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Marcell R. Todd, Jr.
Director, City Planning Commission
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City of Detroit
CITY COUNCIL
LEGISLATIVE POLICY DIVISION
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Janice Tillmon
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TO: The Honorable City Council

FROM: David Whitaker, Director
Legislative Policy Division Staff

DATE: October 27, 2026

RE: **REVIEW OF CONTRACTS AND PURCHASING FILES**

Attached is the list of contracts submitted by the Office of Contracting and Procurement for referral to their respective committees at the City Council Formal Session on October 27, 2026. This report also includes the review and comments of the Legislative Policy Division, printed in bold with each contract.

cc:

Janice WinfreyCity Clerk	
Laura Goodspeed	Auditor General
Sandra Stahl	Office of Contracting and Procurement
Irvin Corley	Legislative Policy Division
Marcell Todd	Legislative Policy Division
Malik Washington	Mayor's Office

TO: THE HONORABLE CITY COUNCIL

FROM: David Whitaker, Director
Legislative Policy Division Staff

DATE: October 27, 2026

RE: **CONTRACTS, & PURCHASE ORDERS SUBMITTED FOR THE WEEK OF OCTOBER 27, 2026**

HOUSING AND REVITALIZATION

6007797 100% City Funding – To Provide Planning, Organizational Development, and Site/Project Readiness Activities to Develop Plans for the Creation/Expansion of a Community Land Trust (CLT) within the Boundaries of the Davison Freeway to the North, Webb to the South, the Lodge Freeway to the East, and Linwood to the West. – Contractor: Detroit Revival Engaging American Muslims – Location: P.O. Box 38152, Detroit, MI 48238 – Contract Period: Upon City Council Approval through June 30, 2027 – Total Contract Amount: $298,400.00.

Funding
Account String: **4533-20507-360131-644124**
Fund Account Name: **City of Detroit Capital Projects**
Appropriation Name: **CoD Capital Projects**
Funds Available: $**76,721,442 as of October 23, 2026**

Tax Clearances Expiration Date:**5-5-27**

Political Contributions and Expenditures Statement*:*
Signed: **3-19-26**
Contributions: **None**

Consolidated Affidavits
Date signed: **3-19-26**
☒ Covenant of Equal Opportunity
☒ Hiring Policy Compliance
Employment Application complies
☒ Slavery Era Records Disclosure
☒ Prison Industry Records Disclosure
☒ Immigrant Detention System Record

Bid Information
RFP opened September 15, 2025 and closed October 13, 2025.

Bids were evaluated based upon Proposal Introduction and Solution/Approach [20 points]; Organization Experience and Partners [15 points]; Personal Qualifications [10 points]; Cost Effectiveness of Budget [20 points]. Total Maximum points is 65 points.

All Bids:

Detroit Cultivator Community	**[41.68 points]**
Detroit Revival Engaging American Muslims	**[29.17 points]**
Develop Detroit	**[31.67 points]**
Genesis Habor of Opportunities	**[34.16 points]**
Live6 Alliance	**[32.49 points]**
North Corktown Neighborhood Association	**[58.34 points]**

Contract Discussion continues on the next page

HOUSING AND REVITALIZATION-continued

6007797 100% City Funding – To Provide Planning, Organizational Development, and Site/Project Readiness Activities to Develop Plans for the Creation/Expansion of a Community Land Trust (CLT) within the Boundaries of the Davison Freeway to the North, Webb to the South, the Lodge Freeway to the East, and Linwood to the West. – Contractor: Detroit Revival Engaging American Muslims – Location: P.O. Box 38152, Detroit, MI 48238 – Contract Period: Upon City Council Approval through June 30, 2027 – Total Contract Amount: $298,400.00.

Bid Information

The six proposals reflect varying stages of organizational development, capacity, and project status.

Award determinations were made based on the following considerations:

- **Project feasibility and readiness to proceed**
- **Organizational capacity and demonstrated ability to execute the proposed scope of work within the contract period**
- **Past performance and demonstrated success in advancing outcomes consistent with the objectives outlined in the RFP**
- **Allowability and reasonability of proposed budget activities and costs**

Award amounts were determined through a negotiation process based on each respondent's proposed budget and scope of work. Proposed budgets were reviewed and adjusted to align with the anticipated timeline for completing services, the reasonableness and allowability of planning and predevelopment activities, and the projected cost per unit. Award amounts were also evaluated in the context of other funding sources secured by each respondent, to ensure that City funds were appropriately leveraged and sufficient to advance the objectives of the RFP.

Award Summary by Respondent

Respondent	Proposed Budget	Total Adjustments	Award Amount	% of Request Funded
Detroit Cultivator	$392,350	($89,570)	$302,780	77%
Develop Detroit	$210,500	$0	$210,500	100%
DREAM	$354,750	($56,350)	$298,400	84%
Genesis HOPE	$499,750	($293,390)	$206,360	41%
Live6	$200,000	$0	$200,000	100%
NCNA	$298,000	($76,000)	$222,000	74%
Total	**$1,955,350**	**($515,310)**	**$1,440,040**	**74%**

Note: Adjustments reflect deductions for unallowable expenses and reassessed project activities. Awards for respondents with adjusted budgets include a $5,000 HRD project set-up fee and a management fee equal to 20% of the adjusted budget.

Contract Discussion continues on the next page

HOUSING AND REVITALIZATION-continued

6007797 100% City Funding – To Provide Planning, Organizational Development, and Site/Project Readiness Activities to Develop Plans for the Creation/Expansion of a Community Land Trust (CLT) within the Boundaries of the Davison Freeway to the North, Webb to the South, the Lodge Freeway to the East, and Linwood to the West. – Contractor: Detroit Revival Engaging American Muslims – Location: P.O. Box 38152, Detroit, MI 48238 – Contract Period: Upon City Council Approval through June 30, 2027 – Total Contract Amount: $298,400.00.

Contract Details:
Vendor: **Detroit Revival Engaging American Muslims**
Amount: **$298,400**
End Date: **June 30, 2027**

Services/Fees:

- **The Vendor will complete planning, organizational development, and site/project readiness activities to develop plans for the creation/expansion of a Community Land Trust (CLT) within the boundaries of the Davison Freeway to the north, Webb to the south, the Lodge Freeway to the east, and Linwood to the west.**

- **Activities shall be focused on CLT creation/expansion that includes affordable housing units that incorporate enforceable mechanisms to require housing and related improvements on land held by the CLT to be affordable to households of low income (as defined by the U.S. Department of Housing & Urban Development) for a period of at least 30 years.**

- **In addition to advancing the creation of affordable housing held in CLT structures, the City seeks to in corporate work products from this contract scope into the development of public policy, programming, strategy and processes.**

- **Accordingly, the City will undertake the development of the following analyses:**
  - **Cost-Benefit Analysis for public investments into CLTs**
  - **Feasibility Analysis for methods of growing the number of housing units within CLTs**
  - **Sustainability Analysis and operating needs projections for the stewardship of CLTs**
  - **Policy Analysis to identify opportunities to advance CLT creation, expansion and sustainability**
  - **Market Analysis for resident/potential resident preferences and perceptions related to CLT units**

Services/Fees:
Activity 1: Planning & Engagement

- **The Vendor will complete or advance activities necessary to developing directional and strategy plans for the creation/expansion of a CLT. These activities shall include the identification and consideration of financial models/plans, market alignment opportunities, feasibility of housing product types, and operational models. Planning work should be conducted with key stakeholders including neighborhood residents in the target geography, potential occupants of CLT units, and stakeholders necessary to the successful implementation of a CLT.**

Contract Discussion continues on the next page

HOUSING AND REVITALIZATION-continued

6007797 100% City Funding – To Provide Planning, Organizational Development, and Site/Project Readiness Activities to Develop Plans for the Creation/Expansion of a Community Land Trust (CLT) within the Boundaries of the Davison Freeway to the North, Webb to the South, the Lodge Freeway to the East, and Linwood to the West. – Contractor: Detroit Revival Engaging American Muslims – Location: P.O. Box 38152, Detroit, MI 48238 – Contract Period: Upon City Council Approval through June 30, 2027 – Total Contract Amount: $298,400.00.

Services/Fees-continued:

- **Specific activities/deliverables that will be completed under this activity are:**
  - **Develop a CLT strategic plan including mid- and long-term financial modeling and market analysis**
  - **Project planning & project management set-up**
  - **Conduct bi-monthly community engagement events**
  - **Complete CLT project planning and construction management**
  - **Conduct accounting oversight and verify financial estimations for the CLT project**
  - **Complete outreach and education around the homebuying process**
  - **Develop a homebuyer selection criteria process for the CLT project**

Activity 2: Organizational & Governance Planning

- **The Vendor will complete or advance deliverables necessary to establish the organizational and governance systems needed to support CLT creation and administration. These deliverables may include governance documentation, administrative tools, technical capacity, and training. Organizational and governance planning should be tie to the necessary capacities needed to manage short and mid-term outcomes identified in directional and strategy plans in Activity 1.**
- **Specific activities/deliverables that will be completed under this activity are:**
  - **Complete legal agreements and/or organizational documents to structure CLT and development partnerships**

Activity 3: Site Readiness & Development Planning

- **The Vendor will complete or advance deliverables necessary define/refine housing development or acquisition plans in accordance with short and mid-term outcomes identified in directional and strategy plans in Activity 1. This may include due diligence necessary to complete site selection plans or acquisition strategies; assessments of site suitability; development/refinement of site plans; and development/refinement of architectural plans.**
- **Specific activities/deliverables that will be completed under this activity are:**
  - **Finalize site plan to prepare for plan review and permitting activities**
  - **Conduct resource planning & gap financing applications**
  - **Conduct appraisals for required properties**
  - **Complete environmental assessment and site analysis**
  - **Complete survey for the required parcel combinations and splitting**

Contract Discussion continues on the next page

HOUSING AND REVITALIZATION-continued

6007797 100% City Funding – To Provide Planning, Organizational Development, and Site/Project Readiness Activities to Develop Plans for the Creation/Expansion of a Community Land Trust (CLT) within the Boundaries of the Davison Freeway to the North, Webb to the South, the Lodge Freeway to the East, and Linwood to the West. – Contractor: Detroit Revival Engaging American Muslims – Location: P.O. Box 38152, Detroit, MI 48238 – Contract Period: Upon City Council Approval through June 30, 2027 – Total Contract Amount: $298,400.00.

Services/Fees-continued:

ACTIVITY	BUDGET
Activity 1: Planning & Engagement	
1.1 Owners Representative	$25,000
1.2 Financial Consultant	$72,000
1.3 Enhanced Market Analysis	$25,000
1.4 Community Engagement & Outreach	$6,000
1.6 Financial Advisor	$25,000
1.7 Homebuyer Outreach Consultant	$5,000
1.8 Homebuyer Criteria Development	$2,500
Activity 2: Organizational & Governance	
2.1 Legal Services	$20,000
Activity 3: Site Readiness & Development Planning	
3.1 Site Plan/Design	$30,000
3.2 Appraisals	$4,500
3.3 Environmental Assessments	$19,500
3.4 Parcel Survey	$10,000
Administration/Management	
4.1 Project Set-up Fee	$5,0000
4.2 Management Fee (20% of Activity Costs)	$48,900
TOTAL:	**$298,400**

The Honorable City Council Teeter Report
Contracts Submitted to City Council Formal Session on October 27, 2026

HEALTH

6006714-A2 100% Opioid Settlement Proceeds Funding – AMEND 2 – To Provide an Extension of Time for the Health Department with Various Medical Vending Machines. – Contractor: Mullan Pharmaceutical Inc. – Location: 800 E Colorado Boulevard, Suite 888, Pasadena, CA 91101 – Previous Contract Period: October 28, 2024 through October 29, 2026 – Amended Contract Period: October 28, 2024 through October 29, 2027 – Contract Increase Amount: 0.00 – Total Contract Amount: $200,000.00.

Funding
Account String: **3921-21243-250070-617900**
Fund Account Name: **Other Special Revenue Fund**
Appropriation Name: **Opioid Settlement Proceeds**
Funds Available: **$6,492,264 as of October 23, 2026**

Tax Clearances Expiration Date: **10-21-27**

Political Contributions and Expenditures Statement*:*
Signed: **8-26-2026**
Contributions: **None**

Consolidated Affidavits
Date signed: **8-26-2026**
☒ Covenant of Equal Opportunity
☒ Hiring Policy Compliance
Employment Application complies
☒ Slavery Era Records Disclosure
☒ Prison Industry Records Disclosure
☒ Immigrant Detention System Record

Bid Information
None. This is an amendment to an existing agreement.

Contract Details:
Vendor**: Mullan Pharmaceutical Inc.**
Amount: **+$0; $200,000**
End Date: **+ Twelve (12) Months; through October 30, 2027**

Contract Discussion continues on the next page

HEALTH-*continued*

6006714-A2 100% Opioid Settlement Proceeds Funding – AMEND 2 – To Provide an Extension of Time for the Health Department with Various Medical Vending Machines. – Contractor: Mullan Pharmaceutical Inc. – Location: 800 E Colorado Boulevard, Suite 888, Pasadena, CA 91101 – Previous Contract Period: October 28, 2024 through October 29, 2026 – Amended Contract Period: October 28, 2024 through October 29, 2027 – Contract Increase Amount: 0.00 – Total Contract Amount: $200,000.00.

Services/Fee(s) remains the same:

"**Traditional" vending machines: The machine's product dimensions will be approximately 72" tall, 35" wide, and 35" deep. The machine will either be compatible with standard electrical plugs, solar powered, or operational via battery. The machine will have customized coils that can hold and release numerous products based on customer need.**

Newspaper machines: The machine's product dimensions will be approximately 43" tall, 31" wide, and 21" deep. The machine will not require any power and should be as weather resistant as possible. The machine should be able to dispense one item at kind as these machines will primarily be utilized for Naloxone.

Tabletop/Countertop dispenser: The dispenser's product dimensions will be approximately 20" tall, 13.5" wide, and 8" deep. The dispenser will not require any power and be able to sit on top of a table or counter. The machine should be able to dispense one item at a time as these dispenses will primarily be utilized for Naloxone.

Purchased machines, shall include a two-year warranty and/or options for service calls if needed. The vendor will also be able to deliver and install the machine along with storing the purchased machines until delivery locations are provided. Delivery and installation must be completed within one week of the location being sent to the vendor. Vendors will provide technical assistance regarding the machines if needed.

Item	UOM	Price
"Traditional" vending machines	**EA**	**$20,000**
Newspaper machines	**EA**	**$999**
Tabletop/Countertop dispenser	**EA**	**$999**