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TO: The Honorable Detroit City Council

FROM: David Whitaker, Director
Legislative Policy Division Staff

DATE: July 24, 2026

RE: **RESOLUTION URGING BSEED TO PERFORM COMPREHENSIVE IN-PERSON
INSPECTIONS OF PROPERTIES OWNED BY MUNOZ REALTY AND ITS AFFILIATES**

City Council Member Mary Waters has requested that the Legislative Policy Division provide a resolution urging BSEED to perform comprehensive in-person inspections of all commercial and residential properties owned by Munoz Realty and its affiliate entities, prioritizing occupied properties, and with specific attention to properties housing children and seniors. The requested resolution is attached.

Please do not hesitate to reach out to us if we can be of further assistance.

BY CITY COUNCIL MEMBER MARY WATERS

**RESOLUTION URGING BSEED TO PERFORM COMPREHENSIVE IN-PERSON INSPECTIONS
OF PROPERTIES OWNED BY MUNOZ REALTY AND ITS AFFILIATES**

- WHEREAS** Blight is a persistent and complex challenge in Detroit, adversely affecting neighborhood stability, public safety, housing quality, property values, and the City’s tax base. Tens of thousands of properties have been identified as blighted, vacant, or at risk of deterioration, demonstrating that effective remediation requires not only demolition but code enforcement;¹ and
- WHEREAS** Munoz Realty, operated by Gaston Munoz, is a large residential landlord in Detroit that has accumulated hundreds of blight tickets, and for years tenants have raised concerns and demanded that the landlord be held accountable for unresolved issues, including noncompliance with the City’s rental ordinance and the maintenance of substandard living conditions;² and
- WHEREAS** The Detroit City Council approved a settlement agreement that reduces some of the landlord’s outstanding blight fines by 50%³ and requires Munoz to bring properties into compliance; and
- WHEREAS** The City has agreed to further work with Munoz Realty to resolve outstanding back taxes, water bills, rental ordinance violations, and unsuitable living conditions, provided that the agreement encompass all 299 properties that the company owns, and under the proposed settlement, Munoz must complete abatement of the covered properties by November 30, 2028, subject to conditions of the agreement, which include performance of the following:
- Abating 10 properties per month and completing abatement of all 299 properties by November 30, 2028.
 - Requesting BSEED re-inspections to verify compliance.
 - Paying the associated DAH ticket fees before receiving tenant referrals.
 - Resolving all outstanding balances owed to the Detroit Water and Sewerage Department, BSEED—including reinspection, permit, biennial use license, and other non-blight fees—and to the City of Detroit for back taxes. Noting that these balances will not be waived or reduced under the agreement.
 - Working with BSEED, the Detroit Water and Sewerage Department, and the appropriate City tax authorities to determine and resolve outstanding fees, bills, and taxes.
 - Meeting with the City every 30 days to review compliance with the Wayne County Circuit Court order.
 - Notifying the City of any sale of a covered property and providing the purchaser’s name or corporate entity and contact information.
 - Notifying the City when a property management contract for a covered property is terminated and providing the same contact information for any new property management vendor and owner.

¹ See Christine Ferretti & Bryce Huffman, *Can Detroit Erase Residential Blight in Four Years?*, BridgeDetroit (Mar. 14, 2022), <https://www.bridgedetroit.com/can-detroit-erase-residential-blight-in-four-years/>; Louis Aguilar, *Detroit’s War on Blight Faces a Growing Threat: Repairing Tens of Thousands of Homes*, BridgeDetroit (Sept. 15, 2020), <https://www.bridgedetroit.com/detroits-war-on-blight-faces-a-growing-threat-repairing-tens-of-thousands-of-homes/>; Louis Aguilar, *Detroit Voters Asked to Approve a \$250 Million Blight Bond Proposal*, BridgeDetroit (July 21, 2020), <https://www.bridgedetroit.com/detroit-voters-asked-to-approve-a-250-million-blight-bond-proposal/>.

² Nick Manes, *Detroit Policymakers Struggle to Hold Negligent Landlords Accountable*, Crain’s Detroit Bus. (July 22, 2026, 5:44 AM), <https://www.crainsdetroit.com/real-estate/residential/cdb-detroit-landlords-city-policy-20260720/>.

³ Kayleigh Lickliter, *Detroit Council Weighs Legal Settlement with Realty Group with Hundreds of Rundown Rentals*, BridgeDetroit (July 8, 2026), <https://www.bridgedetroit.com/detroit-council-weighs-legal-settlement-with-realty-group-with-hundreds-of-rundown-rentals/>.

- Working with City-designated BSEED project manager and supervisor in monthly meetings;⁴ **NOW, THEREFORE BE IT**

RESOLVED That Detroit City Council hereby requests that the Buildings, Safety Engineering, and Environmental Department (BSEED) conduct a comprehensive, in-person inspection of every commercial and residential property owned, managed, or controlled by Munoz Realty, Gaston Munoz, or any affiliated individual or entity to determine compliance with all applicable building, housing, property maintenance, zoning, health, safety, and rental requirements, and **BE IT**

RESOLVED That BSEED is to give special attention to occupied properties, particularly those housing children and senior residents, to ensure that such properties are promptly inspected, abated, and maintained in full compliance with all applicable requirements, and **BE IT**

RESOLVED That BSEED verify that all properties subject to the settlement are brought into full compliance with applicable laws, codes, and regulations, and that all required repairs and corrective measures are completed properly and within reasonable timeframes pursuant to the settlement agreement, and **BE IT FURTHER**

RESOLVED That BSEED will prepare and submit regular written reports to the Detroit City Council detailing progress toward compliance with the settlement's terms and conditions, including the status of inspections, required repairs, abatements, outstanding violations, and any enforcement actions taken, **NOW BE IT FINALLY**

RESOLVED That the Detroit City Clerk transmit copies of this resolution to the Office of the Mayor, Detroit Corporation Counsel, the Buildings, Safety Engineering, and Environmental Department (BSEED), and Munoz Realty.

⁴ Letter from Jason Harrison, Supervising Assistant Corporation Counsel, City of Detroit Law Department, to Detroit City Council, regarding *City of Detroit v. Munoz, Gaston, et al.*, Case No. 25-019387-CH (June 17, 2026) (including proposed settlement resolution and attachments).