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TO: Detroit City Council

FROM: David Whitaker, Director
Legislative Policy Division

DATE: June 30, 2026

RE: Request for Progress Report on Fitzgerald Revitalization Project

The Legislative Policy Division (LPD) has been requested by Council Member Angela Whitfield Calloway to provide a report on the progress of the Fitzgerald Revitalization Project. The request for information provided five (5) questions to be answered. To obtain the information requested, LPD reached out to the Housing and Revitalization Department (HRD) and the Detroit Land Bank Authority (DLBA). Based on the information received, LPD submits the following:

- **What is the current operational status of the Fitzgerald Project?**

The Project was governed by a development agreement between the Fitz Forward, LLC and the DLBA. The initial Development Agreement from July 2017 and First Amended March 2019 and Second Amended in October 2019. According to representative of the DLBA, the Development Agreement (inclusive of the amendments) was terminated by the DLBA in October 2020. The parties entered into a subsequent forbearance agreement which allowed Fitz Forward LLC to keep the 13 homes they completed, along with 18 vacant lots. All the remaining structures and lots that were part of the original development agreement were returned to the DLBA in 2020. By 2024, Fitz Forward had also defaulted on the forbearance agreement and as a result, the remaining 18 lots were also returned to the DLBA. There are no further contractual obligations between the parties as of 2024.

- **How many lots or parcels are currently owned by Fiz Forward LLC. The Detroit Land Bank Authority or other private developers within the project area.**

According to the representative of the DLBA, Fritz Forward LLC owns the 13 homes they completed. All other parcels that were part of the original development agreement were returned to the DLBA. Since 2024, in coordination with HRD and PDD, the DLBA has been making publicly available the structures and lots that were reconveyed as a result of the unwinding of the Fitzgerald Revitalization Project. 2024,

- **Are there any active plans, timelines, or commitments to complete the originally proposed redevelopment project?**

According to the representative of the DLBA, they are working in coordination with the Housing and Revitalization Department and the Planning and Development Department in making the parcels available to the public but not specifically to complete the original proposed redevelopment project.

- **What benchmarks have been established to evaluate and advance project completion?**

According to information provided by the DLBA representative, the proposed Fitzgerald Revitalization Project with Fitz Forward LLC has been terminated. No further benchmarks are being advanced to complete the project.

- **Should this project be terminated due to lack of progress?**

According to the DLBA representative, the project was terminated in 2024 due to lack of progress of the developer.

If we can be of further assistance, please call upon us.

