighborhood more attractive.

13 RESOLVED, through community meetings, the Planning and Development Department will develop sidelot, landscape and interim use strategies for areas that will remain vacant for the medium term.

**14A RESOLVED, in consultation with the City Council, the Planning and Development Department and Detroit Land Bank Authority will collaborate to make changes in the Detroit Land Bank Authority Memorandum of Agreement which will be submitted no later than January 1<sup>st</sup> 2020. With the submission, the Administration will include the most expeditious schedule through which the City Council, Administration, and Detroit Land Bank Board will decide the**



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313 -628-2535  
Fax: 313 -224-2135  
[www.detroitmi.gov](http://www.detroitmi.gov)

future of all vacant lots currently in the Detroit Land Bank's inventory as well as future vacant lots resulting from the blight bond initiative.

14B RESOLVED, the City and the Detroit Land Bank Authority will evaluate and recommend new discount programs for Detroit residents in the Detroit Land Bank Authority Memorandum of Agreement.

14C RESOLVED, the City and the Detroit Land Bank Authority will evaluate and recommend methods to make it easier for Detroiters to acquire vacant land and housing (such as the Building Blocks Program) and include them in the Detroit Land Bank Authority Memorandum of Agreement.

14D RESOLVED, the DLBA will continue to implement the Building Blocks program across the City as structures and land are made available for sale.

16A RESOLVED, the City will dedicate 10% of bond proceeds to vacant house rehab and will have rehab strategies that save homes that otherwise could be demolished, but are savable with a similar level of incentive.

16B RESOLVED, the City will use sustainable renovation standards to provide future property owners with low utility costs, to include but not limited to, high efficiency systems (such as furnace, water heater) and updated windows.

16C RESOLVED, for the 2021 demolition procurement packages and afterwards, the City or DLBA will conduct a physical survey of each property prior to demolition to determine the cost and feasibility of preserving the structures and where possible, fully secure properties that can be rehabilitated to preserve them for the future.



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313 -628-2535  
Fax: 313 -224-2135  
www.detroitmi.gov

17A RESOLVED. the City's rehab strategies will range from a "Rehabbed and Ready" model to more modest improvements such a site preparation and partial rehabilitation that will make houses easier to sell.

**17B RESOLVED, the City will work with Community Development Organizations in the neighborhood planning process and on rehabilitation strategy implementation for vacant houses.**

18 RESOLVED, the City will have a rehab and marketing strategy that is aimed at assisting **lower income residents (targeting households below 60% AMI)** and seniors in purchasing rehabbed or partially rehabbed houses.

19A RESOLVED, through the Fiscal Year 2021 Budget, the Administration will propose a new grass cutting strategy to address the spring growth and improve maintenance of vacant lots.

**19B RESOLVED, the City will develop a pilot where the City could help property owners address dangerous trees in their yard, and place a lien on the house to recover the funds when the property is sold.**

**19C RESOLVED, the City will create a program to address blighted trees on vacant properties through the use of surplus funds dedicated to other blight removal activities.**

20 RESOLVED, the Administration will expand the illegal dumping campaign to protect neighborhoods with newly vacant land.

21 RESOLVED, the Administration will work with state leaders to enact "Pay as you Stay" **legislation** to create a pathway out of foreclosure for low income home-owners. Pay as you Stay is a proposed new payment plan that will eliminate all interest, penalties and fees, reduce back taxes to 10% of the home's taxable value, and create a three year payment plan with 0% interest.



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313 -628-2535  
Fax: 313 -224-2135  
[www.detroitmi.gov](http://www.detroitmi.gov)

22A RESOLVED, the City will partner with nonprofits and philanthropies to provide information about pathways out of foreclosure through Make it Home and the Homeowner Property Tax Exemption Program, directly to homeowners through door knocking campaigns, mailings, phone calls and community-based workshops.

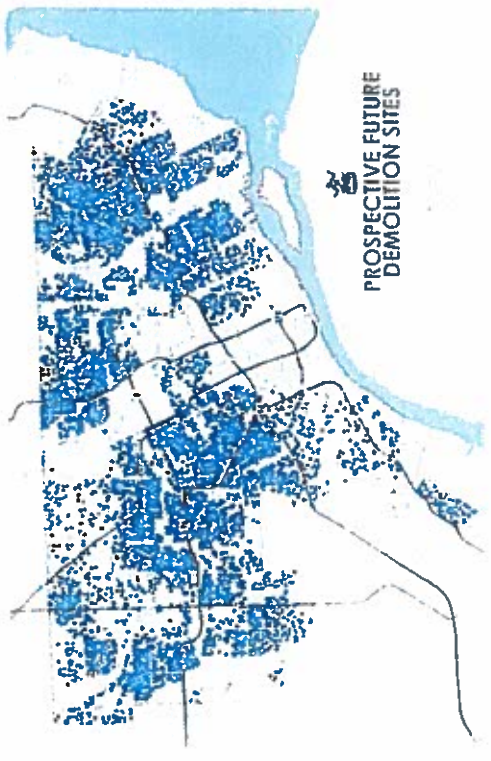
22B RESOLVED, the Administration will continue the Right of First Refusal to minimize the number of occupied foreclosures.

23 RESOLVED, the City and DLBA will create land use policies that promote and protect public space and explore shared land ownership models such as land trusts.



## **We must serve ALL Detroit Neighborhoods**

***We cannot expand the revitalization of the City beyond current areas without demolition***



- The Blight Removal Bond will allow us to provide demolitions to those neighborhoods that were omitted by HHF.
  - Over 60% of the households in these neighborhoods made less than \$30,000.\*
  - We can also complete demolitions of private properties that were not HHF eligible.
- Rehabs with incentive from the bond will be focused in neighborhoods where the housing market has not yet recovered.
- We will complete neighborhood plans for every neighborhood over the next 5 years.
- Without the bond, we will return to levels of demolition seen prior to HHF, and these neighborhoods will be left behind.

\*Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

## City Council Actions on Demolition in the Next 12 Months



Oct. 2019 City Council review \$250 Million Blight Removal Bond Resolution

Nov. 2019 Executive Organization Plan submitted

Dec. 2019 Detroit Land Bank MOU submitted

Jan. 2020 Budget Amendment submitted for \$50 Million in blight funds to support Winter 2020 Procurement

Jan. 2020 Contracts submitted for demolition of about 2,400 houses

Feb. 2020 Contracts submitted for Commercial Environmental Due Diligence (Hazardous/Regulated Materials Surveys & Site Assessments)

Mar. 2020 Contracts submitted for Residential Hazardous/Regulated Materials Surveys

Mar 2020 Fiscal Year 2020-2021 Budget submitted (with reorganization of Demolition, FY2021 Blight Appropriation, FY2021 Land Bank Appropriation, FY2021 home repair programs appropriations)

Jul. 2020 Contracts submitted for demolition of about 1,900 houses submitted

Aug. 2020 Contracts submitted for Backfill Monitoring and Testing

Sep. 2020 Contract submitted for Water-related Services (Pump-outs, Shut-offs, Disconnects)

Oct. 2020 Contracts submitted for Environmental Services (i.e. Underground Storage Tanks, Pits, Drums, Soil Remediation)

Oct. 2020 Contracts submitted for General Supportive Services (i.e. Debris relocation, Clean-up)

## Irvin Corley

---

**From:** Nicole Vargas  
**Sent:** Monday, November 11, 2019 12:41 PM  
**To:** Arthur Jemison; David Massaron  
**Cc:** Stephanie Washington; Gail Fulton; Irvin Corley; Laura Goodspeed; Paris Blessman; Jasmine Barnes; Kathleen Quackenbush; Paul Corbett; Edwina King; Ed King; Kerwin Wimberley; Larry Arreguin  
**Subject:** Blight Bonds Reso proposed edits - Member Castañeda-López  
**Attachments:** Blight Bonds Reso RCI Suggested Edits 11-11-19.pdf

Mr. Jemison and Mr. Massaron,

Please find attached a memorandum from Member Castañeda-López with requested edits to the Resolution.

Best,  
Nicole



# City of Detroit


## CITY COUNCIL

RAQUEL CASTAÑEDA-LÓPEZ  
COUNCIL MEMBER  
DISTRICT 6

### MEMORANDUM

**TO:** David Massaron, Chief Financial Officer  
Arthur Jemison, Group Executive for Planning, Housing and Development

**THRU:** Council President Brenda Jones

**FROM:** Council Member Raquel Castañeda-López 

**DATE:** November 11, 2019

**RE:** Blight Bonds: Suggested Additional to Resolution Regarding Commitments

Please accept the following additions to the November 8, 2019 draft of the Resolution Confirming the Administration's Commitments to Certain Actions Regarding Implementation of "Bond Proposal Funds" and Policies Governing Related Property (suggested additions/modifications appear in green):

7A RESOLVED. *[please add DPSCD, Ethnic Media, and translation of all information]*

7C RESOLVED, the Administration and Detroit Employment Solutions Corporation will support and encourage cooperative contracting models, which allow licensed contractors to supervise and approve labor from other workers, as a means to address the shortage in residential contractors and meet citywide home rehab demands.

8 RESOLVED, the Demolition Department will submit quarterly reports detailing the following: number of homes demolished, proof of demolition field liaisons' visits to each property, proof that all stages of demolition were monitored - including the backfill activity, any ongoing investigations or litigation, and any violations issued.

9 RESOLVED, the Administration will make practical operational changes to address audit findings of the Auditor General and any other pertinent external audit findings. ~~unless the recommendations create an undue burden on small demolition contractors without a measurable benefit to the program~~

11 RESOLVED, Planning and Development Department will complete neighborhood plans **driven by the community** and update the master plan for the City over the next five years, **and will prioritize the neighborhoods most affected by abandoned structures and vacant land.**

12A RESOLVED, in preparation for any planning study to begin in an area, the City will assess imminent public health and safety concerns and work to promptly address them in order to stabilize the community.

13 RESOLVED, through community meetings, the Planning and Development Department will develop land use policies that promote Detroiters' access to land and support uses that enhance residents' quality of

# City of Detroit

## CITY COUNCIL

life, including but not limited to sidelots, landscape, buffering, agriculture, pocket parks, community gardens, and interim use strategies for areas that will remain vacant for the medium term.

14B RESOLVED, the City and the Detroit Land Bank Authority will evaluate and recommend new discount programs for Detroit residents in the Detroit Land Bank Authority Memorandum of Agreement, including the potential for a 50% discount for all Detroit residents similar to the home discount programs currently in place for City employees and educators.

14C RESOLVED, the City and the Detroit Land Bank Authority will evaluate and recommend methods to make it easier for Detroiters to acquire vacant land and housing (such as the Building Blocks Program, a first right of refusal program for adjacent homeowners, and land contract options to expand purchasing opportunities to those who don't have access to traditional financing) and include them in the MOU.

14D RESOLVED, The City and the Detroit Land Bank Authority will fully implement the Building Blocks program prior to listing land and housing for auction to ensure residents have access to the supportive services available.

14E RESOLVED, the City and the Detroit Land Bank Authority will create new land disposition programs to address limitations and problems with current programs, including but not limited to dealing with parcels that are: considered oversized; in non-residential zones; held in a PCA; owned by PDD; etc.

15 RESOLVED, the City and the Detroit Land Bank Authority will dedicate an appropriate percentage of land for stormwater management and urban forests to help mitigate the negative impacts of industry on water and air quality in Detroit.

15A RESOLVED, the Administration agrees to propose a Supplemental Environmental Program for any future violations it may receive from EGLE or the EPA, to ensure that the resources go back into the community directly impacted by the violation.

16A RESOLVED, the City will dedicate ~~10%~~ a minimum of 30% of bond proceeds to vacant house rehab and will have rehab strategies to save homes that otherwise could be demolished, but are savable with a similar level of incentive.

16B RESOLVED, the City will use sustainable renovation standards to provide future property owners with low utility costs, to include but not limited to, high efficiency systems (such as furnace, water heater) . updated windows, and airtight insulation.

21B RESOLVED, the City will create a division within the Housing and Redevelopment Department to focus on foreclosure prevention programs and strategies.

22C, the Administration commits to continuing the Right of First Refusal and City resources to keep the number on the occupied foreclosure list at or near zero.

24 RESOLVED, by December 1, 2019, the Administration will provide an overall comprehensive project plan for Citywide demolition and blight activities related to the bond proposal. The project should identify major tasks, costs, estimated start and end times, milestones, and the responsible agencies/departments. At a minimum, the major tasks identified must include:

# City of Detroit

## CITY COUNCIL

- **Blight Bond** Sale(s) to include all subtasks for phases of the sale (detailed by Bond Counsel and Treasury, etc.)
- **EOP with the new Demolition Division**
  - Comprehensive blight manual
  - Staffing
  - Property sales
  - Vacant lot sales
  - Administration of properties
  - Administration of financial activity
- **Build out of systems for compliance monitoring**
  - Salesforce (timeline, and costs to build out, ongoing incremental costs, etc.)
- **CRIO/DESC deliverables relating to the demolition program**

25 RESOLVED, the Administration will support long term leasing of land for future economic deals to protect the public's interests and ensure the city has long term control of property for future generations.

Please feel free to reach out to my office with questions at (313) 224-2450.

Cc: Honorable Detroit City Council  
Stephanie Washington, City Council Liaison, Mayor Duggan's Office  
City Clerk

**Irvin Corley**

---

**From:** Stephanie Washington  
**Sent:** Tuesday, November 12, 2019 4:56 PM  
**To:** Adrienne Zeigler; Afton Branche; Alexander Kay; Amy Aubry; Andre Spivey; Andrew Sokoly; Anne Marie Langan; Anthony Bradford; Ari Ruttenberg; Avery Peeples; Barry Blackwell; Bradleigh Merrill; Brenda Jones; Brian White; Caprice Jackson; Charles Young; Christopher LeFlore; Clarke Walker; Claudia Meeks; Dalaina Williams; David Teeter; David Whitaker; Deandree Watson; Dennis Black; Deonte Agee; Derrick Headd; Edwina King; Emberly Vick; Ericka Savage Whitley; Gabe Leland; Gail Fulton; Gwen Lewis; Haley Daugherty; Hanan Yahya; Irvin Corley; James Tate; Janee Ayers; Jasmine Barnes; Jerline Simmons; Jones Legislative; Karl Stafford; Karriem Holman; Kathleen Quackenbush; Kayla Rice; Kerwin Wimberley; Kevin Shaughnessy; Kianga Moore; Kimberly Neisch; Kyle Tertzag; Larry Arreguin; Laura Sanchez; Laurie-Anne Sabatini; Linda Wesley; Lisa Jennings; Louise Jones; Lynore Foster; Margaretta Venson; Mariana C. Martinez; Maricruz Moya; MARSHALLK; Mary Sheffield; Myles Miller; Nicole Vargas; Paris Blessman; Paul Corbett; Paula Call; Raquel Castaneda-Lopez; Ray Duncan; Regina Rogers; Rick Silva; Roy McCalister; Sabrina Shockley; Scott Benson; Stacie Clayton; Stephanie Washington; Stephen Grady; Terry Catching; Thelma Brown; Theresa Thomas; Tiombe Nakenge; Tottionna Bushell; Vibha Venkatesha; Yolanda Lockett; Zachary Ormsby  
**Subject:** REVISED 11/12: BLIGHT BOND RESOLUTION  
**Attachments:** 11.12.19 Blight Bonds Resolution for Full Council - with red.pdf

Please review the attached, this was distributed to you at today's formal session.

**EXHIBIT 9**



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313-628-2535  
Fax: 313-224-2135  
www.detroitmi.gov

**Revision as of November 12, 2019**

**Resolution Confirming the Administration's Commitment to Certain Actions Regarding Implementation of "Bond Proposal Funds" and Policies Governing Related Property**

WHEREAS, the Mayor has requested the City Council to approve a ballot initiative by which the City shall borrow an amount not to exceed \$250,000,000 and issue Unlimited Tax General Obligation Bonds of the City for the purpose of the elimination of blight through demolition and other blight remediation activities (the "Blight Elimination Bond Project"); and

WHEREAS, in consideration of the City Council's approval of the proposed Blight Elimination Bond Project the Administration agrees to undertake the items within the resolve of this resolution; BE IT THEREFORE

1A RESOLVED, subject to state law and City ordinance, to propose a Demolition Department to manage the demolition program and subsequently cancel or revise the demolition contract with the Detroit Building Authority. The changes will be proposed in an Executive Organization Plan amendment submitted to City Council before the end of the Council Session in November 2019 and in the Fiscal Year 2020-2021 Budget Recommendation to be submitted to City Council for review.

1B RESOLVED, the City will create a Demolition Review Board; the Board will be made up of three members appointed by the Mayor, three members appointed by City Council, and one jointly appointed member. The Board will review and monitor the goals of the final resolution, review the Quarterly Reports from the Demolition Department and provide recommendations to the Administration and City Council.

2 RESOLVED, the Office of Contracting and Procurement agrees to submit non-emergency residential demolition contracts in packages not to exceed 2,500 properties bi-annually. Through the use of the equalization ordinances and aggressive work by Civil Rights, Inclusion &



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313 -628-2535  
Fax: 313 -224-2135  
[www.detroitmi.gov](http://www.detroitmi.gov)

Opportunity Department to qualify demolition contractors, over 50% of the contracts will be won by a contractor with one of the following certifications: Detroit Based Businesses, Detroit Headquartered Businesses, Detroit Small Businesses, Detroit Resident Businesses, Detroit Based Micro Businesses, Minority-Owned Business Enterprises, Women-Owned Business Enterprises, Mentor Ventures, and Joint Ventures. Special packages may be brought to City Council outside of the biannual process to address emergency, public safety or economic development needs. If there is insufficient capacity, the Office of Procurement and the Civil Rights, Inclusion & Opportunity Department will report to City Council on actions they will take to attract and certify additional demolition businesses in the future.

3 RESOLVED, within each semi-annual large procurement for residential demolitions, the Office of Contracting and Procurement will set aside contracts for certified Detroit Small Businesses and Detroit Based Micro Businesses. The Office of Procurement intends to set aside 30% of the contracts for certified Detroit Small Businesses and Detroit Based Micro Businesses in the procurement to be awarded in January 2020 and will report to the Administration and City Council following the completion of the procurement. If there is insufficient capacity to meet the 30% set aside in the January 2020 procurement, the Office of Procurement and the Civil Rights, Inclusion & Opportunity Department will report to City Council on actions they will take to attract and certify additional Detroit Small Businesses and Detroit Based Micro Businesses in demolition in the future.

4 RESOLVED, Prior to the submission of a demolition bid package, the Office of Contracting and Procurement agrees to submit a bi-annual employment report for all demolition contractors that are not certified as a Detroit Resident Business including the number of employees and the number of Detroit-resident employees at the time of bidding.

5 RESOLVED, by May 31, representatives from the OCFO and CRIO will work with the Budget, Finance and Audit Standing Committee to review the existing ordinance, develop outcome metrics and recommend changes to the ordinance to better meet the objectives of the Administration and City Council.



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313-628-2535  
Fax: 313-224-2135  
www.detroitmi.gov

6 RESOLVED, the Detroit Employment Solutions Corporation agrees to schedule a meeting with demolition contractors that have been pre-qualified to determine the hiring and training needs of each contractor to inform a gap analysis for implementation of the Blight Elimination Strategy within one (1) month of the approval of this agreement.

7A RESOLVED, within one (1) month of approval of this agreement, the Detroit Employment Solutions Corporation agrees to implement a Blight Elimination Employment Outreach marketing plan that may include, but not limited to the following: outdoor signage; digital and social media outreach across Detroit at Work and all city channels; outreach to our community partners including City Council, Faith-based, community partners, Detroit Public Community School District, Department of Neighborhoods; Detroit at Work website banners and landing page highlighting details and how to sign up and find our more information (detroitatwork.com averages 50,000 visits a month); Detroit at Work newsletter with over 120,000 Detroiters subscribing; press conference to announce efforts and garner media partners stories, including ethnic media; and translation of marketing materials.

7B RESOLVED, the Office of Contracting and Procurement, Detroit Employment Solutions Corporation, the Demolition Department, and the Civil Rights, Inclusion & Opportunity Department agree to host employment fairs for contractors that do not qualify for the Detroit Resident Business certification. The Office of Contracting and Procurement will encourage those demolition business that do not qualify for this certification to attend.

8 RESOLVED, the Demolition Department will submit quarterly reports detailing the following: number of homes demolished, proof of demolition field liaisons' visits to each property, proof that all demolitions were monitored - including the backfill activity, any ongoing investigations or litigation, and any violations issued.

9 RESOLVED, the Administration will make practical operational changes to address audit findings of the Auditor General and any other pertinent external audit findings, unless the



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313-628-2535  
Fax: 313-224-2135  
www.detroitmi.gov

recommendations create an undue burden on small demolition contractors without a measurable benefit to the program.

10 RESOLVED, the Demolition department will conduct a deconstruction pilot which preserves reusable materials that are then made available for purchase by residents engaged in rehabilitation or construction of their homes, to determine the feasibility of incorporating deconstruction into the demolition program on a larger scale.

11 RESOLVED, Planning and Development Department will complete neighborhood plans driven by the community, including those neighborhoods most impacted by abandoned structures and vacant land, and update the master plan for the City over the next five years with community input.

12 RESOLVED, in the areas most affected by demolition of vacant and abandoned structures, the City will be investigating four primary areas for neighborhood planning: the history of the neighborhood; tactical historic preservation opportunities; housing rehabilitation opportunities for vacant properties; interim and medium-term open space strategies. These pillars will help the city and neighbors plan for redevelopment while also creating amenities, prevent illegal dumping and making the neighborhood more attractive.

13 RESOLVED, through community meetings, the Planning and Development Department will develop sidelot, landscape and interim use strategies for areas that will remain vacant for the medium term.

14A RESOLVED, in consultation with the City Council, the Planning and Development Department and Detroit Land Bank Authority will collaborate to make changes in the Detroit Land Bank Authority Memorandum of Agreement which will be submitted no later than January 1<sup>st</sup> 2020. With the submission, the Administration will include the most expeditious schedule through which the City Council, Administration, and Detroit Land Bank Board will decide the





Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313 -628-2535  
Fax: 313 -224-2135  
[www.detroitmi.gov](http://www.detroitmi.gov)

future of all vacant lots currently in the Detroit Land Bank's inventory as well as future vacant lots resulting from the blight bond initiative.

14B RESOLVED, the City and the Detroit Land Bank Authority will evaluate and recommend new discount programs for Detroit residents in the Detroit Land Bank Authority Memorandum of Agreement.

14C RESOLVED, the City and the Detroit Land Bank Authority will evaluate and recommend methods to make it easier for Detroiters to acquire vacant land and housing (such as the Building Blocks Program) and include them in the Detroit Land Bank Authority Memorandum of Agreement.

14D RESOLVED, the DLBA will continue to implement the Building Blocks program across the City as structures and land are made available for sale.

16A RESOLVED, the City will dedicate 10% of bond proceeds to vacant house rehab and will have rehab strategies that save homes that otherwise could be demolished, but are savable with a similar level of incentive.

16B RESOLVED, the City will use sustainable renovation standards to provide future property owners with low utility costs, to include but not limited to, high efficiency systems (such as furnace, water heater) and updated windows.

16C RESOLVED, for the 2021 demolition procurement packages and afterwards, the City or DLBA will conduct a physical survey of each property prior to demolition to determine the cost and feasibility of preserving the structures and where possible, fully secure properties that can be rehabilitated to preserve them for the future.



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313 -628-2535  
Fax: 313 -224-2135  
www.detroitmi.gov

17A RESOLVED, the City's rehab strategies will range from a "Rehabbed and Ready" model to more modest improvements such a site preparation and partial rehabilitation that will make houses easier to sell.

17B RESOLVED, the City will work with Community Development Organizations in the neighborhood planning process and on rehabilitation strategy implementation for vacant houses.

18 RESOLVED, the City will have a rehab and marketing strategy that is aimed at assisting lower income residents (targeting households below 60% AMI) and seniors in purchasing rehabbed or partially rehabbed houses.

19A RESOLVED, through the Fiscal Year 2021 Budget, the Administration will propose a new grass cutting strategy to address the spring growth and improve maintenance of vacant lots.

19B RESOLVED, the City will develop a pilot where the City could help property owners address dangerous trees in their yard, and place a lien on the house to recover the funds when the property is sold.

19C RESOLVED, the City will create a program to address blighted trees on vacant properties through the use of surplus funds dedicated to other blight removal activities.

20 RESOLVED, the Administration will expand the illegal dumping campaign to protect neighborhoods with newly vacant land.

21 RESOLVED, the Administration will work with state leaders to enact "Pay as you Stay" legislation to create a pathway out of foreclosure for low income home-owners. Pay as you Stay is a proposed new payment plan that will eliminate all interest, penalties and fees, reduce back taxes to 10% of the home's taxable value. and create a three year payment plan with 0% interest.



Office of the  
Chief Financial Officer

Coleman A. Young Municipal Center  
2 Woodward Avenue, suite 1100  
Detroit, Michigan 48226

Phone: 313 -628-2535  
Fax: 313 -224-2135  
[www.detroitmi.gov](http://www.detroitmi.gov)

22A RESOLVED, the City will partner with nonprofits and philanthropies to provide information about pathways out of foreclosure through Make it Home and the Homeowner Property Tax Exemption Program, directly to homeowners through door knocking campaigns, mailings, phone calls and community-based workshops.

22B RESOLVED, the Administration will continue the Right of First Refusal to minimize the number of occupied foreclosures.

23 RESOLVED, the City and DLBA will create land use policies that promote and protect public space and explore shared land ownership models such as land trusts.