

# American Rescue Plan Act (ARPA) Community Presentation

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**May 25, 2021**

**Mayor Mike Duggan**

**City of Detroit**



# In February, Detroit had a national leadership role in passing the American Rescue Plan



**DETROIT**

## Detroit Mayor Mike Duggan visits White House, voices 'complete confidence' in Biden

**Todd Spangler** Detroit Free Press

Published 2:47 p.m. ET Feb. 12, 2021 | Updated 6:22 p.m. ET Feb. 12, 2021

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Detroit Mayor Mike Duggan speaks during a press briefing at the White House on Feb. 12, 2021, in Washington. *Evan Vucci, Associated Press*

# The result: Detroit is receiving the 5<sup>th</sup> largest amount of any city in America



**Detroit Will Receive \$826 Million**

**\$413 Million received this May**

**\$413 Million in May, 2022**

**Must be fully spent by 2024, or goes back to federal government**

**If City Council acts to accept and appropriate the funds by June 30, we can put it to work for Detroiters starting next fiscal year July 1<sup>st</sup>.**

# What can the funds be used for?



- 1) Offsetting budget shortfalls for the next three years – through 2024.  
We can use these funds to fix our budget problems for the next three years.**
- 2) New Investments to Address Negative Impacts Caused by Covid:  
The Detroit Future Fund**



# Offsetting Potential Deficits through 2024: \$400 Million



- **The 2014 Bankruptcy 10 Year Plan of Adjustment spelled out the city's service obligations through 2024.**
- **Last year, we made major Covid budget reductions that need to be restored:**
  - Most city offices closed or restricted**
  - 1,000 city workers partially laid off**
  - \$50 million of blight/clean-up funds were slashed**
- **Future Revenues are very much at risk, especially income tax.**
  - Income tax revenues projected thru 2024:      \$1.4 billion**
  - Potential 25% loss from office reductions:      \$350 million**
- **Need to reserve \$400 Million from ARP funds to protect against layoffs or reductions for the next three years**

# That leaves \$426 Million to be invested by 2024: The Detroit Future Fund



## American Rescue Plan Fund Rules

The funds must be put to work in new investment. Cannot be used for:

- 1) Pension Fund Payments
- 2) Paying off debt
- 3) Paying past legal obligations

# Four areas projected to be funded \$300-600 Million outside of Detroit's Direct ARP Allocation



<b><u>Affordable housing/eviction prevention:</u></b>		<b>\$124 Million</b>
Emergency Rental Assistance	<b>\$78 Million</b>	
HUD HOME funds for homelessness	<b>\$26 Million</b>	
Covid Emergency survival grants	<b>\$20 Million</b>	
<b><u>Health</u></b>		<b>\$95M</b>
Covid vaccine funding	<b>\$63 Million</b>	
Covid testing funding	<b>\$15 Million</b>	
Health Department Covid outreach	<b>\$17 Million</b>	
<b><u>Transit/Transportation Funding</u></b>		<b>\$60-180 Million</b>
<b><u>Water Affordability/Lead line replacement</u></b>		<b>\$100-200 Million</b>

# Detroit Also Can Potentially Partner With Other Governments Getting Their Own ARP Funds



**State of Michigan**

**\$5.7 Billion**

**Detroit Public Schools**

**\$800 Million**

**Wayne County**

**\$340 Million**

# **Our Decision as a Community: How should Detroit spend \$426 million from ARP?**



**Today is just the start of the conversation**

**The City will hold 25 community meetings in next 25 days to get your input.**

**City Council will also be holding its own community meetings.**

**Administration and Council are already collaborating in joint working groups.**

**Plan will be reviewed and amended each budget year – right now we need an initial plan to start the program this July.**

# What are the federal rules for spending the \$426 Million?



## The rules are still developing

**U.S. Treasury has adopted an interim rule, but federal guidance will continue to be updated likely for months.**

**In general, the money can be used to:**

**“Address the negative economic impacts of Covid, including aid to households, small businesses, nonprofits, and industries.”**

**“Rebuild a stronger, more equitable economy as the country recovers”**

**“Address systematic economic challenges of low income communities and people of color”**

# One Proposal: How the Detroit Future Fund can help households, nonprofits, and small business



<b>1) Fight Intergenerational Poverty</b>	<b>\$100 Million</b>
<b>2) Restore Neighborhoods</b>	<b>\$100 Million</b>
<b>3) Parks, Recreation &amp; Cultural facilities</b>	<b>\$100 Million</b>
<b>4) Improve Public Safety</b>	<b>\$ 50 Million</b>
<b>5) Reduce Digital Divide</b>	<b>\$ 50 Million</b>
<b>6) Small Business Assistance</b>	<b><u>\$ 26 Million</u></b>
<b>Detroit Future Fund Total</b>	<b>\$426 Million</b>

# How Might We Spend \$100 Million in 3 Years To Fight Intergenerational Poverty?



**Expand Community Health Corps**

**\$30 Million**

**(Full wraparound services 1200-1800 in extreme poverty)**



# Reach out to homes of those in need of emergency help and provide full support



Door-to-door outreach and restorative case management intervention.



Apply for resources and track those applications.



Employment and economic mobility.



Quality and accessibility



Work as an agent of change.

# How Might We Spend \$100 Million in 3 Years To Fight Intergenerational Poverty?



**Expand Community Health Corps**

**\$30 Million**

**(Full wraparound services 1200-1800 in extreme poverty)**

**Skills for Life Employment – Education/Work**

**(Pay 3 days a week to work/2 days for school/training)**

**\$40 Million**



# Three Days a Week Working to Improve the City – Starting at \$12/hour for those without HS Degree





# 2 days a week getting HS Degree or Job Training – Paying Minimum \$15/Hour for this with HS Degree



# How Might We Spend \$100 Million in 3 Years To Fight Intergenerational Poverty?



<b>Expand Community Health Corps</b> <b>(Full wraparound services 1200-1800 in extreme poverty)</b>	<b>\$30 Million</b>
<b>Skills for Life Employment – Education/Work</b> <b>(Pay 3 days a week to work/2 days for school/training)</b>	<b>\$40 Million</b>
<b>Targeted Employment/wraparound services</b> <b>(16-24 year olds with criminal justice contact)</b>	<b>\$15 Million</b>



# We can provide employment and wrap around support for young people involved in criminal activity



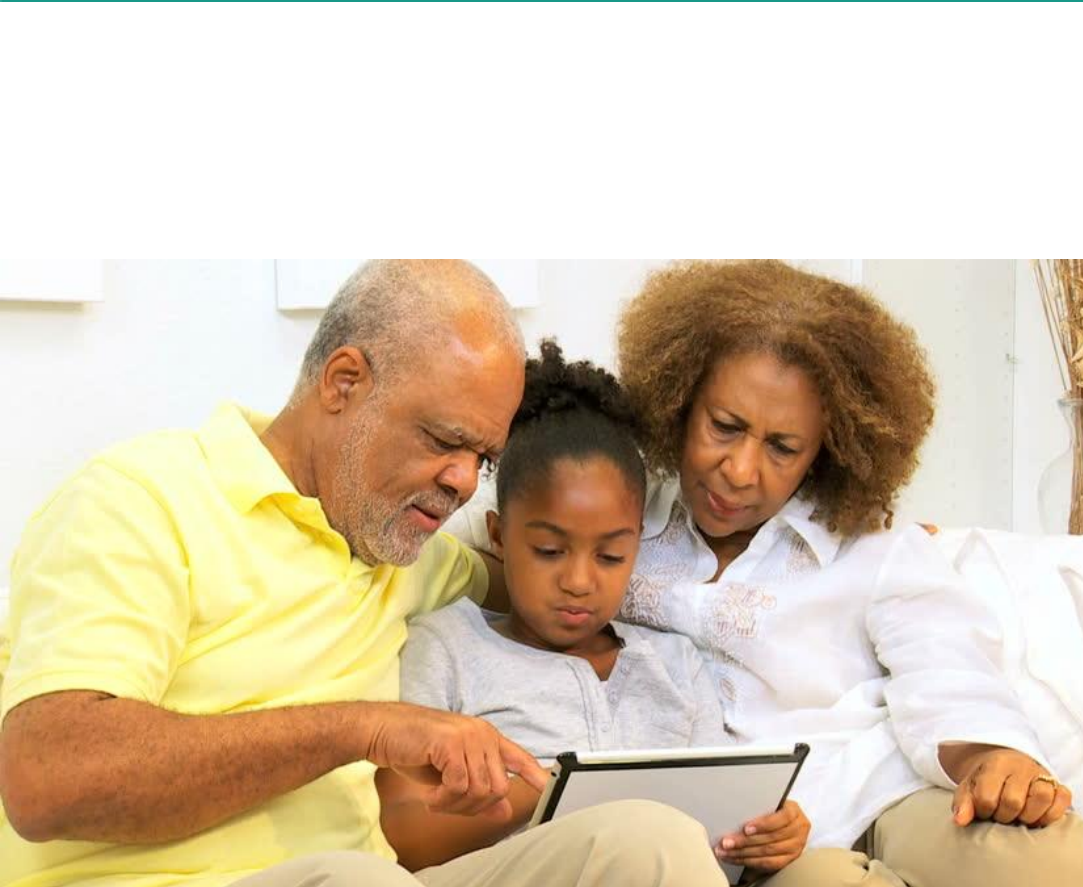
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<b>Employ Seniors as mentors to help families</b>	<b>\$ 5 Million</b>



# Hiring our experienced talent to help guide the next generation





# How Might We Spend \$100 Million in 3 Years To Fight Intergenerational Poverty?

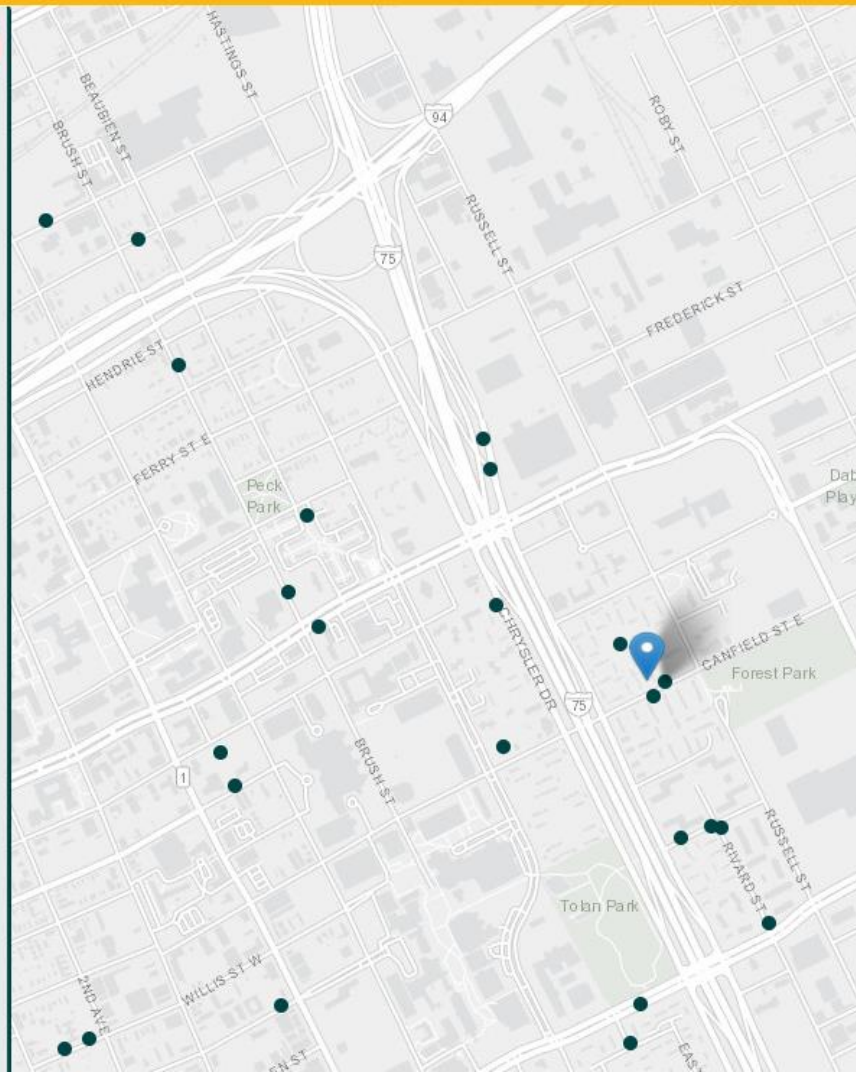


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<b>Employ Seniors as mentors to help families</b>	<b>\$ 5 Million</b>
<b>Create City Locator to find affordable housing</b>	<b>\$ 7 Million</b>

# For the first time, you will readily find vacancies in apartments with affordable units



## Affordable Housing Map



### Forest Park Place

#### Property

**Address:** 1331 East Canfield

**Neighborhood:** Forest Park

**Structure:** Low-rise

**DHC Public Housing:** No

**Population:** Family

#### Units

**Rent-restricted:** 97

**Total:** 97

**1-Bedroom:** 96

**2-Bedroom:** 1

#### Management

**Property Phone:** [313-833-3590](tel:313-833-3590)

**Company:** Detroit Housing Commission

**Website:** [Link](#)

#### Learn more

[WHAT IS AFFORDABLE HOUSING?](#)

[WHO IS ELIGIBLE?](#)



# How Might We Spend \$100 Million in 3 Years To Fight Intergenerational Poverty?



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<b>Create City Locator to find affordable housing</b>	<b>\$ 7 Million</b>
<b>Property Foreclosure Prevention Door-to-door Outreach</b>	<b><u>\$ 3 Million</u></b>
<b>Total</b>	<b>\$100 Million</b>



# Go door to door outreach to make sure every Detroiter knows the City can help you avoid foreclosure



# Restoring Our Neighborhoods



1) Fight Intergenerational Poverty	\$100 Million
<b>2) Restore Neighborhoods</b>	<b>\$100 Million</b>
3) Parks, Recreation & Cultural facilities	\$100 Million
4) Improve Public Safety	\$ 50 Million
5) Reduce Digital Divide	\$ 50 Million
6) Small Business Assistance	<u>\$ 26 Million</u>
Detroit Future Fund Total	\$426 Million

# What are some ways we could spend \$100 million in 3 years to rebuild our neighborhoods?



**Grants to Block Clubs/Neighborhood Associations**

**to improve vacant land from Land Bank (parklets, gardens)      \$10 Million**



# Neighbors/block clubs can get Land Bank property and get city grants to create neighborhood parks





...or create community gardens





# What are some ways we could spend \$100 million in 3 years to rebuild our neighborhoods?



**Grants to Block Clubs/Neighborhood Associations**

**to improve vacant land from Land Bank (parklets, gardens)**

**\$10 Million**

**Home Repairs to Seniors/other low income families**

**\$20 Million**

# Helping long-time Detroiters fix up and stay in their homes



# What are some ways we could spend \$100 million in 3 years to rebuild our neighborhoods?



**Grants to Block Clubs/Neighborhood Associations**

**to improve vacant land from Land Bank (parklets, gardens)      \$10 Million**

**Home Repairs to Seniors/others low income      \$20 Million**

**Vacant property cleanouts (80,000 properties – remove  
dead trees, garbage, collapsed garages, rotting fences)      \$30 Million**



# Clearing out properties near occupied homes





# And cleaning up 80,000 vacant lots across our city



BEFORE



AFTER

# What are some ways we could spend \$100 million in 3 years to rebuild our neighborhoods?



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<b>Downpayment Assistance for Home Ownership</b>	<b>\$15 Million</b>



# Turning renters into homeowners with downpayment help



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<b>Streetscapes for Neighborhood Commercial Districts</b>	<b>\$20 Million</b>



To make more commercial corridors go from looking like this...





To looking like this.





Or looking like this....





...to looking like this.



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<b>Alley Activation</b>	<b>\$ 3 Million</b>



**We can help block clubs we've partnered with to clean up their alleys...**





To reactivate them and give them new community uses with a \$3 million investment





# Alley Activation





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<b>Alley Activation</b>	<b>\$ 3 Million</b>
<b>Neighborhood Signs</b>	<b><u>\$ 2 Million</u></b>
<b>Total</b>	<b>\$100 Million</b>

# Every neighborhood could have identifying welcome signage for a \$2 Million investment





# Today's Wall Street Journal: Detroit is National Model for Neighborhood Plans



## THE WALL STREET JOURNAL.



Contractors worked to renovate a house in Detroit's Rehabbed and Ready program earlier this month.

### **Biden's Neighborhood Revitalization Plan Looks to Detroit for Inspiration**

The administration aims to renovate 500,000 single-family homes in low-income neighborhoods; the plan's fate is tied to Biden's infrastructure proposal

By [Andrew Ackerman](#) / Photographs by Sylvia Jarrus for *The Wall Street Journal*

May 25, 2021 5:30 am ET



# Parks, Recreation, and Cultural Facilities



1) Fight Intergenerational Poverty	\$100 Million
2) Restore Neighborhoods	\$100 Million
3) Parks, Recreation & Cultural facilities	<b>\$100 Million</b>
4) Improve Public Safety	\$ 50 Million
5) Reduce Digital Divide	\$ 50 Million
6) Small Business Assistance	<u>\$ 26 Million</u>
Detroit Future Fund Total	\$426 Million

# How could we spend \$100 million in 3 years to rebuild parks, recreation centers and cultural facilities?



**Parks, Walking Paths, Joe Louis Greenway**

**\$ 50 Million**

# Building Neighborhood Parks We Can Proud Of

**Doan Park Before**



**Doan Park Today**



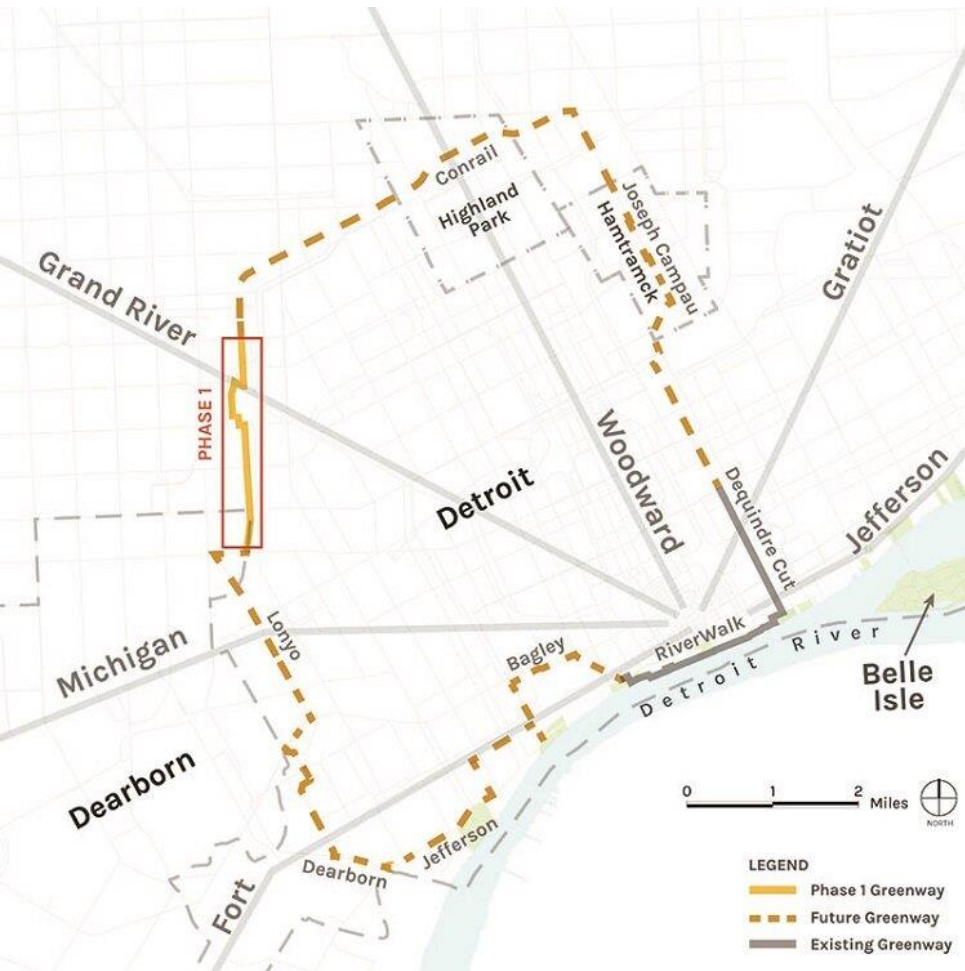


# Lasalle Park





# A \$50M investment in parks and walking paths like the Joe Louis Greenway can transform blighted areas of our city





# Oakman to Fullerton Abandoned Stretch before Greenway





# Oakman to Fullerton After Greenway





# Linwood Abandoned Stretch before Greenway





# Linwood Area After Greenway





# How could we spend \$100 million in 3 years to rebuild parks, recreation centers and cultural facilities?



**Parks, Walking Paths, Joe Louis Greenway**  
**New or expanded Recreation Centers**

**\$ 50 Million**  
**\$ 30 Million**

We can make a \$30 million commitment to building new recreation centers or expanding existing ones





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# How could we spend \$100 million in 3 years to rebuild parks, recreation centers and cultural facilities?



**Parks, Walking Paths, Joe Louis Greenway**

**\$ 50 Million**

**New or expanded Recreation Centers**

**\$ 30 Million**

**Arts and Cultural Investments (Charles Wright Museum,  
History Museum, Motown Museum, Ossian Sweet House)**

**\$ 20 Million**

**Total**

**\$100 Million**

# Improving the cultural attractions that celebrate Detroiters' rich heritage and contributions



**Motown Museum Expansion**



**Ossian Sweet House  
Interpretive Center**



**Charles Wright Museum of  
African American History**



# Improving Public Safety: Stop the Speeding and Drifting and Cut Gun Violence



1) Fight Intergenerational Poverty	\$100 Million
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# How Could We Spend \$50 Million in 3 Years To Improve Public Safety?



**Stopping Speeding and Drifting  
(100 Traffic Enforcement Vehicles and Air Support)**

**\$16 Million**



# 100 Patrol Cars and an Additional Helicopter to Reduce High Speed Chases and Still Seize Vehicles



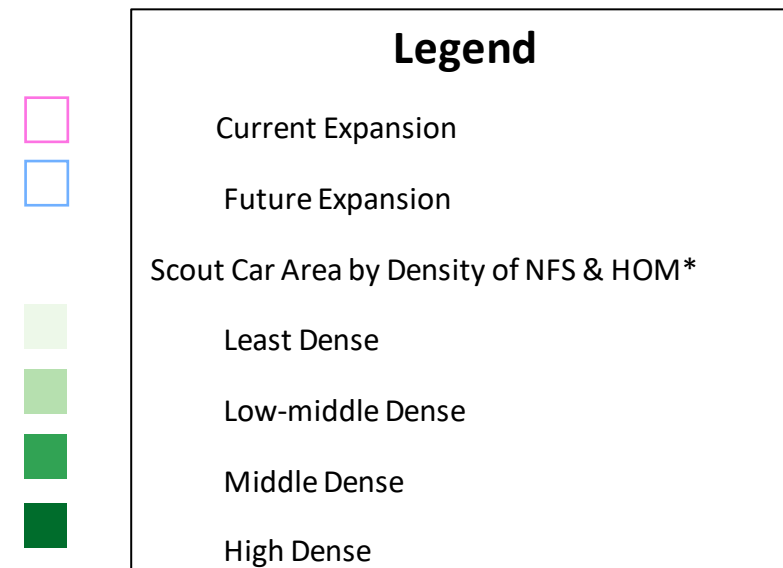
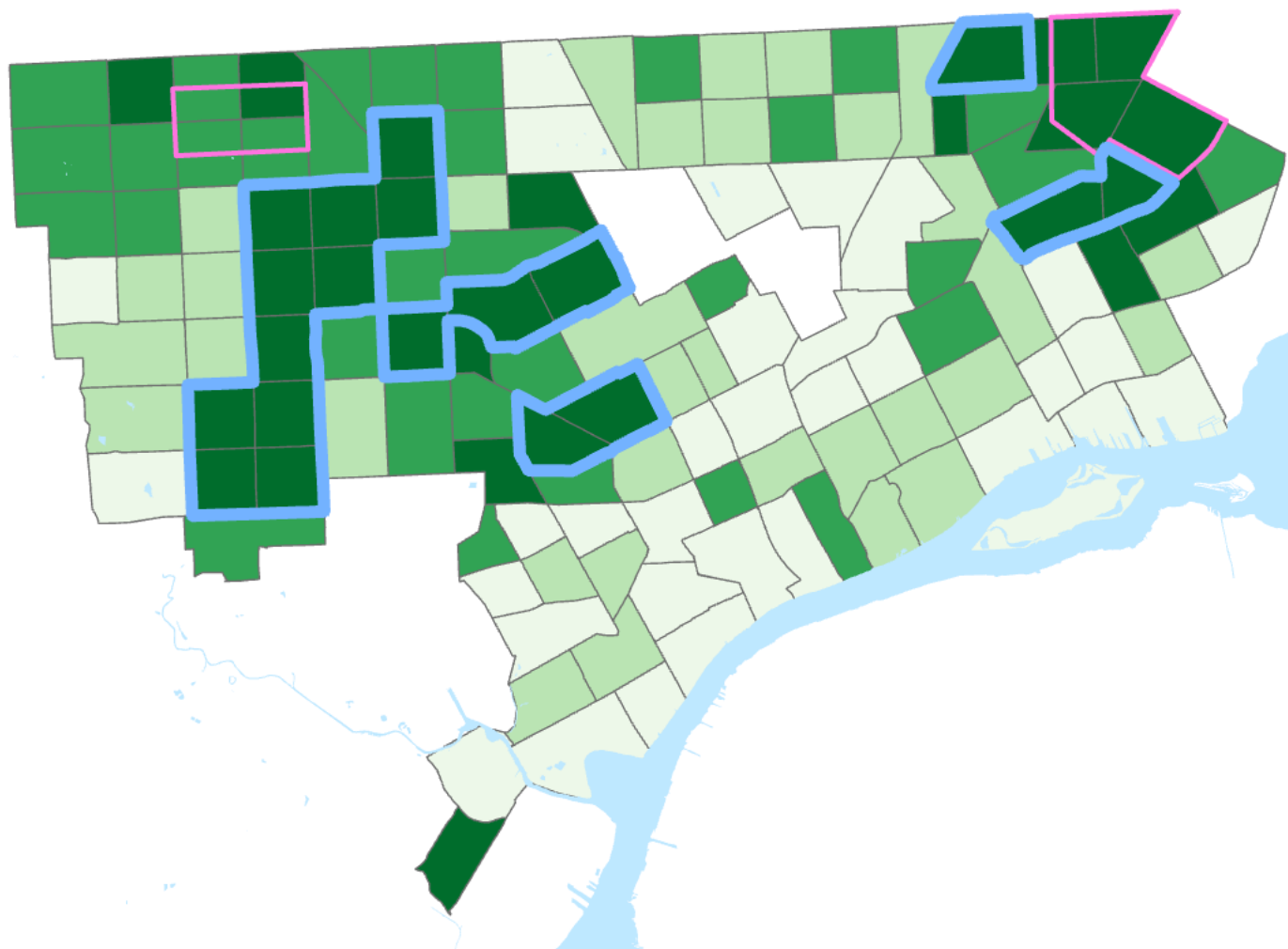
# How Could We Spend \$50 Million in 3 Years To Improve Public Safety?



<b>Stopping Speeding and Drifting (100 Traffic Enforcement Vehicles and Air Support)</b>	<b>\$16 Million</b>
<b>Use Technology to Fight Gun Violence (Shot Spotter and Traffic Cameras)</b>	<b>\$17 Million</b>



# Shot Spotter could expand to cover the 20 square miles of highest violence



\*2020 Nonfatal Shootings & Homicides

# Expanding Traffic Cameras to 53 More Intersections Will Help Identify Drive-by Vehicles



**No Facial Recognition Used With Traffic Cameras**





# How Could We Spend \$50 Million in 3 Years To Improve Public Safety?



<b>Stopping Speeding and Drifting (100 Traffic Enforcement Vehicles and Air Support)</b>	<b>\$16 Million</b>
<b>Use Technology to Fight Gun Violence (Shot Spotter and Traffic Cameras)</b>	<b>\$17 Million</b>
<b>Upgrade Officer Training With State of Art Facility</b>	<b><u>\$ 7 Million</u></b>
<b>Total</b>	<b>\$50 Million</b>

# Need Modern Training Facility to Meet Today's Demands on Police Officers





# How Could We Spend \$50 Million in 3 Years To Improve Public Safety?



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<b>Upgrade Officer Training With State of Art Facility</b>	<b>\$ 7 Million</b>
<b>Adding EMS Bays to Firehouses for quicker response</b>	<b>\$10 Million</b>

# We can build ambulance facilities to four firehouses for more rapid 911 responses





# Improving Public Safety: Stop the Speeding and Drifting and Cut Gun Violence



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# **\$50 Million Could Build Real Equity in Digital Access for All Detroiters**



## **A Real Digital Equity Plan Has Four Parts:**

- 1) Devices (Laptops or Tablets)**
- 2) Access to Internet**
- 3) Access to Tech Support**
- 4) Access to IT Jobs and Careers**

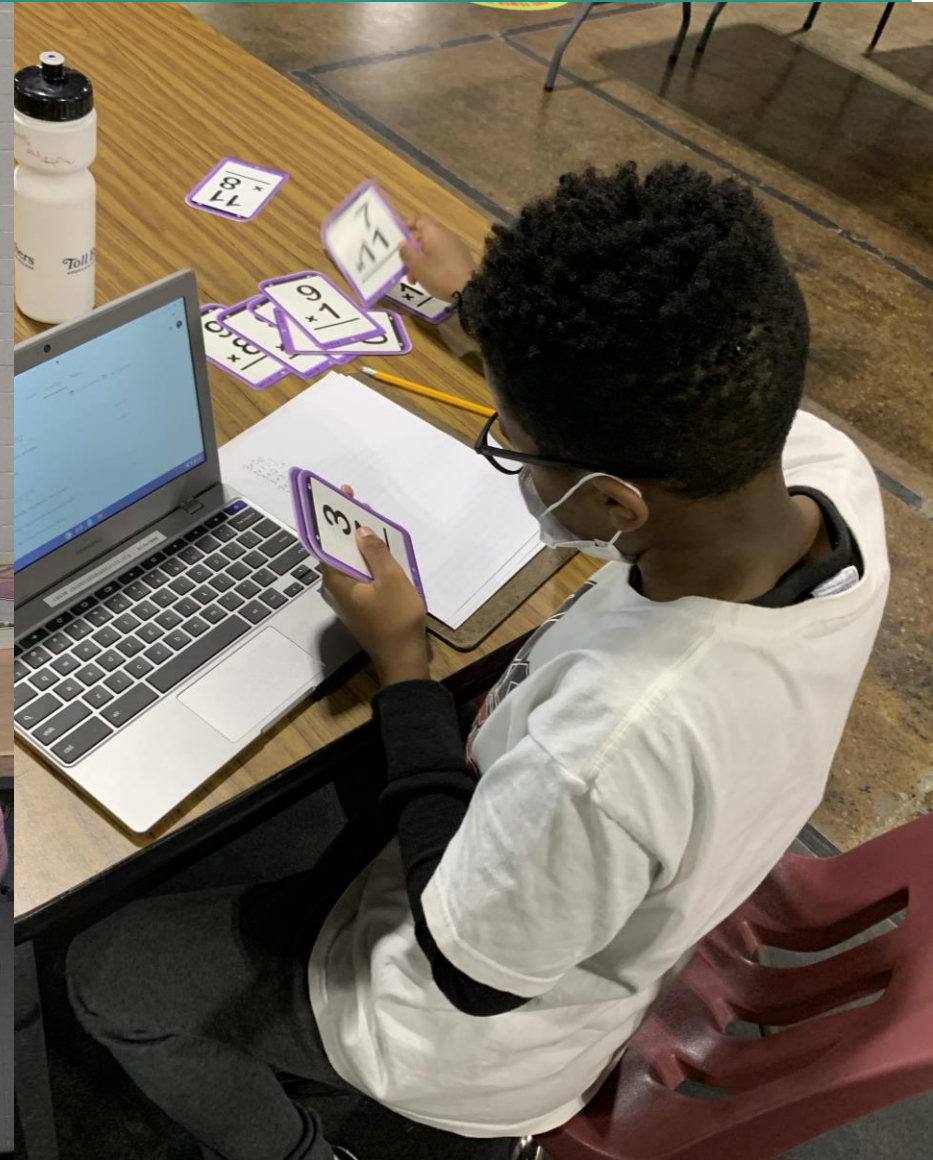
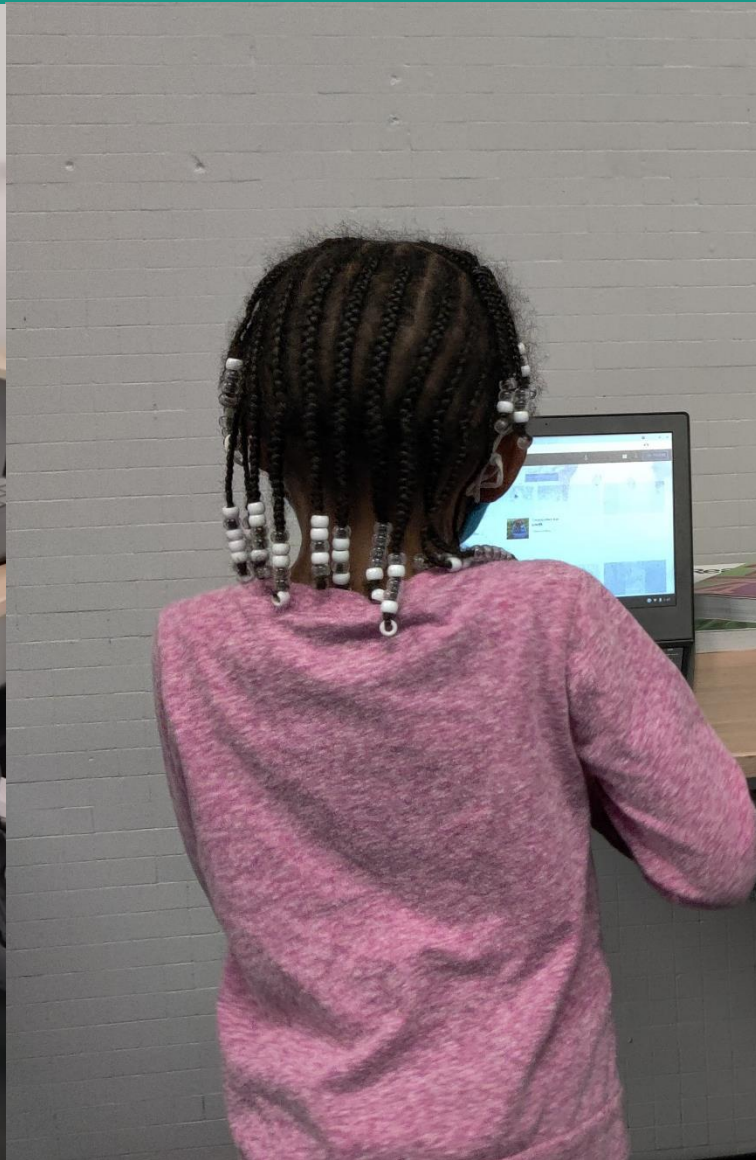


# 40,000 students would receive devices to support distance learning and youth employment programs





# 950 laptops available to borrow from Detroit Public Libraries





# 10,000 low-income Detroit seniors will receive laptops





All 24,000 affordable housing residents get a computer free high-speed Wi-Fi for 3 YEARS.



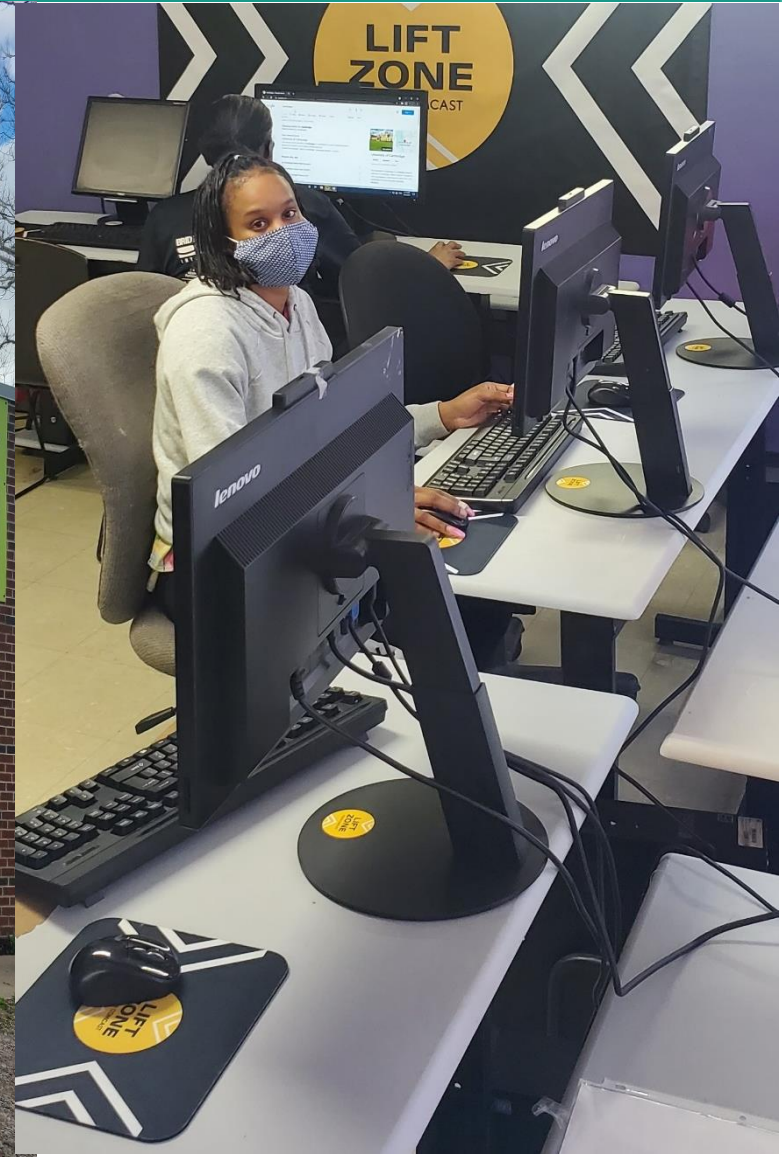


# Free Wi-Fi on all DDOT Buses





# And free neighborhood Wi-Fi Access from an existing network of churches and non-profits





# Tech help available for free to help Detroitters use their technology



# 1,000 corporate-sponsored on the job training/apprenticeship programs for Detroiters





# Improving Public Safety: Stop the Speeding and Drifting and Cut Gun Violence



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# How could we spend \$26 million in 3 years to help small business start-ups and growth?



**Double Motor City Match Grants**

**\$ 8 Million**



# Nearly 120 Businesses Have Opened with MCM – 81% Owned by Entrepreneurs of Colors





# Doubling the Quarterly Awards Will Increase Equity in New Business Start-ups in Detroit



**MOTORCITYMATCH**

DETROIT'S BUSINESS CHALLENGE

[Home](#)

[Why](#)

[Building Owner](#)

[Business Owner](#)

[News & Events](#)

[Contact](#)

**\$500,000  
EACH QUARTER**

**IN GRANTS TO BUSINESS & BUILDING OWNERS**

Motor City Match connects new and expanding businesses with Detroit's quality real estate opportunities, providing them with funding and tools to fuel the city's entrepreneurial revolution.

[Learn More](#)

## Dream It. Do It. Detroit

Building Owner applications open April 1 and close May 1.

Business Owner applications open June 1 and close July 1.



# How could we spend \$26 million in 3 years to help small business start-ups and growth?



**Double Motor City Match Grants**

**\$ 8 Million**

**Double Motor City Re-Store Facade Grants**

**\$ 8 Million**

# Bringing New Vibrancy to our Commercial Shopping Districts



GIVING NEIGHBORHOOD BUSINESSES A BOOST





# How could we spend \$26 million in 3 years to help small business start-ups and growth?



<b>Double Motor City Match Grants</b>	<b>\$ 8 Million</b>
<b>Double Motor City Re-Store Facade Grants</b>	<b>\$ 8 Million</b>
<b>Build Off Street Parking Lots on Commercial Strips</b>	<b>\$10 Million</b>

We would purchase and build parking on vacant lots between shops on commercial corridors





# Relieving congestion and inconvenience for customer shopping



# One More Decision We Need to Make as a Community on ARP Funds?



**Should the City of Detroit give preference to Detroiters who owned home during the period of widespread overassessment?**

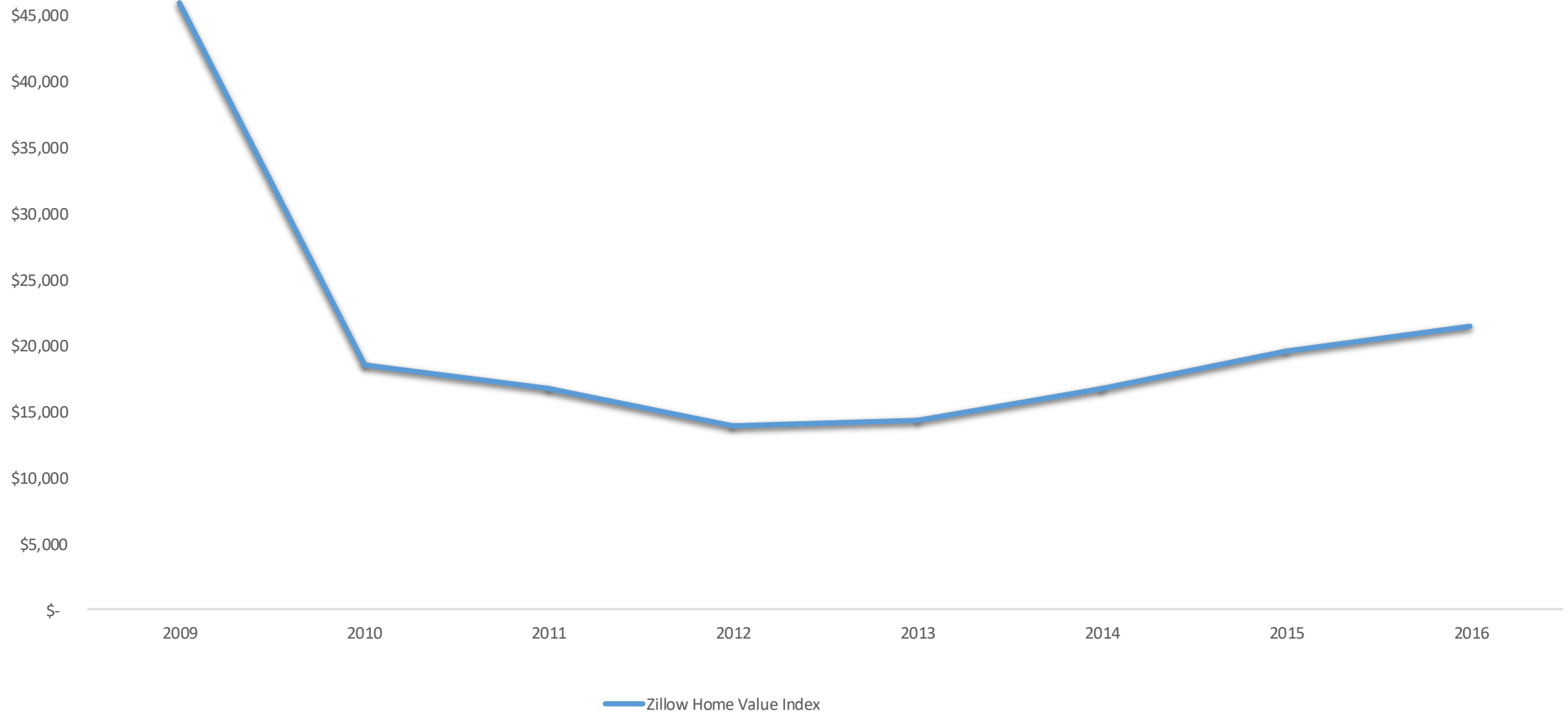
**ARP rules do not allow payments for past legal claims or for financial losses prior to Covid.**

**But nothing in the rules prevents us from giving preference to long-time Detroit homeowners in the new ARP programs.**

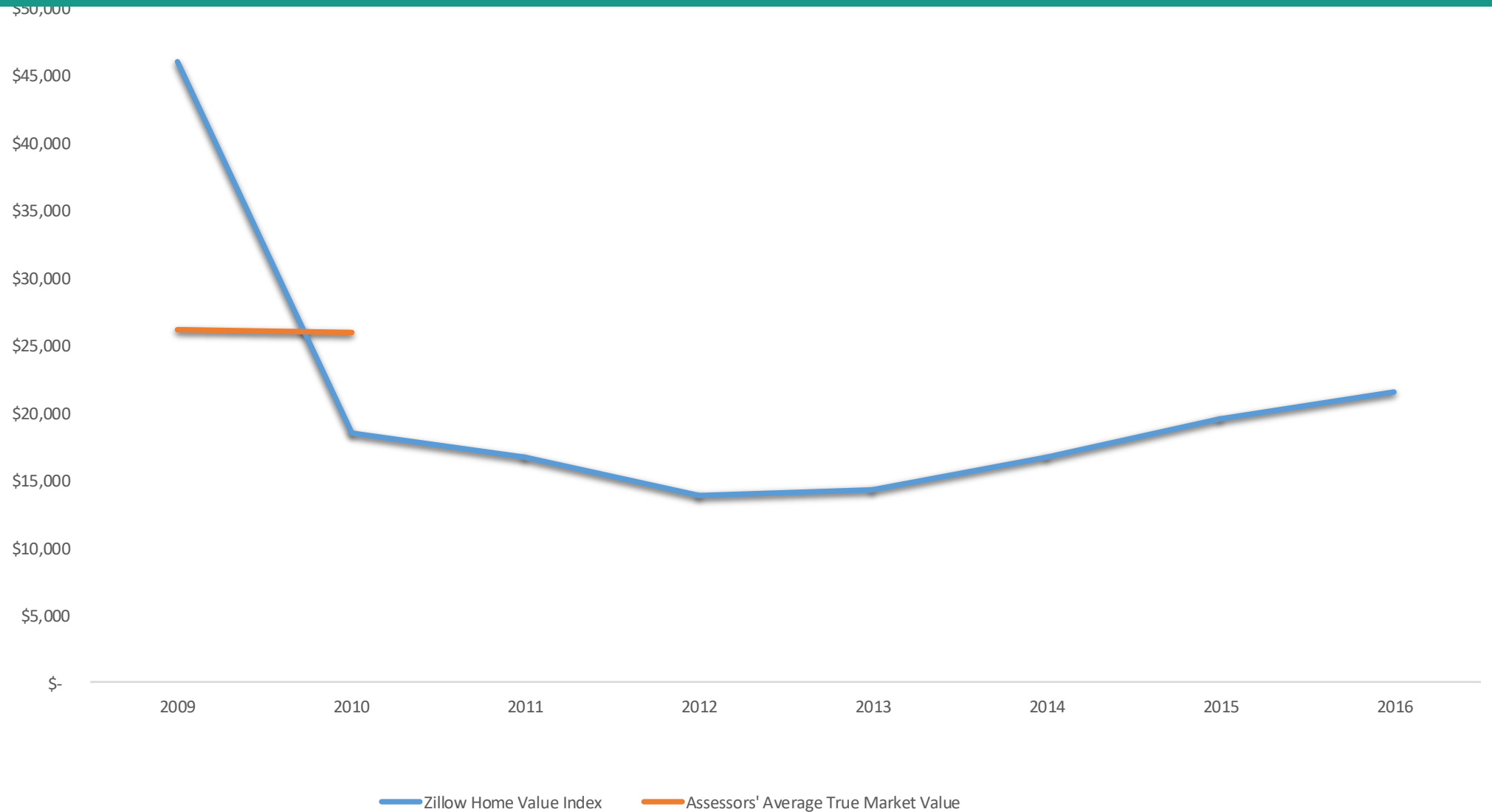


# The History of Detroit Assessments

## Home Sale Prices in Detroit dropped 60% from 2009 to 2010



# 2010 Assessor's Values for Property Taxes Were Not Reduced Enough





# 2011: Assessor's Values in Detroit Dropped, but Home Prices Fell Faster



  Zillow Home Value Index  Assessors' Average True Market Value

# In 2010-2011, tax appeals exploded across the state because communities didn't reduce assessments fast enough

## It pays to appeal tax assessments

As metro Detroit home values plummet, many residents are getting breaks

By JOHN WISELY  
FREE PRESS STAFF WRITER

Ralph Gartner knew the tax assessment on his Bloomfield Township home was too high last year, so he appealed it.

With a real estate agent's help, Gartner documented comparable homes that had sold for far less than what his was valued at in his assessment notice. After he presented his findings, the local board of review agreed and reduced the taxable value of his house by \$59,650.

"It was a reduction of \$300 a month in what I pay," Gartner said. "It was worth fighting for. We're going to go again this year, and we're going to follow the exact same process."

Communities across metro Detroit will begin their boards of review this week, at which homeowners and business owners can protest their property taxes. With market values plunging, property owners are eager for reductions. Assessment notices mailed in recent weeks show market

declines across the state, but many people still feel the taxman has their home overvalued.

Experts expect almost all homeowners to get a reduction, the question is how much?

"Taxable values are going to go down just by operation of the law," said David Nykanen, a Birmingham real estate lawyer who specializes in tax appeals. "Unless you built something new, it's going to go down."

**MOST HOMEOWNERS WILL GET ASSESSMENT REDUCTIONS. 11A**

## My house is worth what? HOMEOWNERS SEEK RELIEF FROM TAXES



PATRICIA BECK/Detroit Free Press

Janice Paluch, 49, of Harper Woods returns home last week after appearing before her city's Board of Review to appeal the property tax assessment on her home. Review boards across Michigan have heard thousands of stories of unfair treatment.

By JOHN WISELY  
FREE PRESS STAFF WRITER

Property values across Michigan fell hard in 2009, reducing tax bills with them, but many homeowners wanted more.

So, in city and township halls across the state

member offered candy or throat lozenges to those making appeals.

Watching the process, as three Free Press reporters did, it was clear how hard it is to dis your home when you want it to be worth more; it's just as hard for local governments reeling from lost



79 years

## Record numbers protest tax bills

BUSINESS OWNERS SEARCH FOR RELIEF

By JOHN WISELY  
FREE PRESS STAFF WRITER

A record number of Michigan property owners are appealing their assessments to the Michigan Tax Tribunal, a wave that could bring relief to thousands of property owners — but one that also could decimate the budgets of local governments, schools, parks and libraries.

## TAX TRIBULATIONS

### Assessment disputes to ease this year

By Greta Guest  
FREE PRESS BUSINESS WRITER

The huge flood of homeowners fighting their tax assessments after the housing market crashed is expected to subside somewhat this year.

Still, homeowners like Todd Moriarty, a Macomb Township man who lost his appeal on his St. Clair Shores rental house after a two-year wait, said he might try another appeal.

He doesn't understand why he's paying more than his neighbors who have identical

But as the housing slump began in earnest in 2007, tax assessment appeals skyrocketed and reached a peak in 2009 as home prices plummeted, according to the Michigan Tax Tribunal.

Moriarty, 39, appealed his assessed value of \$69,000 in 2009. The assessed value represents roughly half of the market value. His local board of review lowered it to \$60,000, but that was still much higher than the \$42,500 he thought it was worth. So he then appealed in 2009 to the Michigan Tax Tribunal and waited.

Last November, the tribunal rejected his appeal. Meanwhile, the city had reduced his



PATRICIA BECK/Detroit Free Press

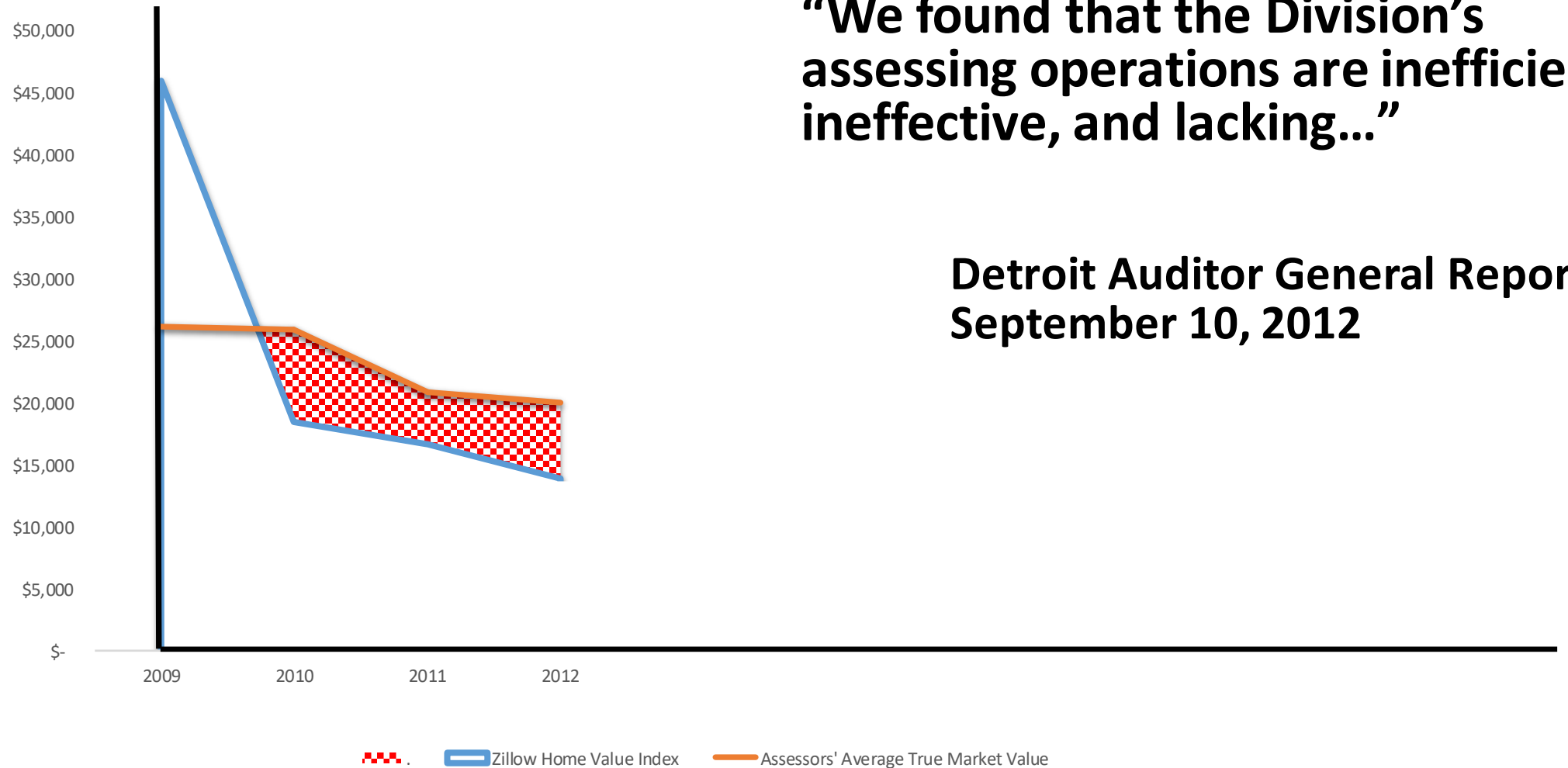
Dmitry... sky near... Bloomfi... where t... investo... the ass... lower... clients... money?



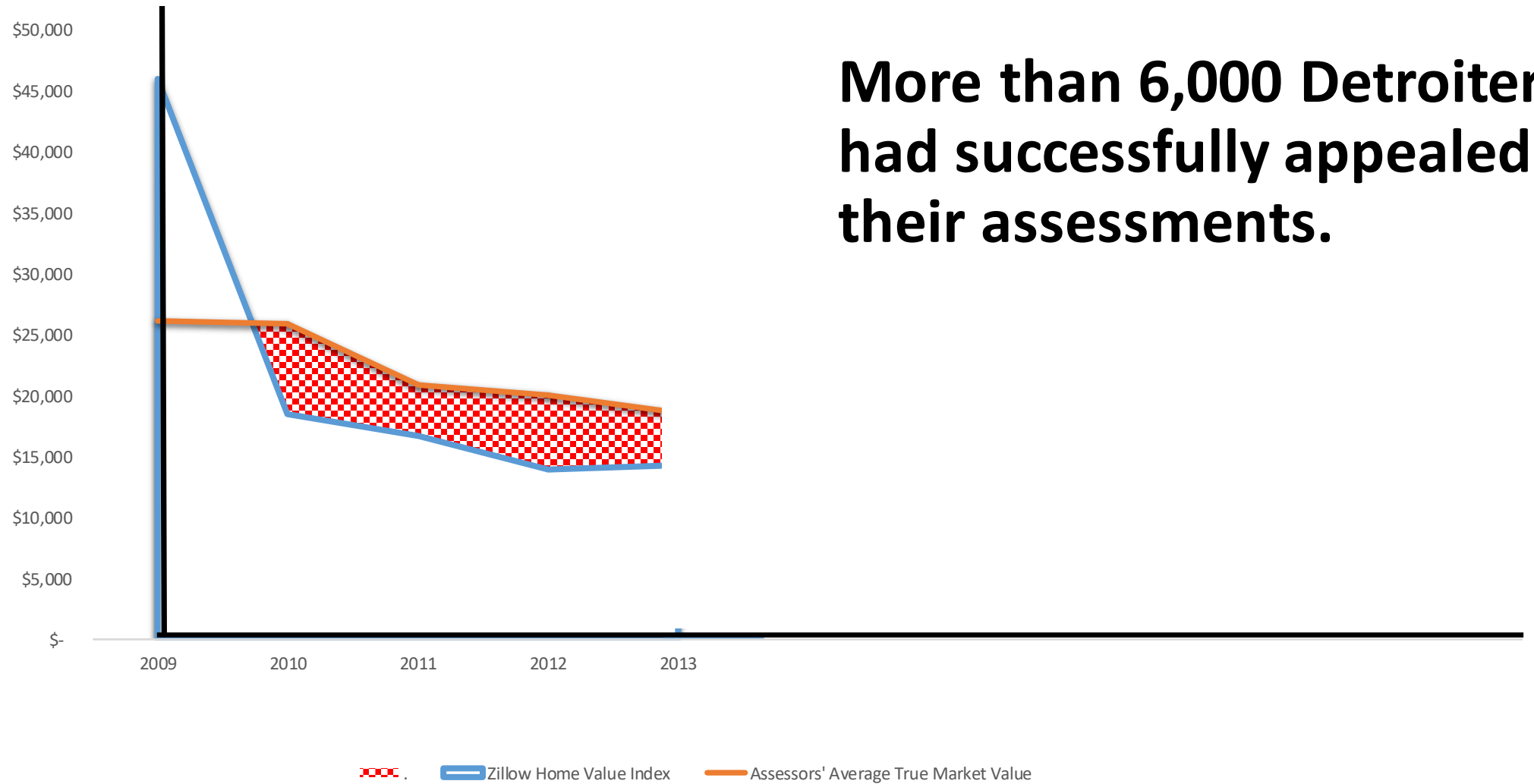
# In 2012, Detroit still didn't drop fast enough. 5,000 Detroit homeowners had successfully appealed.

**“We found that the Division’s assessing operations are inefficient, ineffective, and lacking...”**

**Detroit Auditor General Report  
September 10, 2012**



# In 2013, the Problem Continued: Central Issue in the 2013 Mayoral Campaign





# In January 2014, Detroit Cut Tax Assessments 22%

## Duggan Takes On Detroit Property Taxes: “Assessments ... Have Been A Source Of Great Anger”

January 27, 2014 at 5:53 pm Filed Under: Assessment, City Services, detroit, mike duggan, property taxes



Mike Duggan announces that Detroiters can expect new assessments on their homes. (WWJ/Jon Hewett)



DETROIT (WWJ) – A few weeks ago at his Inaugural Address, Detroit Mayor Mike Duggan urged those thinking of moving out of the city to “give him six months” to change their mind.



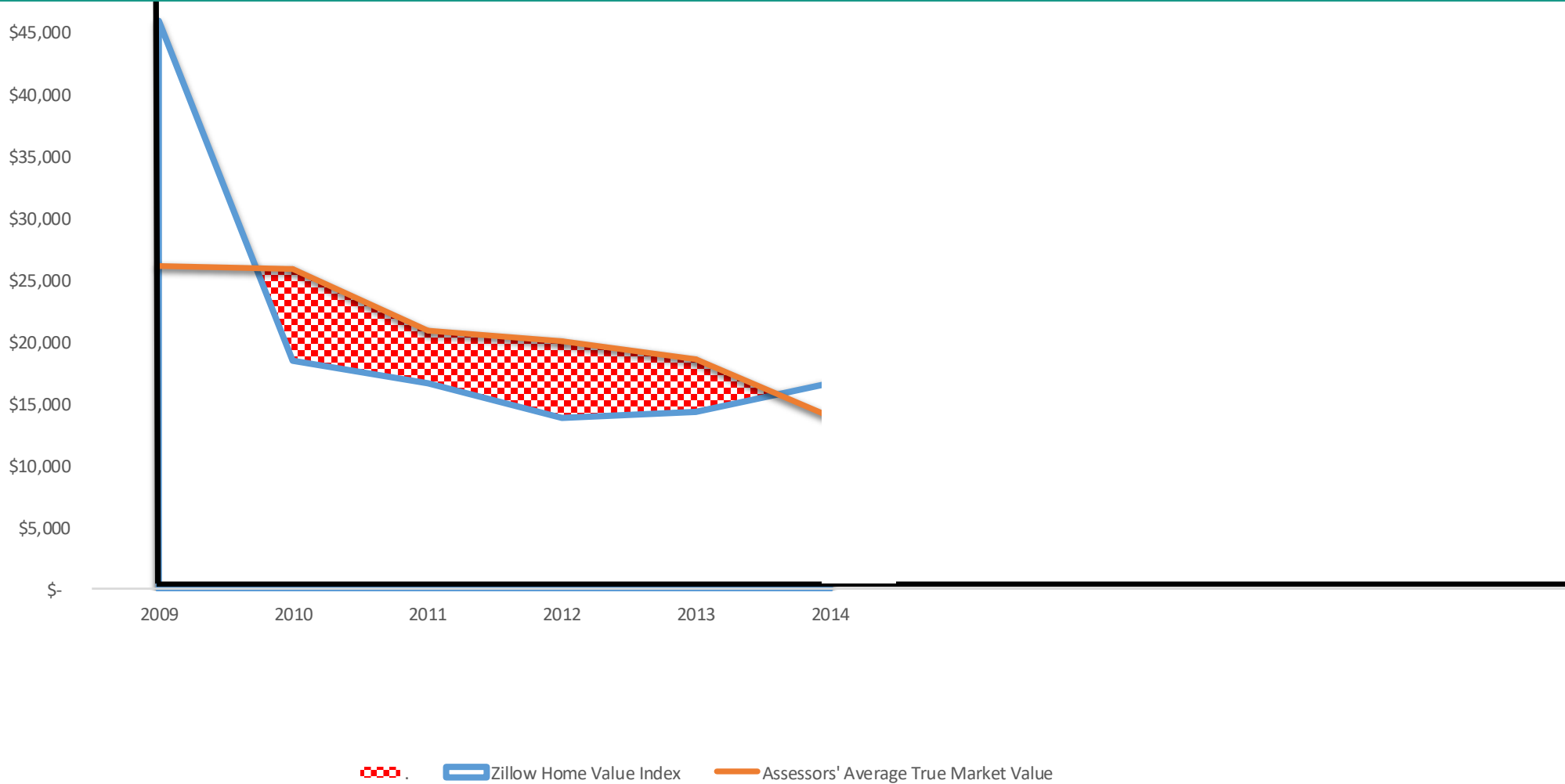
“The assessments in this town have been a source of great anger for Detroiters,” said Duggan. “In the worst case they have forced people from their homes.”



**“Many of these assessments have not been fair. In the worst cases, they have forced people from their homes. This realignment of tax assessments is long overdue.”**

**Mayor Mike Duggan  
January 27, 2014**

# In 2014, City Assessor's Average Dropped Below Home Prices

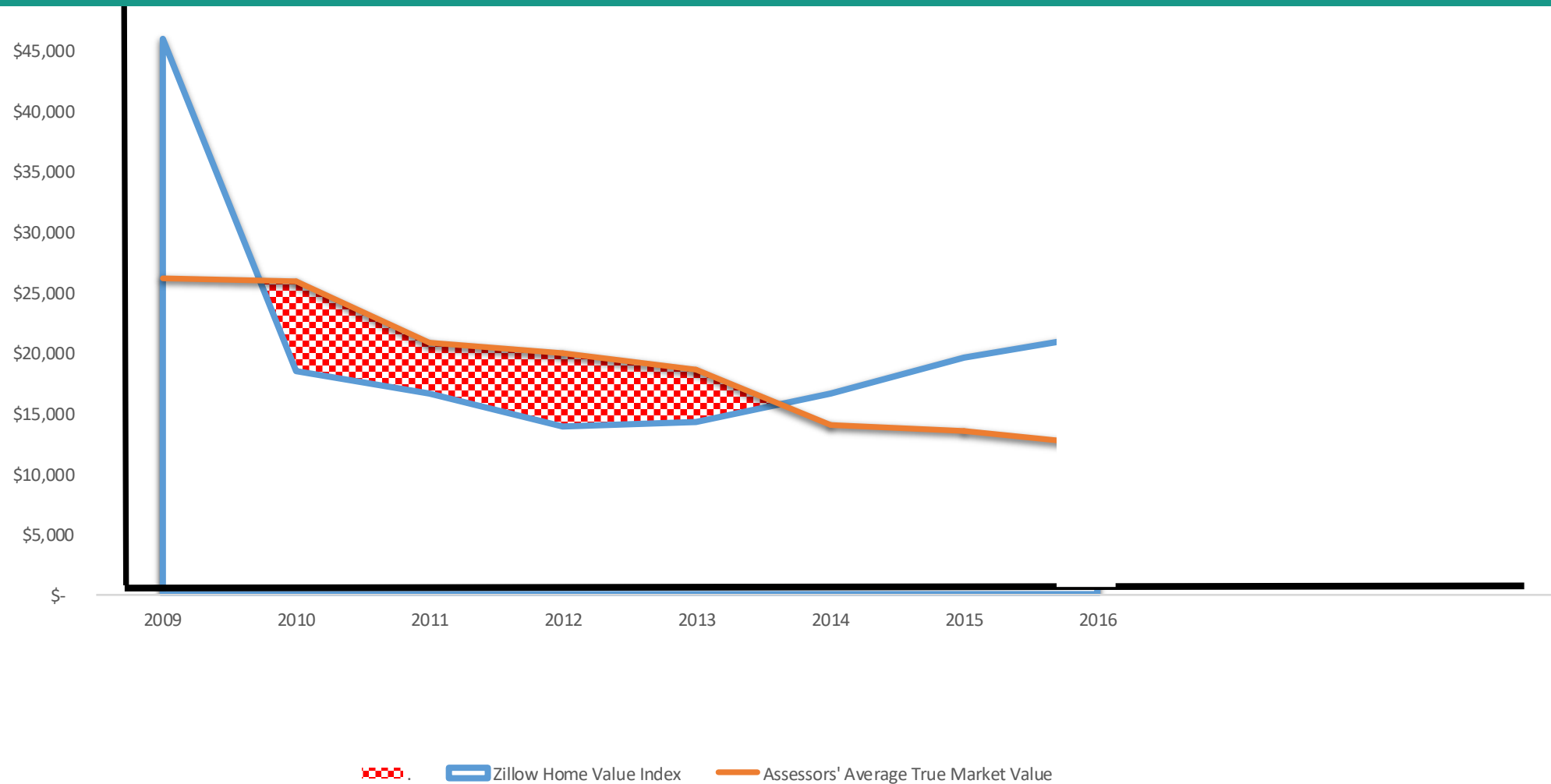




# Where Did The Property Tax Payments Go?

<b>Public Schools</b>	<b>43%</b>
<b>City of Detroit</b>	<b>37%</b>
<b>Wayne County</b>	<b>10%</b>
<b>Others (WCCC)</b>	<b>10%</b>

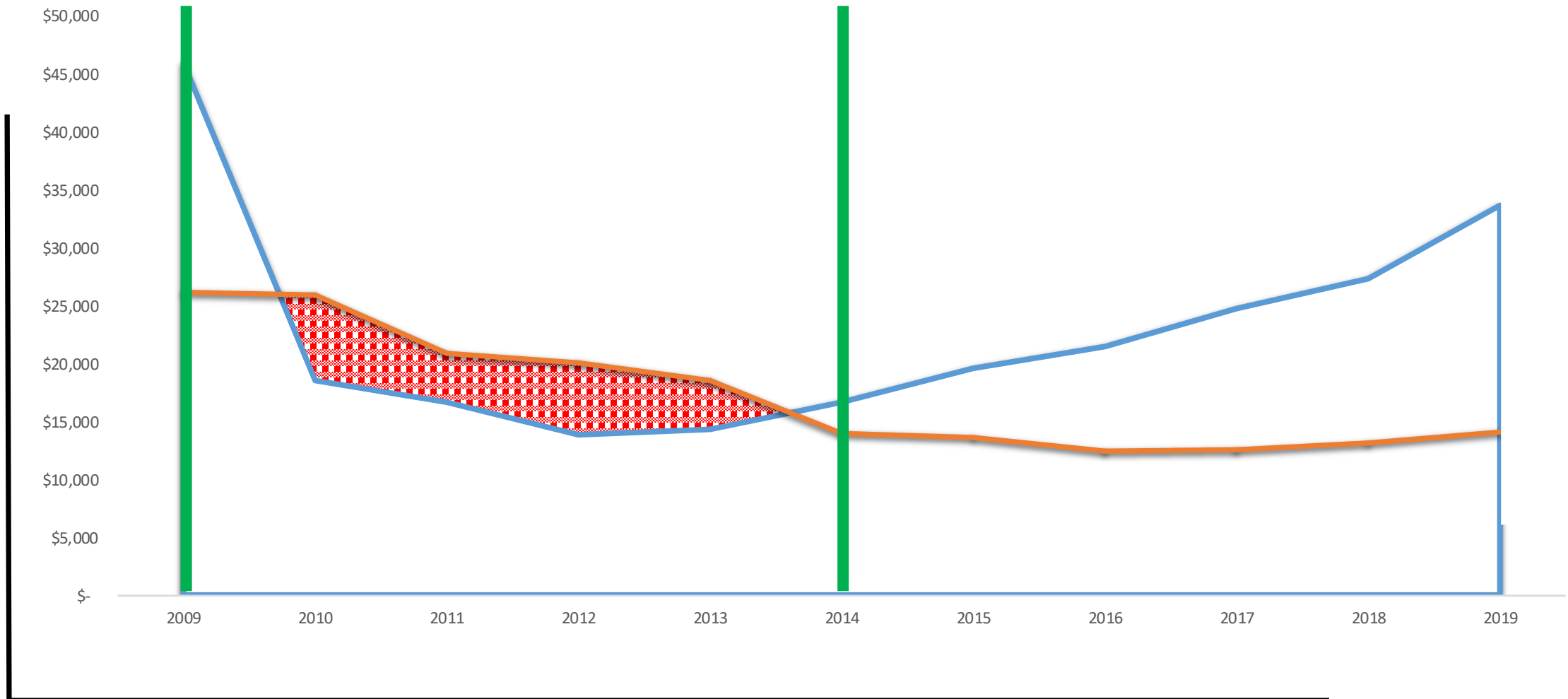
# Detroit Home Sale Prices Have Climbed Above Assessor's Value Since





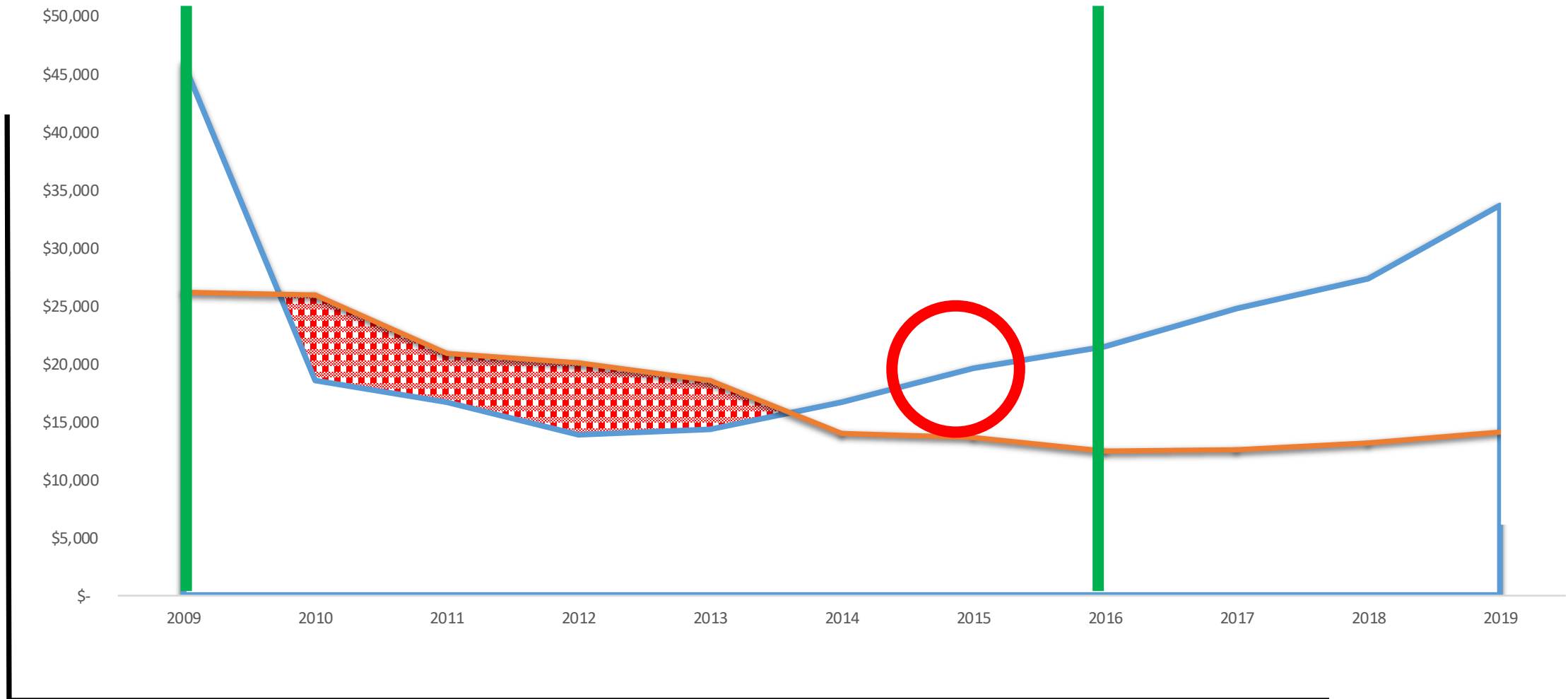
# Should Detroit give preference in ARP programs to affected Detroit Homeowners?

## We Could Give Preference For 2009-2014 Homeowners



# We Could Give Preference For 2009-2016 Homeowners

Homebuyers in 2015, have since gained 113% in home value





# So we are asking callers to make one of 3 choices



- 1) Give preference to Detroit homeowners from 2009-2014**
- 2) Give preference to Detroit homeowners from 2009-2016**
- 3) Give no preference to homeowners over anyone else**

# We are also asking for your opinion. What would you increase or decrease? What would you add?



<b>1) Fight Intergenerational Poverty</b>	<b>\$100 Million</b>
<b>2) Restore Neighborhoods</b>	<b>\$100 Million</b>
<b>3) Parks, Recreation &amp; Cultural facilities</b>	<b>\$100 Million</b>
<b>4) Improve Public Safety</b>	<b>\$ 50 Million</b>
<b>5) Reduce Digital Divide</b>	<b>\$ 50 Million</b>
<b>6) Small Business Assistance</b>	<b><u>\$ 26 Million</u></b>
<b>Detroit Future Fund Total</b>	<b>\$426 Million</b>



**This Community Conversation is just beginning tonight  
and will continue over the next month**



**We will be conducting 25 community presentations in the  
next 25 days to get your feedback and ideas**

**Find your most convenient meeting at [DetroitMi.gov](http://DetroitMi.gov)**