

FORMAL AGENDA

7/24/18.

**PLANNING AND
ECONOMIC
DEVELOPMENT
STANDING
COMMITTEE**

City of Detroit

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
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Brenda Goss Andrews
Lisa Whitmore Davis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

July 16, 2018

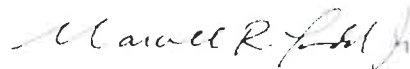
HONORABLE CITY COUNCIL

RE: Delegation of City Council Special District Review and approval of building permit applications during Summer recess 2018 (**RECOMMEND APPROVAL**)

According to the City of Detroit Zoning Ordinance the Detroit City Council approves by resolution any work undertaken by permit on land zoned PC or PCA after receiving recommendation from the Planning and Development Department and the City Planning Commission. It has become the practice of Your Honorable to delegate this responsibility to the staff of the City Planning Commission during periods of recess when permit applications of this sort may be submitted and need to be addressed in a timely fashion. The Council's delegation of this responsibility allows work, compliant with the City Code, to advance during recess and/or when the Body is not conducting business in the context of Your regular meetings.

Attached for Your consideration You will find a resolution effectuating the delegation of Special District Review and corresponding action jointly to the Planning and Development Department and the City Planning Commission staff for Your Summer recess 2018.

Respectfully submitted,



Marcell R. Todd, Jr., Director

- cc: Maurice Cox, Director, PDD
- Janet Attarian, Deputy Director, PDD
- R. Steven Lewis, Central District Design Director, PDD
- David Bell, Director, BSEED
- Raymond Scott, Deputy Director, BSEED
- Lawrence Garcia, Corp. Counsel
- Kim James, Law Dept.
- Bruce Goldman, Law Dept.

Attachment

A RESOLUTION BY COUNCIL MEMBER _____ :

WHEREAS, the Detroit Zoning Ordinance requires that any permit application submitted to the Building and Safety Engineering and Environmental Department related to the Exterior design, location and appearance of work within a the Public Center (PC) District and the Public Center Adjacent/Restricted Central Business ((PCA) District must be reviewed by the City Planning Commission (CPC) and the Planning and Development Department (P&DD); and

WHEREAS, consistent with Sec. 61-3-182 of the Zoning Ordinance, the City Council approves by resolution, any such permit application subsequent to receipt of a report and recommendation from the Planning and Development Department and the City Planning Commission; and

WHEREAS, the Detroit City Council will be on recess July 31, 2018 through September __, 2018, and the City Council's Committees will not resume meeting until that time; and

WHEREAS, time sensitive requests for work in these districts may be received by the City while the Council is not in session; and

WHEREAS, it is the desire of the Detroit City Council to facilitate such requests and not unnecessarily delay the issuance of building permits.

NOW THEREFORE BE IT RESOLVED, the Detroit City Council authorizes the Planning and Development Department and the City Planning Commission staff to jointly review, approve, approve with conditions or deny any permit applications for land zoned PC or PCA submitted between July 31, 2018 and September __, 2018 and to do so in consultation with other City agencies as may be appropriate.



Detroit Land Bank Authority

DETROIT LAND BANK AUTHORITY

**QUARTERLY REPORT TO
CITY COUNCIL**

JULY - 2018



Detroit Land Bank Authority



Detroit Land Bank Authority

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July 16, 2018

The Honorable Brenda Jones, President
Detroit City Council
Coleman A. Young Municipal Activity Center, 13th Floor
Detroit, MI 48226

Subject: City Council Quarterly Report, 4th Quarter FY 2018, Detroit Land Bank Authority

Dear Council President Jones:

I am pleased to submit this quarterly report on behalf of the Detroit Land Bank Authority. As you will see, during the 4th Quarter of FY2018 we sold a total of 552 properties through our various sales pipelines including Action, Own-it-Now, and Community Partners. This quarter we also sold 617 Side Lots, taking our total to 9,654 Side Lots sold since the program was founded. Our Rehabbed and Ready program hit a milestone this quarter when it sold its 50th house. The entire team at the DLBA remains focused on applying proactive strategies to put the publicly-owned parcels we manage back into productive use. We kicked off the start of FY 2019 with 95,252 properties in inventory.

Our team is focused on being visible and accessible to the community. The Community Affairs team has been hosting office hours and attends meetings in different districts every month, a process that has been well-received by residents who have questions about DLBA programs. This quarter our Client Services staff answered over 22,095 calls from the public, and welcomed over 3,569 walk-in customers to our offices, a number that continues to grow every month.

As always, I look forward to continuing the partnership between the Detroit Land Bank Authority and City Council as we serve the citizens of Detroit and our entire community.

Sincerely,



Saskia Thompson
Executive Director

Financial Overview

Irene Tucker, Chief Financial Officer

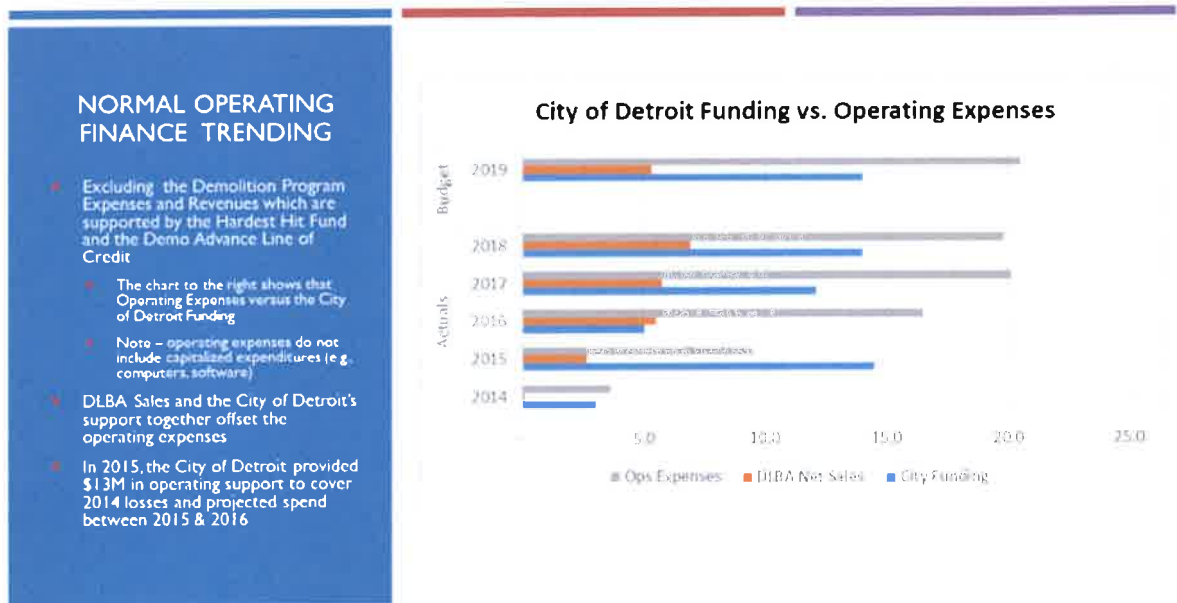
Overview

The Finance Department continues with the transformation process in aligning itself to fully support the DLBA's dynamic and ever-evolving operational day-to-day functions. The summary below will discuss (1) June 2018 Fiscal Year to Date Revenue and Expenses - Actual versus Budget; (2) Balance Sheet Highlights; and (3) Status Update on the Hardest Hit Fund Program.

June 2018 Fiscal Year to Date Revenue and Expenses - Actual versus Budget

Overall Revenue for the period was \$66.9M vs. Budget of \$82.9M. Expenses were \$57.6M vs. Budget of \$82.9M. Budget versus Actual variances were primarily driven by timing of demolition activities being executed related to the Hardest Hit Fund Program – Rounds 4 and 5.

The gracious support from City Council and the City of Detroit has allowed the DLBA to continue operations. The summary chart below shows that the funding provided from the City of Detroit helps tremendously to bridge the operational gap and ensure that the DLBA continues its mission in assisting the City to eliminate blighted homes.



DRAFT – Year end close still in process

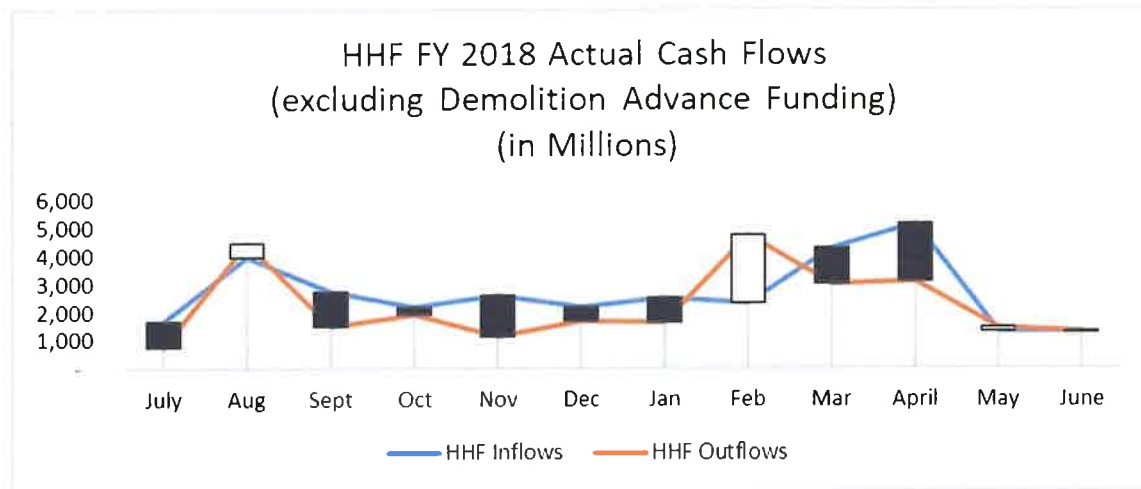
June 2018 Balance Sheet Highlights

- ✚ The Balance Sheet ended strong with a working capital ratio showing the DLBA's current assets exceeded current liabilities by 1.9 times.
- ✚ Restricted cash balance of \$7.5M primarily consisted of maintenance fees for over 9,600 demolitions completed within the Hardest Hit Fund Program (inception to date).
- ✚ Designated cash from private donors and contractual obligations amounted to \$10M (i.e., Demolition, Rehabbed and Ready).

Hardest Hit Fund Program Updates

FY18 Activity

From July 2017 to June 2018, over \$26M was paid for reimbursable demolition expenses relating to this program. Cash receipts from our partner, MSHDA, exceeded \$32M representing reimbursements of over 1,900 demolitions. The chart below is a summary of the actual cash flows for June 30, 2018 fiscal year.



Inception to Date

To date, the Hardest Hit Fund reimbursable expenses paid exceeded \$155M and reimbursements from MSHDA were greater than \$150M. Thanks to the ongoing support of both City Council and the City of Detroit, the Demolition Advance Fund significantly funded vendor payments through the program. As of June 30, 2018, there is an outstanding balance of \$5M that will be paid in full upon the completion of the program. We anticipate a draw on the line of credit during FY 2019. We look forward to our continued partnership with City Council and the City of Detroit in eliminating the City's blight.

Appendix

1. Unaudited Year to Date June 30, 2018 Revenue and Expenses
2. Unaudited June 30, 2018 Balance Sheet
3. Summary of DLBA's Revenue Funding Sources
4. Graphic Summary of Revenue and Expenses

Appendix 1: Unaudited Year to Date June 30, 2018 Revenue and Expenses



buildingdetroit.org

Income Statement Summary- Management View

7/13/2018 12:37 PM

Company Name: **Detroit Land Bank Authority**
 As of Period Ending: **2018/012**
 Audit Status: **Unaudited**
 Report Status: **Draft**

City Council Grouping Level	Actual YTD	Budget YTD	Variance
Income			
Structure Sales	10,526,858	3,990,000	6,536,858
Side Lot Sales	778,812	350,000	428,812
Cost of Inventory	(1,238,600)	0.00	(1,238,600)
Discounts	(1,722,470)	0.00	(1,722,470)
Gain (Loss) on Sale of Property	(1,439,305)	0.00	(1,439,305)
Total Net Sales	6,905,295	4,340,000	2,565,295
Government Revenue	35,382,224	61,288,057	(25,905,833)
Total Government Revenues(MSHDA)	35,382,224	61,288,057	(25,905,833)
COD Operating	20,510,564	14,000,000	6,510,564
COD Blight	1,488,235	580,000	908,235
Total City of Detroit Revenue	21,998,799	14,580,000	7,418,799
Inter-Company Revenue	1,120,000	0.00	1,120,000
Private Grant Revenue	651,119	2,200,000	(1,548,881)
Total Other Private Grant Revenue	1,771,119	2,200,000	(428,881)
Donated Goods and Service	910,100	0.00	910,100
Inventory Impairment	(990,844)	0.00	(990,844)
Total Donated Goods and Service	(80,744)	0.00	(80,744)
5/50 Proceeds	608,188	400,000	208,188
Closing Refunds to the Seller	158,810	0.00	158,810
Fire Escrow Proceeds	(49,078)	0.00	(49,078)
Housing Showing Fees	23,920	11,000	12,920
Lease Revenue	5,025	20,000	(14,975)
Legal Recoveries	33,234	25,000	8,234
Other Income	13,421	36,000	(22,579)
Quiet Title Fees	198,496	60,000	138,496
Program Income	10,019	0.00	10,019
Total Other Income	1,002,034	552,000	450,034
Inter-Department Revenue	1,104,782	1,377,427	(272,646)
Total Inter-Departmental	1,104,782	1,377,427	(272,646)

SUB TOTAL	68,083,508	84,337,484	(16,253,976)
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Elimination

Inter-Department Revenue	(1,104,782)	(1,377,427)	(272,646)
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Total Inter-Departmental	(1,104,782)	(1,377,427)	272,646
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	(1,104,782)	(1,377,427)	272,646
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Total Income	66,978,727	82,960,057	(15,981,330)
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Expenses

General Admin Costs	1,515,212	1,278,000	(237,212)
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Inter-Company Expense	0.00	0.00	0.00
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Personnel Costs	9,783,897	10,846,451	1,062,554
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Facilities Costs	1,296,326	1,085,873	(210,453)
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Professional Services	3,237,536	4,289,989	1,052,453
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Program Expense	41,805,515	65,459,744	23,654,229
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Inter Company Expenses	1,104,782	1,377,427	272,646
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	58,743,268	84,337,484	(25,594,216)
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SUB TOTAL	58,743,268	84,337,484	(25,594,216)
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Elimination

Inter Company Expenses	(1,104,782)	(1,377,427)	272,646
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	(1,104,782)	(1,377,427)	272,646
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	(1,104,782)	(1,377,427)	272,646
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Total Expense	57,638,486	82,960,057	(25,321,571)
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Net Income	9,340,241	0.00	9,340,241
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Appendix 2: Unaudited June 30, 2018 Balance Sheet



buildingdetroit.org

Balance Sheet Detailed - Management View

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Company Name: **Detroit Land Bank Authority**
 As of Period Ending: **2018/012**
 Audit Status: **Unaudited**
 Report Status: **Draft**

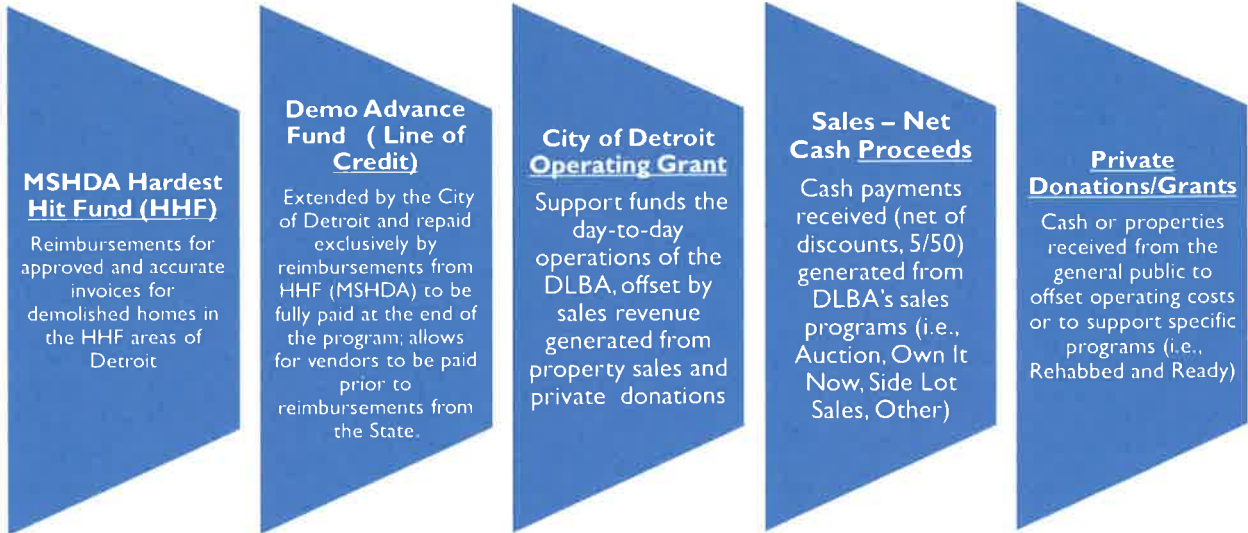
Balance Sheet	Current Period June 30 (Last year) Current Vs June		
Current Assets			
Cash and Cash Equivalents	20,247,105	11,646,419	8,600,685
Accrued/Accounts Receivable	18,899,244	18,252,688	646,556
Other Current Assets	23,030,968	24,515,504	(1,484,535)
Current AssetsTotal	62,177,316	54,414,611	7,762,706
Fixed Assets			
Fixed Assets	491,359	204,417	286,942
Fixed AssetsTotal	491,359	204,417	286,942
Total Assets	62,668,676	54,619,028	8,049,648
Current Liabilities			
Demo Advance Fund - City of Detroit	5,000,000	10,000,000	5,000,000
Line of Credit - City of Detroit	0.00	6,500,000	6,500,000
Accrued/Accounts Payable/Other Liabilities	28,344,479	18,135,072	(10,209,407)
Current LiabilitiesTotal	33,344,479	34,635,072	1,290,593
Equity			
Equity	29,324,197	19,983,956	9,340,241
EquityTotal	29,324,197	19,983,956	9,340,241
Total Liabilities and Equity	62,668,676	54,619,028	8,049,648

Note: CDC balance of \$248,497.85 is excluded from June 30, 2017

Note: Total Balance Sheet of \$54,619,028 plus CDC Balance of \$248,498 equals Total Balance Sheet of \$54,867,526 (page 10) of the 2017 Audited Financial Statements

Appendix 3: Summary of DLBA’s Revenue Funding Sources

Summary of DLBA’s Revenue Funding Sources

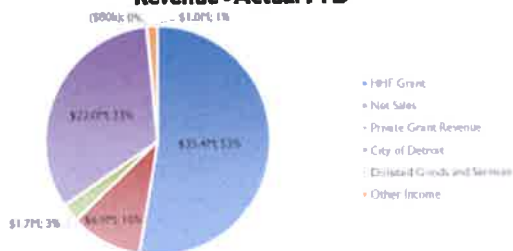


Appendix 4: Graphic Summary of Revenue and Expenses

Fiscal Year 2018 – June Year to Date Revenue and Expenses Summary

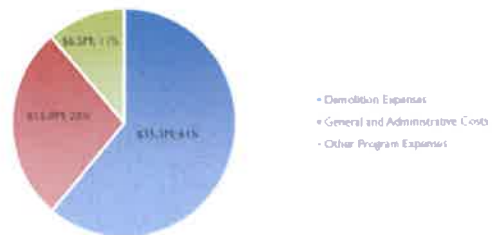
SUMMARIZED JUNE 2018 YTD OF REVENUE AND EXPENSES (UNAUDITED)

Revenue - Actual YTD



- HHF Grant
- Net Sales
- Private Grant Revenue
- City of Detroit
- Donated Goods and Services
- Other Income

Expenses - Actual YTD



- Demolition Expenses
- General and Administrative Costs
- Other Program Expenses

*HHF Grant includes State Revenues, HHF Admin Fee, and HHF Maintenance Fee

*Net Sales includes Warehouse Sales, Discounts, Sale Lot Sales, Gain/Bloss on Sale of Property, Minus Cost of Inventory

*Private Grant Revenue includes Private Grant Revenue and Inter-Company Revenue

*Donated Goods and Services includes Donated Goods and Services minus impairment of Inventory

*City of Detroit includes City Revenues and Non-Reimbursable - Demo - City of Detroit

*Other Income includes 3/31 Projects, Closing Refunds, Fire Escrow Proceeds, House Showing Fees, Lease Revenue, Legal Recoveries, Other Income, Program Income, and Quiet Title Fees

*Demolition Expenses include Demolition General Demo - Asbestos Survey, Other Surveys, Demo Winter Grade, Abatement Remediation, Demo Over 25k, Demo Non-Reimbursable, Demo Non HHF, Demo Utility Cut and Demo Clean Fill

*General and Administrative Costs include Facilities Costs, General Administration Costs, Inter-Company Expense, Personnel Costs and Professional Services Minus Inter-Departmental Expense

*Other Program Expenses include Program Expense (excluding all Demolition Expenses listed above)

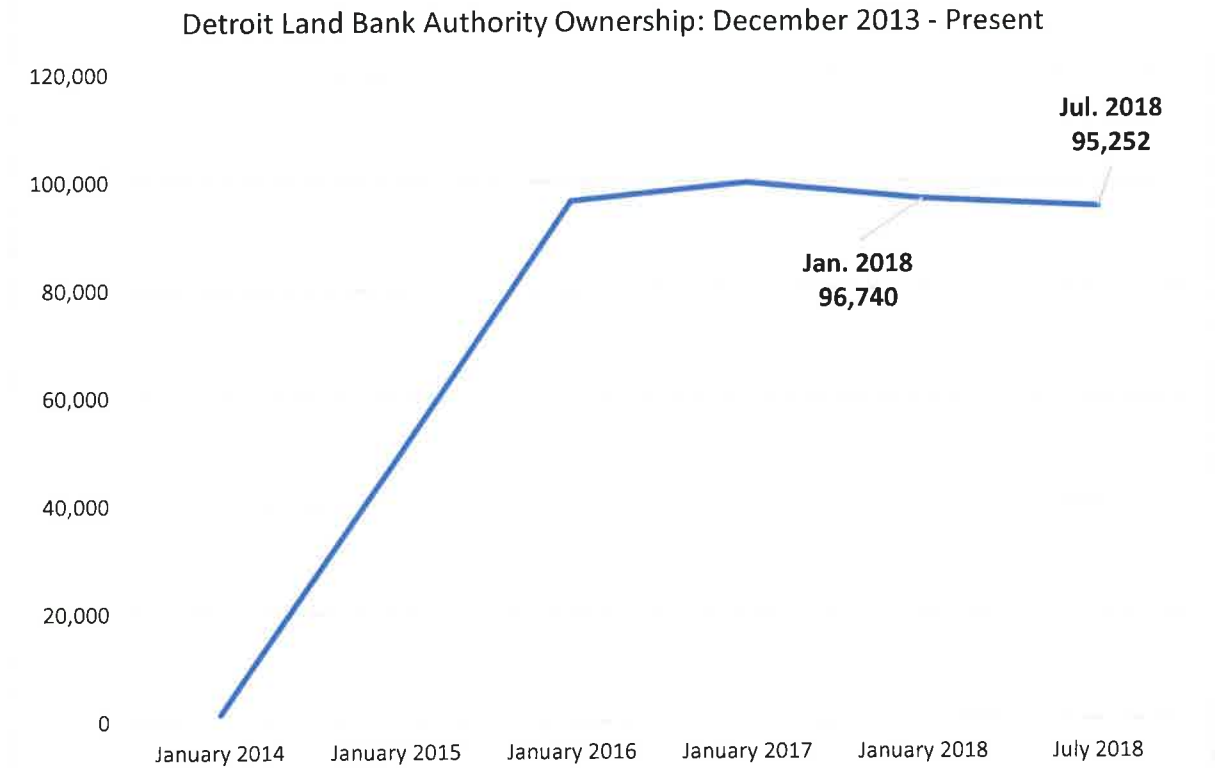
Inventory Department
Darnell Adams, Director of Inventory

Inventory Department

The Detroit Land Bank Authority is the largest land owner in the City of Detroit; holding title to approximately 25% of all parcels in the City of Detroit. The Detroit Land Bank Authority is the largest Land Bank in the United States.

The Inventory Department provides best practices in land management and customer service for the DLBA's vast inventory of publicly owned land. Inventory manages the acquisition, data management, property management, client services, title management, and coordination DLBA owned properties with other public partners. Inventory strives to strategically identify ways to move and manage 95k+ properties back to productive use. The Detroit Land Bank Authority (DLBA) is currently home to 95,252. Historically, the DLBA has held title to approximately 109k properties since January 2014. The agency has been able to rid itself of more than 13k properties since 2014.

Data Management Division



Graph1: DLBA ownership overtime (December 2013 – July 2018). Inventory as of July 1, 2018, 94,772 parcels

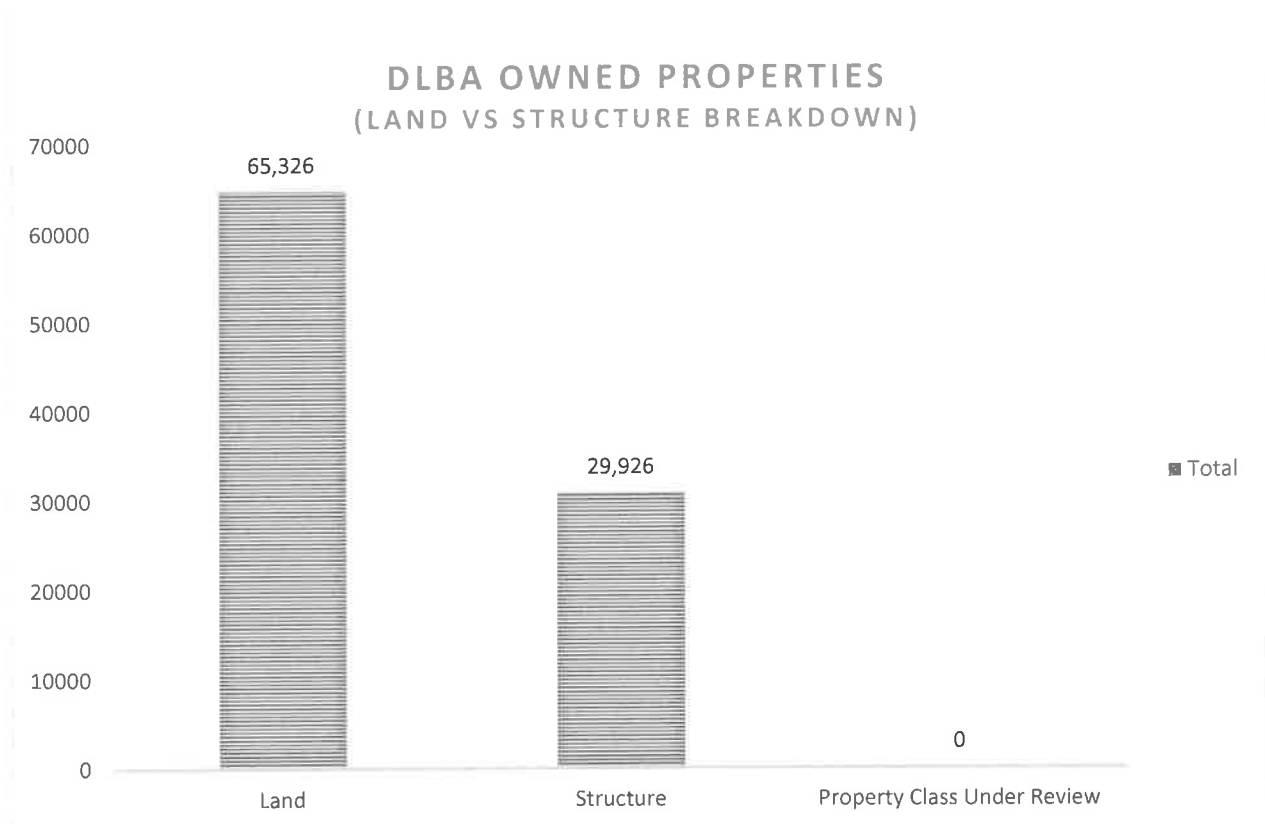
Each year the total number of properties coming into the DLBA's ownership has outpaced the number of properties exiting the DLBA back into private ownership. However, in 2017 the DLBA was able to rid itself of almost five thousand (5,000) parcels before taking ownership to almost two thousand new properties from the Wayne County Treasurer's Unsold Tax Foreclosure Auctions. For the first time in the

DLBA's short history, its ownership is declining. The table below shows the percentage in change of the DLBA's ownership year over year, since January 2014.

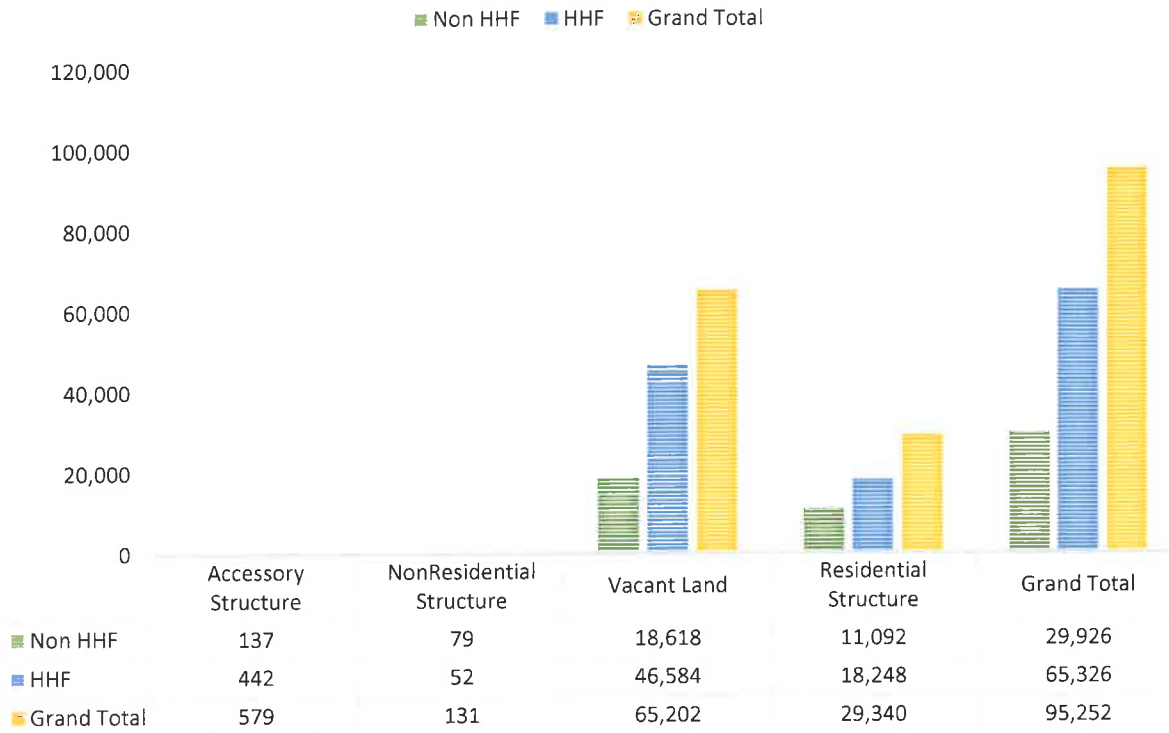
DLBA OWNERSHIP OVER TIME

DATE	NUMBER OF PROPERTIES	PERCENT CHANGE OVER TIME
JANUARY 2014	1,469	100.00%
JANUARY 2015	48,540	3204.29%
JANUARY 2016	96,419	98.64%
JANUARY 2017	99,738	3.44%
JANUARY 2018	96,740	-3.01%
JULY 2018	95,252	-1.54%

Percent change in ownership overtime (January 2014 – July 2018) The DLBA's inventory has decreased by 1.5% since January 2018



DLBA INVENTORY PARCELS - HHF VS NON-HHF



Property Class: HHF vs Non-HHF Breakdown

	Accessory Structure	Nonresidential Structure	Vacant Land	Residential Structure	Grand Total
Non HHF	137	79	18,618	11,092	29,926
HHF	442	52	46,584	18,248	65,326
Grand Total	579	131	65,202	29,340	95,252

Historical Data

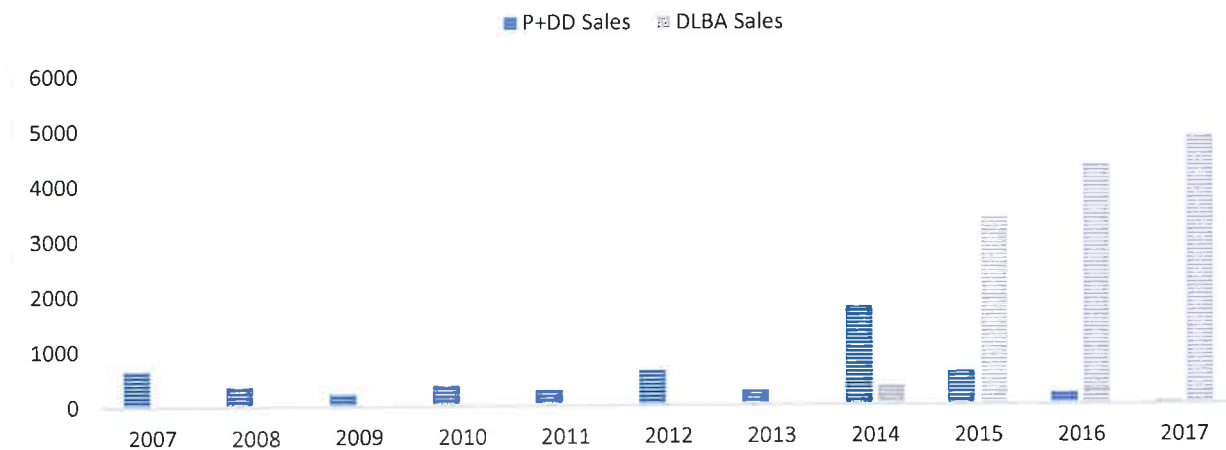
Note: Historical data only references property acquired from a public agency. Data as of March 2018

DLBA INVENTORY - DATE OF PUBLIC OWNERSHIP

Year Entered Public Ownership	Transfers from P&DD	Transfers from Michigan Land Bank	Transfers from WCT	Grand Total
1937-2013	53,558	9,814	6,860	70,232
2014-2017	0	0	37,542	37,542
Grand Total	53,558	9,814	44,402	107,774

Year Entered Public Ownership	DLBA Acquired	DLBA Sales	DLBA Owned	Percent of Total
1937-2013	70,232	7,798	62,434	65.76%
2014-2017	37,542	5,032	32,510	34.24%
Grand Total	107,774	12,830	94,944	100.00%

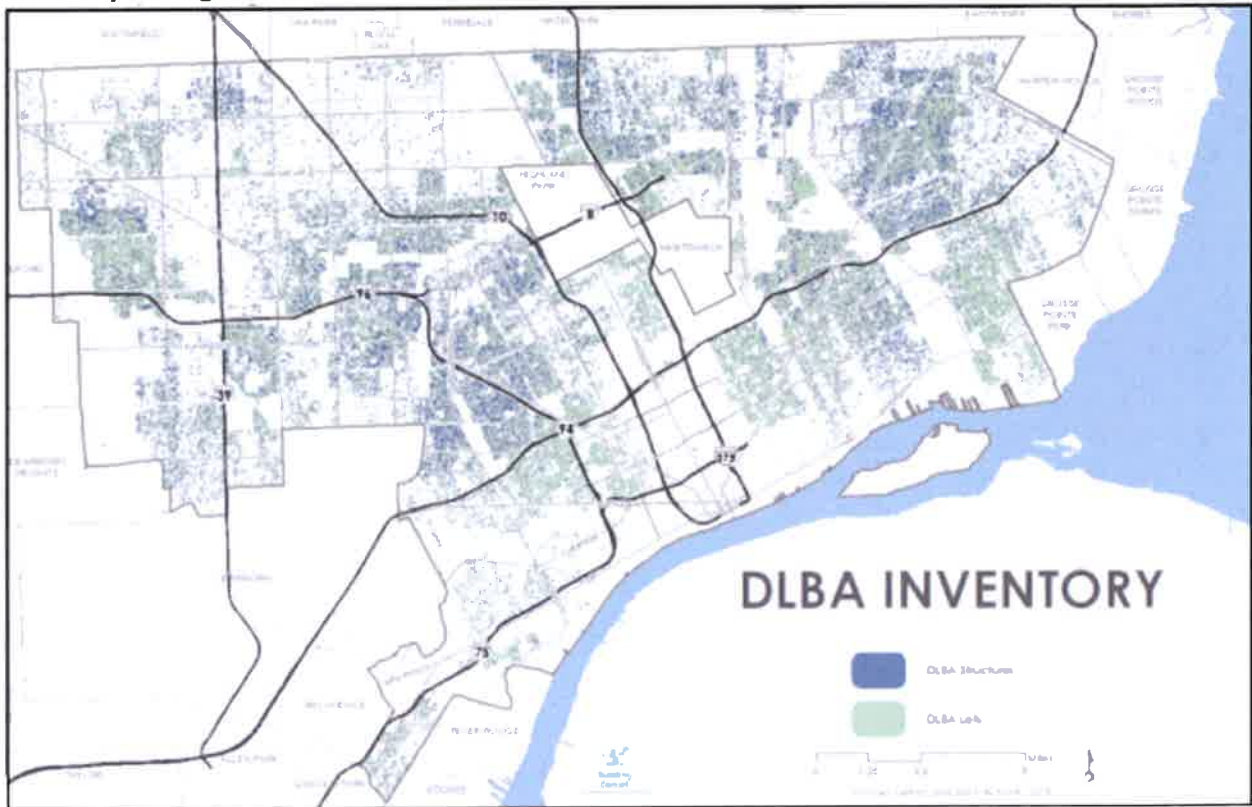
SALES BY PUBLIC AGENCY, 2007-2017



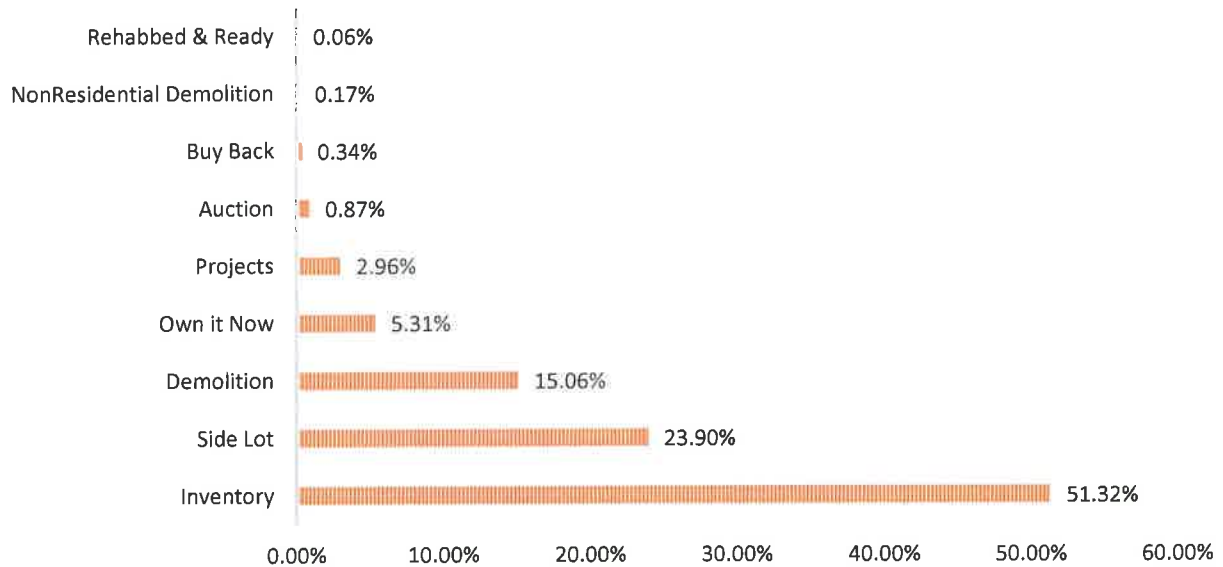
Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Annual Average 2012-2017
P+DD Sales	654	364	226	368	273	637	263	1,773	610	210	38	588.5
DLBA Sales	0	0	0	0	0	5	15	341	3,400	4,346	4,865	2,162

Note: These figures include the 2014 P&DD sale of 1,500 parcels to Hantz Farms

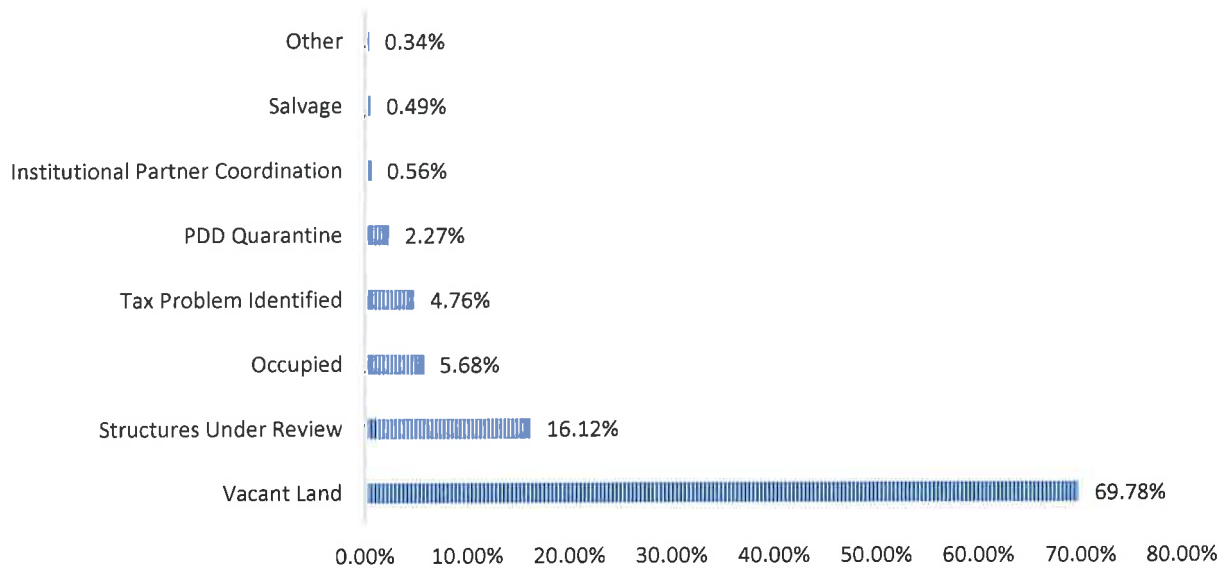
Inventory Management Division



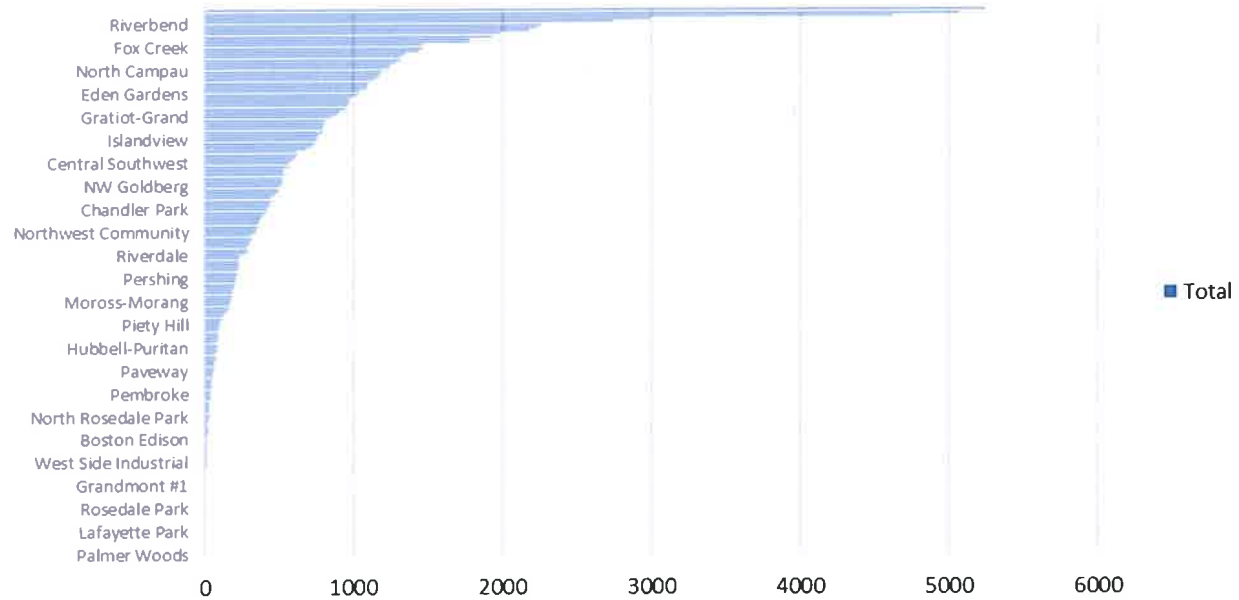
PROPERTIES BY DLBA PROGRAM



INVENTORY PROGRAM: BREAKDOWN



Ownership x Neighborhood (Vacant Land & Structures)



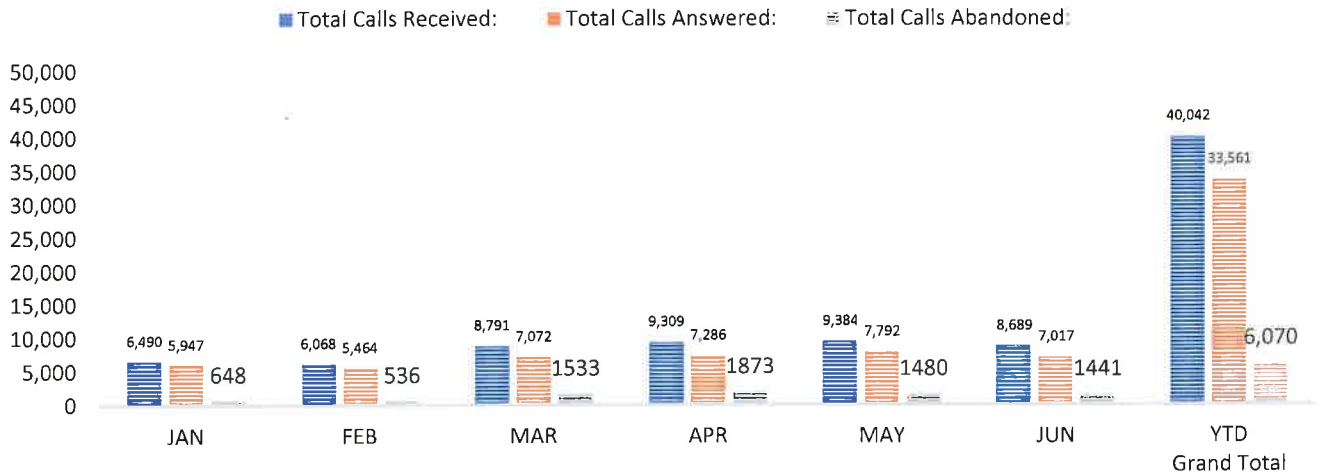
Not all neighborhoods are displayed in the graph above. Our data suggest that there are more than 200 neighborhoods throughout the City of Detroit.

Client Services Division

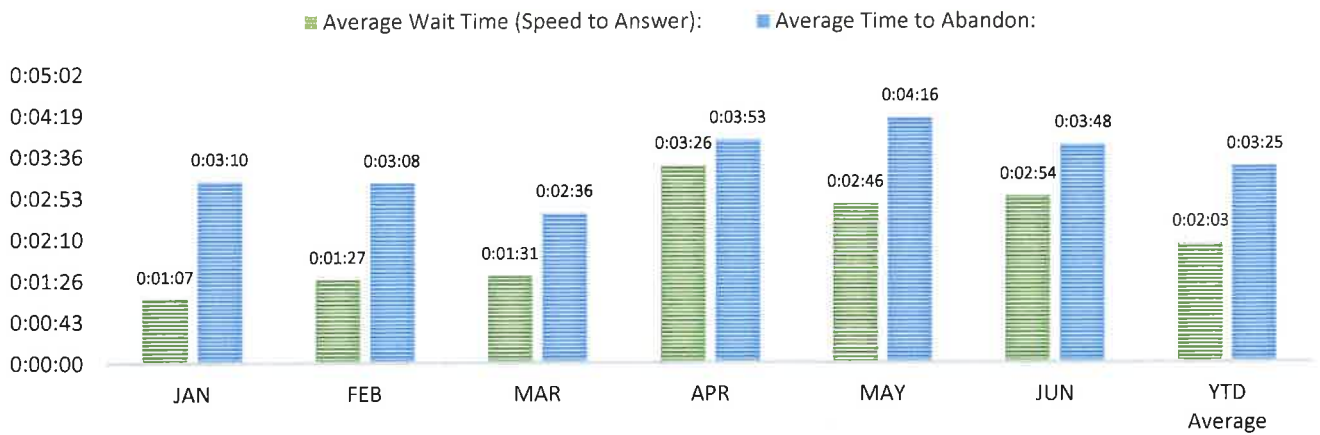
As we continue to improve the quality of our customers' experiences with the Detroit Land Bank Authority, our Clients Services team has been taking great strides to reduce the wait time for customers contacting us via phone and the office. We continue to invest in training and technology that improves our ability to monitor quality assurance and improve the accuracy of the information being provided to the public. We are also training staff in other departments to assist with client concerns when necessary. In addition, we have representatives that are fluent in multiple languages, so we can better service residents and clients.

We are proud of our accomplishments in this arena. Phone wait times are down significantly, while the number of customer inquiries we receive grows. Currently, 10 full time staff are devoted to customer service.

CALL CENTER SUMMARY - JUNE 2018



CALL TIME SUMMARY - JUNE 2018



Client Services Overview - June 2018

Call Center Summary

	JAN	MTDV	YTDV	FEB	MTDV	YTDV	MAR	MTDV	YTDV	APR	MTDV	YTDV	MAY	MTDV	YTDV	JUN	MTDV	YTDV	YTD Grand Total
Total Calls Received	6,490	72%	-13%	6,068	-7%	-19%	8,791	45%	15%	9,309	6%	22%	9,384	1%	27%	8,689	-7%	20%	40,042
Total Calls Answered	5,947	67%	-21%	5,464	-8%	-27%	7,072	29%	60%	7,286	3%	65%	7,792	7%	47%	7,017	-10%	14%	33,561
Total Calls Abandoned	648	19%	-16%	536	-17%	-31%	1,533	18%	-50%	1,873	22%	-38%	1,480	-21%	-24%	1,441	-3%	43%	6,070

Call Time Summary

	JAN	MTDV	YTDV	FEB	MTDV	YTDV	MAR	MTDV	YTDV	APR	MTDV	YTDV	MAY	MTDV	YTDV	JUN	MTDV	YTDV	YTD Average
Average Wait Time (Speed to Answer)	0:01:07	26%		0:01:27	30%		0:01:31	5%		0:03:26	126%		0:02:46	-19%		0:02:54	5%		0:02:03
Average Time to Abandon	0:03:10	31%		0:03:08	-1%		0:02:36	-17%		0:03:53	49%		0:04:16	10%		0:03:48	-11%		0:03:25

Abandoned during entrance message:

- Abandoned in 15 seconds: 100
- Abandoned in 30 seconds: 184
- Abandoned in 45 seconds: 252
- Abandoned in 60 seconds: 327

Longest Wait Time

January LWT was updated to reflect the 2nd LWT, as 01:37:00 was captured during holiday hours.

	JAN	MTDV	YTDV	FEB	MTDV	YTDV	MAR	MTDV	YTDV	APR	MTDV	YTDV	MAY	MTDV	YTDV	JUN	MTDV	YTDV	YTD
0:22:35			0:31:33	40%		0:37:04	17%		0:31:58	-14%		0:27:45	-15%		0:27:11	-2%		0:37:04	

In-Office Services Summary

	JAN	FEB	MAR	APR	MAY	JUN	YTD Grand Total
Walk-In Court	825	868	1,165	1,225	1,249	1,095	6,427

Call Disposition Summary

High Frequency Disposition	Total
General	4,768
Home Purchase	693

Service Highlights - YTD

Average Speed to Answer: 0:02:03

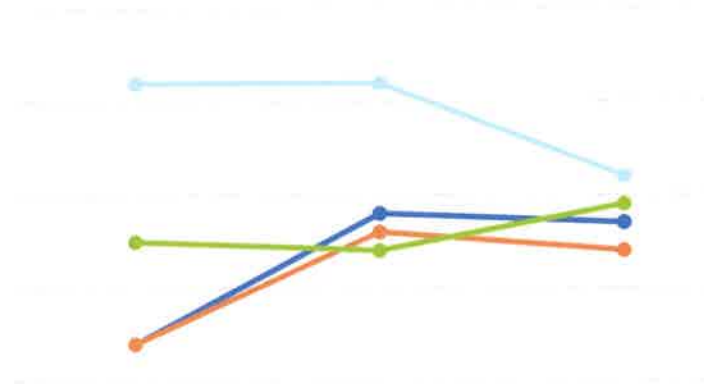
Service Challenges - YTD

Disposition Department Overview
Reginald Scott, Director of Disposition

Auction

As of July 1, 2018, the DLBA has moved from auctioning three homes a day to four on the website www.buildingdetroit.org. Sales through this platform remain strong.

AUCTION SALES*
Comparison of Q4 Sales Trends



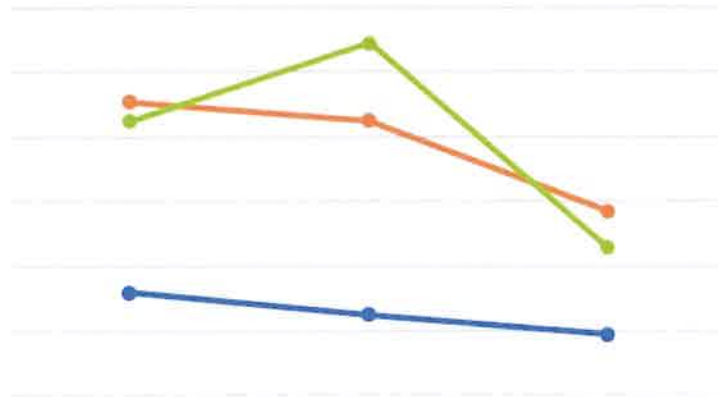
	APRIL	MAY	JUNE
2015	39	53	52
2016	39	51	49
2017	50	49	54
2018	67	67	57

<u>Year</u>	<u>Total sold</u>
2018	191
2017	153
2016	139
2015	144

Own-it-Now

Own It Now responds to public requests for properties and is more like a traditional real-estate sale with offers accepted over a period of time. Any person can contact us with an address, and with certain exceptions, we will list the property for sale online with offers accepted 24 hours a day, 7 days a week.

OWN IT NOW SALES*
Comparison of Q4 Sales Trends

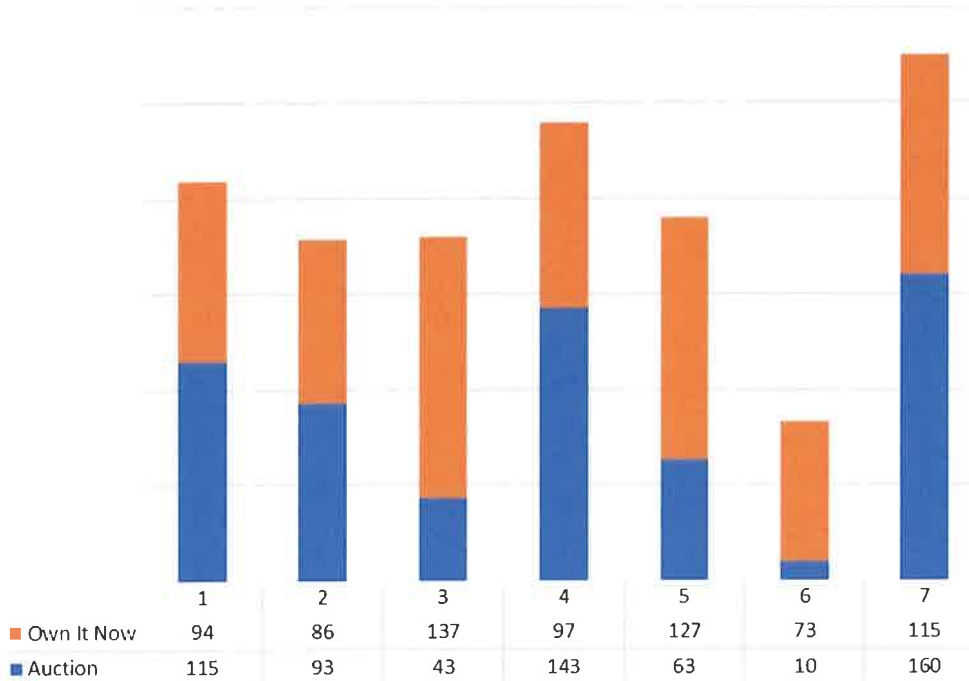


	APRIL	MAY	JUNE
2016	52	45	39
2017	111	105	77
2018	105	129	66

<u>Year</u>	<u>Total Sold</u>
2018	300
2017	293
2016	136

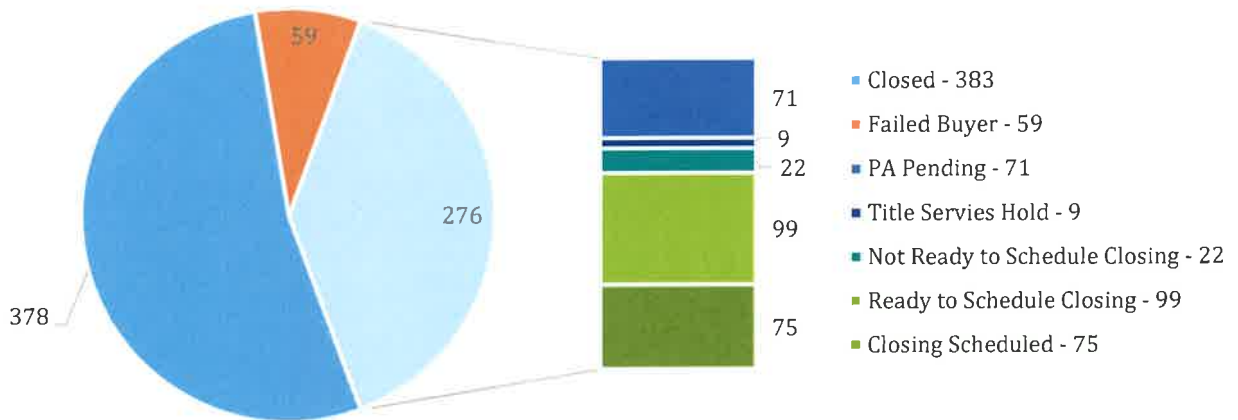
****Does not include failed buyers (a failed buyer is an individual or entity who paid the initial deposit but did not complete the final purchase of the property)**

AUCTION AND OWN IT NOW SALES By Council District for Q4



CLOSING

Current Closing Pipeline for Auction and Own It Now



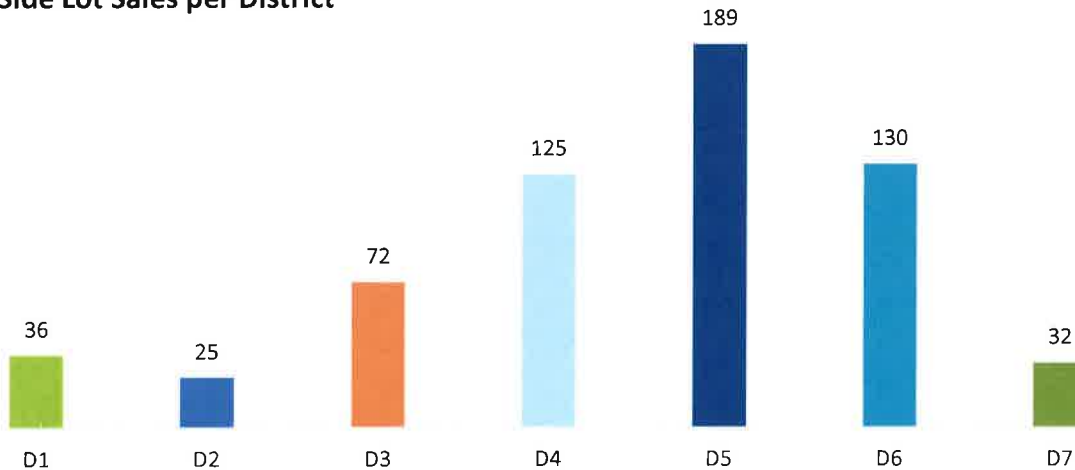
SIDE LOTS

In April of 2018, the Side Lot policy was amended to expand adjacency, define the square footage of a lot, support the inclusion or exclusion of lots based on broader city strategies, and allow for the sale of accessory structures.

- The expansion of adjacency was modified to include lots on the left, right, behind, and “kiddie” corner to a home. Prior to this change, lots on the left, right, and behind were only available.
- Side lots are now defined as being 5,000 square feet and below.
- To support broader city strategies, the DLBA can now include, exclude, or limit availability of lots based on current or upcoming project areas.
- Accessory structures, including but not limited to garages and gazebos, can now be sold through the Side Lot program at a price of \$250.

In January 2018, Dispositions launched a monthly District Side Lot Sale pilot. Although like Side Lot Fairs, these events are smaller in scale and allow the DLBA to provide more direct and frequent sale services in the community. At our last event on June 21 in District 6, the team served over 80 neighbors and sold 64 lots.

Side Lot Sales per District



Buy Back

The Buy Back Pilot Program was created to provide a path forward for occupants of DLBA-owned houses. It allows an eligible occupant of a DLBA-owned property the opportunity to gain ownership of the house in which he or she lives. After qualifying for the Buy Back pilot program and the house is purchased, the occupant officially enters the program and must display consistent savings until their next tax bill arrives.

Month-Year	Closed	Total
April-18	23	\$23,000
May-18	2	\$2,000
June-18	21	\$21,000
Total	46	\$46,000

Executive Summary	
Buy Back Complete	180
Monitor Compliance for July 2018 exit	177
Monitor Compliance for July 2019 exit	103
Buy Back Pipeline	324
Eligibility Under Review	172
Inspection in Progress	13
Need to take HPE Course	62
Ready to Close	68
Potential Reconveyance	1
Reconveyance in Progress	1
Sales Hold	7
Ineligible for Buy Back (Reason Documented)	1214
Reconveyance Complete	3

Projects Team Update

The Fitzgerald Development and the Herman Kiefer Development have both reached important milestones in this quarter. The Herman Kiefer Development has met its Improved Property Obligation. This obligation included boarding up all the homes in their option as well as clearing the lots, and keeping the grounds in the entire development area free of debris. The Developer has engaged and employed members of the community to maintain the hospital, ancillary structures and the parcels in the Herman Kiefer footprint. The Fitzgerald Development also completed its First Closing. The FitzForward team closed on 119 parcels taking their ownership to 128 parcels total. This First Closing included 56 structures and 63 lots.

Community Partnership Program

The Community Partnership program continues to encourage faith- and community- based organizations to transform the neighborhoods that they serve through projects such as home rehabilitation, deconstruction, new construction, lot beautification, community gardens, and pocket parks.

The program guides nonprofits, faith based organizations and community development organizations through the process of acquiring property through the DLBA. This program allows organizations to present proposed projects through development plans. The plans assist the Community Partnership Team in identifying properties and areas that will assist the organization in its goal.

To be eligible for the program an organization must meet the following criteria.

- Headquartered in the City of Detroit;
- Have a federal 501(c)(3) tax exempt status;
- Be current on its property taxes;
- Not have any material blight violations or fines;
- Have a letter of acknowledgment from the District Manager or City Councilperson where the organization is headquartered or its catchment area
- Work in a defined geographic target area as agreed on by the Community Partner and the DLBA, in no case, will the project area exceed 5 square miles.

REHABBED & READY

Rehabbed & Ready is a philanthropic initiative aimed to improve residential market values and bolster home ownership in the City of Detroit. Through collaboration with Quicken Loans, dilapidated DLBA inventory are undergoing full rehabilitation, bringing houses to at- or above-market conditions. As a neighborhood-based initiative, there are parallel efforts in place to reduce blight and encourage occupancy via the DLBA's existing demolition, nuisance abatement programs and other Disposition programs in the Rehabbed & Ready selected neighborhoods. Below, is an annual summary of Rehabbed & Ready's progress during the 2nd quarter of 2018:

- **R&R Closings.** This quarter we closed **3** properties, bringing total sold through R&R to **50**, with new homeowners moving into neighborhoods including Crary/St Marys, College Park, Evergreen-Outer Drive, Bagley, East English Village, Martin Park, Greenfield-Grandriver, and Morningside.
- **Open Houses remain a staple in R&R program.** To ensure prospective home owners have adequate opportunities to view our new homes. The Detroit Land Bank Authority conducts public open houses and we have also added private showings. Being flexible will allow us to move our inventory quicker during this upcoming selling season.
 - *Rehabbed & Ready public open houses* occur on Wednesdays and Sundays, for the entire time a home is listed for sale.
 - *Rehabbed & Ready private showings* can be scheduled through our website for any day except for Saturday.
 - *Neighborhood Engagement:* We ended this quarter, with **525** individuals joining our e-mail marketing list to stay updated on new listings, price reductions, and offer deadlines.
- **What's next?**
 - *Building the Internal Team:* We are continuing to build our internal processes. The R&R team now has 4 full-time staff, 1 part-time temporary Office Clerk and is poised to quickly improve on the program now that resources are on-board. We turn our focus to decreasing the per-home loss on sales and increasing the number of rehab contractors and tradesmen.
 - *R&R Pipeline:* We currently have 23 properties in the pre-construction phase, 9 that are under construction and 9 that are out to the General Contractor for scoping.

By focusing efforts in select neighborhoods and spacing out sales of turn-key ready homes, the DLBA will continue to raise market comparables (“comps”) and stabilize appraisals, which result in greater access to mortgages throughout the City.

Property Address: 18114 Ohio

Before



After



Property Address: 5911 Courville

Before



After



Demolition Department Overview
Tammy Daniels, Interim Director of Demolition

The Detroit Land Bank Authority (DLBA), in partnership with the Mayor's Office, City Council, and the Detroit Building Authority (DBA), has consistently been able to impact all Council Districts through its various programs. In 2015, the DLBA's demolition program made great strides towards blight reduction in highly populated/high density areas, radial thoroughfares and commercial corridors throughout the City of Detroit. The DLBA's use of targeted demolition within the designated HHF geographic boundaries is geared toward reducing blight and spurring economic activity in these neighborhoods. The DLBA's strategic demolition efforts have been complemented by strategic reinvestment and rehabilitation, which has led to significant increases in property values across the City.

Hardest Hit Funds

Beginning in June 2018, MSHDA began issuing credits to the DLBA through its various HHF rounds. These credits represent a refund of settlement proceeds as well as the return of the Fire Insurance Escrow ("FIE") dollars paid to MSHDA. The total refund is currently \$6,602,690.50 and will be used to demolish additional residential structures. During this last quarter, the refund credits were issued back to the DLBA, as follows: HHF1-\$5,409,638.69; HHF2-\$1,192,413.56; HHF3- \$638.25; effectively reopening HHF1 and HHF2 rounds. As of the date of this Quarterly Progress Report, all five (5) rounds of HHF funding are currently open.

The initial funding from the Hardest Hit Fund (HHF1) provided \$57,342,668.95 in demolition funds and was closed in the Third Quarter 2015, with a mere \$700.00 remaining balance, which was transferred to the next round. This initial program funding allowed for the demolition of 3,683 residential structures and the transfer of approximately 300 side lots to adjacent property owners. As noted above, HHF1 currently has \$5,409,638.69 in new funding available for the demolition of approximately 315 additional residential properties. The DLBA is working to identify properties within the geographic boundaries of HHF1 to expend these funds.

The second round of Hardest Hit Funds (HHF2) provided \$50,000,719.05 in demolition funds. As of December 31, 2017, the DLBA has been reimbursed \$49,985,042.62 by MSHDA. Early in the Fourth Quarter 2017, the DLBA's demolition team reduced the grant funds remaining under this round to \$5,410.94, effectively closing out HHF2. This second round of funding allowed for the demolition of 2,931 residential structures. As noted above, HHF2 received \$1,192,413.56 in additional funding for the demolition of approximately 70 additional residential properties. The DLBA is working to identify properties within the geographic boundaries of HHF2 to expend these funds.

The third round of Hardest Hit Funds (HHF3) provided \$21,255,000.00 in demolition funds. As of June 30, 2018, the DLBA has been reimbursed \$20,830,099.47; leaving \$424,900.53 to be drawn down by the DLBA. This includes the \$638.25 in refund credits identified above. We anticipate the close of this round of funding on or before October 1, 2018. This third round of funding allows for the demolition of approximately 1,488 properties across the seven Council Districts.

The fourth round of Hardest Hit Funds (HHF4) provided \$41,901,646.00 in demolition funds. As of June 30, 2018, in partnership with the DBA, the DLBA has completed the procurement process for 2,700 of the structures slated for demolition with this round of funding. As of the same date, the DLBA has been reimbursed \$27,147,142.07; leaving \$14,754,503.93 in grant funds to be drawn down by the DLBA, which is inclusive of the \$2,484,726.93, for which the DLBA is currently seeking reimbursement. This fourth round of funding allows for the demolition of approximately 2,700 residential structures.

The fifth round of Hardest Hit Funds (HHF5) provides for \$88,153,425.00 in demolition funds. As of June 30, 2018, in partnership with the DBA, the DLBA has continued the procurement process for this final round of funding, issuing Demolition and Abatement contracts for 1,267 properties totaling \$25,816,395. The DLBA expects to demolish approximately 5,200 residential structures under this final round of funding. As of the date of this report, the DLBA has been reimbursed \$744,918.29; leaving \$87,408,506.71 in grant funds to be drawn down by the DLBA, which is inclusive of the \$533,937.24, for which the DLBA is currently seeking reimbursement.

Procurement Transition

In April 2018, in an effort to stabilize demolition costs and committed to providing a greater level of predictability with the release of Request for Proposals ("RFP") for the HHF program, the DLBA began issuing between 400-450 properties per month for demolition RFP. Given the increased volume and timing of RFP releases, the DLBA elected to issue a RFP for Procurement Administrative Services to transition the HHF procurement process to a third-party company skilled at providing such services on the scale and scope that the DLBA envisioned. The DLBA noted that the DBA, its project manager, was spending an increasing amount of its time, resources, and staff on procurement related issues, limiting its ability to focus on field operations. The DLBA's decision to transition the procurement process to a third party was also driven by the recognition that the DBA's ability to effectively manage field operations could be negatively impacted by the contemplated spike in demo RFP releases and the increased supervisory responsibilities imposed by the March 6, 2018, Department of Health protocols for the demolition program.¹

¹ On March 6, 2018, as part of a comprehensive strategy to prevent lead poisoning, the Detroit Health Department recommended additional measures and protections to improve demolition safety and health standards to be followed by demolition contractors and DBA personnel. Those additional protections included: (1) Temporarily suspend demolitions (except for emergency demolitions) between May 1, 2018 and September 30, 2018 in the top 5 Detroit zip codes with the highest percentages of elevated blood lead (48206, 48214, 48202, 48204, 48213); (2) Require site supervisors and permit holders to be certified as Lead Safe through the EPA's Lead Safe "Renovation, Repair and Painting Program"; (3) Hire at least 3 additional field supervisors in 2018, and require a field supervisor to be present on site at the time of demolition, at least 90% of the time over any thirty (30) day timeframe; (4) Require completion of a sequential checklist to be filled out during

Effective July 1, 2018, with a goal of providing a greater level of stability, transparency, and to encourage the participation of a diverse group of contractors; the DLBA transitioned all of its HHF procurement services from the DBA² to Price, Waterhouse, Coopers, Public Sector, LLP ("PWC"). PWC was selected based on their response to the RFP, and they bring a wealth of knowledge, experience, and a stellar reputation to the DLBA and the Hardest Hit Fund Demolition Program. As of June 30, 2018, a formal agreement has been executed with PWC and the transition process has begun in earnest. Working in close conjunction with the DBA, PWC is currently contracted to provide project management, process mapping (which includes streamlining the current process), the review, tabulation and providing of recommendations on approximately 10 RFP groups per month, and they will also be responsible to administer the annual RFQ process.

Policy Changes/Compliance

Effective March 27, 2018, MSHDA revised its blight manual and imposed new restrictions on the procurement process for the HHF program. Specifically, the latest revision prohibits the use of geographic preferences within the competitive bidding process. While the DLBA believes that geographic preferences for Detroit based/headquartered businesses is appropriate within the competitive bidding context, it will fully comply with the updated blight manual and all other guidelines issued by MSHDA and U.S. Treasury.

The DLBA continues to work diligently with the demolition contractors to ensure their invoices and supporting documents are correct and complete, and processed in a timely manner. Please see the Hardest Hit Fund Program tab of www.buildingdetroit.org for a complete list of properties that have been demolished and released to contractors.

the demolition process to ensure all steps are completed in order; (5) Require placement of yard signs around the perimeter of a property after demolition to discourage contact with the disturbed soil on a demolition site; (6) Require distribution of a door hanger to all occupied properties within a 200ft radius of a demolition site at least 72 hours prior to starting the demolition process, mailers to be mailed to all homes within 400 feet of a demolition at least 2 weeks ahead of time, and posting of demolition sites through strategic communications with schools and community partners; (7) Require updates to the "Planned Knock Down Date" 24 hours prior to a demolition to ensure appropriate notification occurs; (8) Require reasonable effort to cover open windows at properties adjacent to the demolition site in order to prevent fugitive dust; (9) Require the use of two (2) hoses during the wetting process to thoroughly wet the structure(s) and building materials prior to demolition and during knockdown; (10) Require at least one (1) hose to be used during debris removal and loadout, sufficient enough to minimize fugitive dust; (11) Require halting of the demolition process if wind speed exceeds 20mph as a measure to prevent fugitive dust from spreading from a demolition site; (12) Require "good faith effort" in requesting that any children on the block of the demolition site appearing under the age of 12 be asked to go inside during the demolition process. "Good faith effort" will be defined jointly by the Detroit Health Department and DBA; (13) Cooperate (i.e. share data, be interviewed, etc.) as necessary with an evaluation of the public health impacts of the demolition program, as guided by the Detroit Health Department.

² The DLBA and DBA are currently working to amend the February 2, 2015, Memorandum of Understanding to reflect this shift in duties and the corresponding reduction in management fees.

Demolition Advance Fund

On March 31, 2015, through the approval of City Council, the \$20m Demolition Advance Fund (“DAF”) was created. The sole purpose of the DAF was to ensure the DLBA had sufficient cash flow to make payments to contractors providing services under the HHF program. The DLBA in partnership with the Office of the CFO have been working to amend the Demolition Advance Fund Loan Agreement to ensure conformity with the City Council’s Resolution that created the fund. The amended agreement will be presented to City Council upon completion.

Neighborhood Stabilization Program

DLBA was awarded NSP Program Income funds for demolition in the amount of \$4.3 million with very specific eligibility requirements. Specifically, the structures had to be owned by the DLBA, located in approved census tracts (pre-determined by HUD), and undergo Section 106 Historical Review. To date, the DLBA has demolished 273 structures with NSP funding, perhaps most notably, Blackwell Middle School. As of the date of this report, the DLBA has completed its spenddown, and closed out the program.

Non-HHF MSHDA Grant

In August 2017, in partnership with the Detroit Building Authority, the DLBA was awarded a \$458,000.00 non-HHF grant from MSHDA that is to be used for the demolition of blighted residential structures within the City of Detroit. As a pre-condition of the award, the City of Detroit was required to match the MSHDA grant funds; therefore \$916,000.00 will be used to demolish 60 additional blighted properties. The Detroit Building Authority is serving as the administrator and project manager for this project. The 60 properties that were selected in large part, fall outside of the traditional HHF boundaries. The Environmental Due Diligence work was completed on the subject properties on or about September 25, 2017. The City of Detroit issued the 4.5.2018 Abatement and Demolition RFPs, and the presumptive winner has been selected. The City of Detroit is currently working with the presumptive winner to execute contracts for the abatement and demolition of the 60 structures. The demolition of these structures was expected to be completed on or before June 30, 2018; however, delays caused by the implementation of the new lead protocols, have resulted in the need to request an extension of the grant agreement.

Legal Department Overview
Mike Brady, General Counsel

The Detroit Land Bank Authority (DLBA) Legal Department provides legal counsel and assistance to the Board of Directors, the Executive Director, and to the organization's staff for all programs (e.g. disposition, acquisition, and demolition). Additionally, the Legal Department staffs various DLBA programs, including Quiet Title, Compliance, and the Nuisance Abatement Program.

Quiet Title

The Legal Department files and oversees expedited Quiet Title Actions pursuant to authority under Section 9 of the Land Bank Fast Track Act, MCL 124.759. On September 2, 2014 the Chief Judge of the Wayne County Circuit Court issued a special docket directive which created a special docket allowing the Detroit Land Bank Authority to file these actions in an efficient manner. Quiet title actions are filed on properties that have been acquired by the DLBA and which will enable the DLBA to dispose of those properties with a clear title. As of June 30, 2018, this last quarter, the Legal Department has received four hundred and eleven quiet title judgments.

Nuisance Abatement / Abandoned Properties

The Nuisance Abatement Program (NAP) within the Detroit Land Bank Authority (DLBA) was established in February 2014. The Detroit City Council delegated non-exclusive authority to commence Nuisance Abatement litigation on February 18, 2014 (Council Action Number 23).

Properties that meet the criteria are: vacant and unoccupied, boarded, open to trespass, appear to be abandoned or neglected. The property addresses are initially identified through governmental data, and then verified by investigators, community groups, or neighbors, in targeted geographic areas. The NAP Target Areas were defined by the City of Detroit Department of Neighborhoods with input from members of the community. Specific boundaries were determined with the use of data sources to specify areas where NAP actions would be most effective.

Service of Process is made on all current owners. A search of tax and title records is conducted for each property, to determine all current interest holders of record; including owners, mortgage companies, and any other liens. All current owners of record are named in the civil lawsuit, which requests that the 'nuisance' created by the condition be abated. Owners or interest holders in property who fail to respond to the lawsuit may lose their ownership rights to the property at a hearing for default judgment.

This last quarter, as of June 30, 2018, the Legal Department had identified, placed notices ("posters") on and filed suit against three hundred and eighty-eight properties in forty-four different neighborhoods throughout the City. These result in agreements to address the blight or in judgments awarding ownership of the properties to the DLBA so that the blight may be addressed through the DLBA's various programs.

In the last quarter, there were over one hundred and forty-eight agreements with property owners to rehabilitate their properties. In the last quarter, as of June 30, 2018, the NAP program received ten default judgments, five donations, and eleven properties purchased through 'We Buy It'.

Compliance

The DLBA’s Compliance Team enforces agreements signed by property owners who have either purchased a property from the DLBA (“Sales Compliance”), or whose property was the subject of a nuisance abatement action (“NAP Compliance”). For both Sales and NAP Compliance, property owners agree to rehabilitate the property within six (6) months and to provide regular updates to the Compliance Team documenting and verifying that progress. If a property owner is not able to achieve compliance within the initial timeframe, but has shown acceptable “proof of progress,” the Compliance Team provides 90-day extensions. Also, if the property is located within a local historic district, or the property was purchased during the winter months, an automatic 90-day extension is provided.

For Sales Compliance, the compliance reporting period begins on the date of closing, when the property owner takes title to the property and obtains possession. At that same time, the property owner simultaneously executes a Reconveyance Deed that the DLBA can record if the property owner fails to rehabilitate the property and meet the obligations outlined in the purchase agreement. Sales Compliance is achieved by obtaining the appropriate certificates from the City of Detroit’s Building Safety Engineering Environmental Department. Once Sales Compliance is achieved, the DLBA releases its interest and destroys the Reconveyance Deed.

For NAP Compliance, the property had been identified as vacant, blighted, and a nuisance. To avoid or stop litigation, a property owner signs an agreement which outlines their responsibilities for rehabilitating or demolishing the property, or selling to someone who will. If the property owner fails to provide “proof of progress” on the subject property, the Compliance Team transfers the matter to attorneys for court action. NAP Compliance is achieved by showing that the property is no longer a nuisance to the residents and the neighborhood. Once NAP Compliance is achieved, the DLBA releases its lis pendens and dismisses the lawsuit.

	Auction/Own It Now (Sales)			Community Partners (Sales)			Nuisance Abatement Program			Grand Total		
	Program-		Quarter	Program-		Quarter	Program-		Quarter	Program-		Quarter
	to-date	2018	Ending 6/30/18	to-date	2018	6/30/18	to-date	2018	6/30/18	to-date	2018	6/30/18
Currently Monitored Compliance	1914	626	357	89	25	61	483	253	174	2486	904	537
Achieved *Failed Compliance	1301	319	158	95	19	11	1028	41	20	2424	379	189
Obligations	292	100	56	34	8	5	352	193	7	678	301	68

20550 WESTPHALIA (D3) – Own It Now

BEFORE

10/13/17



AFTER

4/30/18



4015 THREE MILE DR(D4) - AUCTION

BEFORE 03/31/17



AFTER 5/25/18



6732 EVERGREEN (D7) - AUCTION

BEFORE

06/30/17



AFTER

05/08/18



1686 CHICAGO(D5) – NAP

BEFORE

02/10/16



AFTER

06/14/18



13299 HUBBELL (D1) - OWN T NOW

BEFORE

08/30/2016



AFTER

04/13/2018



15739 PARKSIDE (D2) - OWN IT NOW

BEFORE

06/21/2017



AFTER

06/29/2018



20440 FLEMING (D3) – OWN IT NOW

BEFORE

06/13/2017



AFTER

6/15/2018



19963 GREENVIEW (D1) - AUCTION

BEFORE

08/22/2017



AFTER

06/15/2018



9390 ABINGTON (D7) – OWN IT NOW

BEFORE

08/25/2016



AFTER

04/20/2018



Community Affairs Department
Rod Liggons, Director

The Community Affairs department of the Detroit Land Bank Authority (DLBA) is charged with three primary responsibilities.

- 1) Community Engagement
- 2) Marketing and Promotion
- 3) Media outreach and response

COMMUNITY ENGAGEMENT

This year, Community Affairs (formerly Public Affairs) has become laser focused on promoting the opportunities for homeownership that the DLBA provides through our various sales programs, as well as demonstrating the responsibilities that come with owning your own home. We achieve this goal by being visible and present throughout the community, including our Office Hours. On designated days of each month, you will find members of the Community Affairs team in the city's seven districts, answering questions and providing information about our home and side lot sales programs. The monthly schedule and location for DLBA Office Hours is listed below.

<u>DISTRICT</u>	<u>LOCATION</u>	<u>DAY OF MONTH</u>
District 1	Crowell Recreation Center	1st Wednesday
District 2	Northwest Activities Center	2nd Tuesday
District 3	Farwell Recreation Center	3rd Wednesday
District 4	Samaritan Center	3rd Thursday
District 5	Butzel Family Recreation Center	2nd Thursday
District 6	Patton Recreation Center	1st Tuesday
District 7	Adams/Butzel Recreation Center	4th Tuesday

In addition to the meetings listed above hosted by the DLBA team, our staff continues to attend multiple meetings in every district of the City when invited by our community partners or by City Council members as this helps us promote our programs to return DLBA properties to productive use.

This quarter we added a new team member, Sherisse Butler. Ms. Butler is our new Community Relations/Social Media Coordinator and brings a wealth of talent that will enhance and benefit our outreach efforts.

MARKETING AND PROMOTION

The DLBA utilizes several marketing platforms that can aid us in spreading information about our sales programs. This quarter the Community Affairs team kicked off radio ads on numerous local radio stations, engaging and encouraging various demographics to consider buying and maintaining DLBA properties. This has been a very successful endeavor promoting our programs and properties with the simple phrase, "WELCOME HOME." In the coming weeks, we are taking our marketing efforts to the streets with billboards and transit signs on the interior/exterior of dozens of DDOT and SMART buses, reaching Detroiters and those who may live outside of the city but want the opportunity to call Detroit home. Our new slogan for our outdoor outreach will be, "INVEST IN YOURSELF." The billboards will be found on major thoroughfares and surface streets across Detroit. The transit ads will run within Detroit's city limits, and also in Macomb, Oakland and Wayne counties reminding drivers, passengers and pedestrians home ownership is just a few clicks away on our website, buildingdetroit.org.

Our website will soon offer more video stories on our property buyers, where recent buyers of DLBA properties will share in their own words how buying and rehabbing and turning a DLBA house into their home was a great financial investment. The website will also show more before/after pictures of once blighted properties that have been transformed in neighborhoods across our community. The Community Affairs team is also ramping up the DLBA presence on many social media outlets, encouraging home buying opportunities with just the swipe or click online.

MEDIA OUTREACH AND RESPONSE

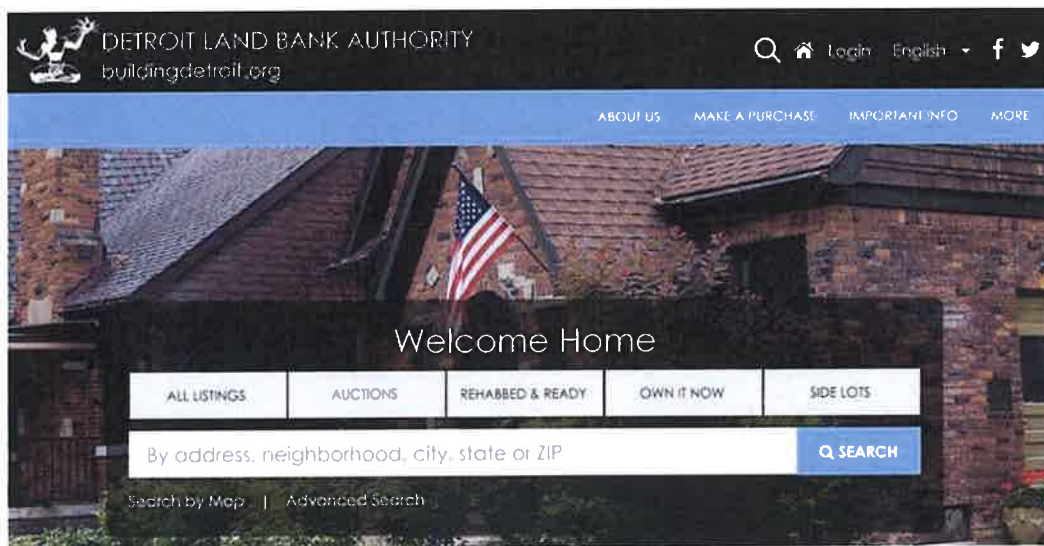
Although the Detroit Land Bank Authority has often been mentioned in traditional media (television/radio news, newspapers, webcasts, etc.), these stories fail to cover the positive impact our work is having in the city overall. The Community Affairs leadership is meeting with news directors, producers and reporters in broadcast and print newsrooms that cover news in Detroit and its surrounding metropolitan area with the goal of promoting the positive impact that has been made by DLBA customers who are now tax-paying Detroit homeowners. The rehabbing and occupying of formerly blighted houses has financial, emotional and community impact on every block and neighborhood.

VIDEO OVERVIEW

Plans for production

In Production

- **Compliance Videos-** The Compliance Videos will detail what it takes to make it through compliance. These videos will provide resources and information essential to successfully completing a rehab project. They will be broken into a four-part series; the videos will be 4-5 minutes in length.
- **Land Bank How-to Videos-** This video series will highlight the website and how to effectively acquire property through the land bank. These videos will highlight the nuances of each program.



- **Before & After Promo Videos-** These are short videos used to quickly show the transformation of properties around the city. We are looking to use these 10-second visuals to show people what can be done.



Before



After

- Community Partner Spotlights – This video series will be a monthly video production where we highlight a community partner and the work they have done with DLBA properties.



This project was completed in District 3. We will be chronicling the progress of a variety of different types of projects and showcasing the incredible work that is being done with DLBA property.

- Home buyer Spotlights- We will highlight and follow-up with individuals who purchase houses through the land Bank. We will keep up with the property owner through the renovation and highlight buyers who have already gone through the process. These videos will be an ongoing production.



- land Bank Team Spotlights - These videos will be used to highlight different teams within the Detroit land Bank Authority. We are looking forward to showing the commitment that land bank employees have to the city in their career and volunteer choices.



WELCOME HOME!

STARTING BID AT

\$1000

INVEST IN YOURSELF

The Detroit Land Bank Authority is



buildingdetroit.org



WELCOME HOME!

STARTING BID AT

\$1000

INVEST IN YOURSELF



The Detroit Land Bank Authority is

buildingdetroit.org





CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY:711
(313) 224-1310
WWW.DETROITMI.GOV

18

July 13, 2018

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

Dear Honorable City Council:

Re: Surplus Property For Sale

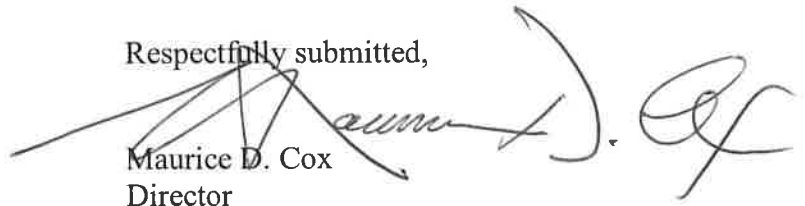
81, 95, 107 and 119 Garfield, Detroit, MI 48201

The City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from POAH DD Sugar Hill, LLC, a Michigan limited liability company (“**Offeror**”) requesting to purchase 81, 95, 107 and 119 Garfield, Detroit, MI 48201 (the “**Property**”), for the amount of Four Hundred Thousand and 00/100 Dollars (\$400,000.00) (the “**Purchase Price**”). This property is vacant land measuring approximately 0.79 acres and is zoned PD-H (Planned Development-Historic).

* Offeror intends to develop an 85-unit, six story, mixed-use apartment building with ground-floor commercial and an attached parking structure. This proposed use is a change to the previous provisions of the PD-H (Planned Development-Historic) zoning district adopted and passed by City Council on July 6, 2011. This proposed use was reviewed and approved by the Historic District Commission on February 14, 2018. On July 26, 2018, a public hearing in connection with this proposed use was held before your Honorable Body’s Planning and Economic Development Committee. No impediments to the adoption of this proposed use were presented.

We, therefore, respectfully request that your Honorable Body approve the sale and authorize the Director of the Planning and Development Department, or his authorized designee, to execute an Agreement to Purchase and Develop 81, 95, 107 and 119 Garfield, as more particularly described in the attached Exhibit A, with POAH DD Sugar Hill, LLC, a Michigan limited liability company, together with a deed to the property and such other documents as may be necessary to effectuate the sale, for the amount of Four Hundred Thousand and 00/100 Dollars (\$400,000.00).

Respectfully submitted,



Maurice D. Cox
Director

Planning and Development Department

CITY CLERK 2018 JUL 18 AM10:27

MC/AJM

cc: Stephanie Washington, Mayor’s Office
Donald Rencher, HRD



By Council Member _____

WHEREAS, the City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from **POAH DD Sugar Hill, LLC, a Michigan limited liability company (“Offeror”)** requesting to purchase real property, 81, 95, 107 and 119 Garfield, Detroit, MI 48201, (the “**Property**”), more particularly described in the attached Exhibit A, for the amount of Four Hundred Thousand and 00/100 Dollars (\$400,000.00); and

WHEREAS, Offeror intends to develop an 85-unit, six story mixed-use apartment building with ground-floor commercial and an attached parking structure. This proposed use is a change to the previous provisions of the PD-H (Planned Development-Historic) zoning district passed by City Council on July 6, 2011. This proposed use was reviewed and approved by the Historic District Commission on February 14, 2018. On July 26, 2018, a public hearing in connection with this proposed use was held before your Honorable Body’s Planning and Economic Development Committee. No impediments to the adoption of this proposed use were presented.

NOW, THEREFORE, BE IT RESOLVED, that the Director of the Planning and Development Department, or his authorized designee, be and is hereby authorized to execute an Agreement to Purchase and Develop 81, 95, 107 and 119 Garfield, as more particularly described in the attached Exhibit A, with POAH DD Sugar Hill, LLC, a Michigan limited liability company, together with a deed to the property and such other documents as may be necessary to effectuate the sale, for the amount of Four Hundred Thousand and 00/100 Dollars (\$400,000.00);

RESOLVED, that customary closing costs up to **Two Hundred Fifty Dollars (\$250.00)**, and broker commissions of **Twenty Thousand and no/100 Dollars (\$20,000.00)** be paid from the sale proceeds under the City’s contract with the Detroit Building Authority;

RESOLVED, that a transaction fee of **Twenty Four Thousand and no/100 Dollars (\$24,000.00)** be paid to the Detroit Building Authority from the sale proceeds pursuant to its contract with the City; and be it further

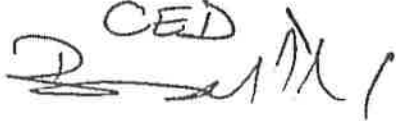
RESOLVED, that the Director of the Planning and Development Department , or his authorized designee, be and is hereby authorized to execute any required instruments to make or incorporate technical amendments or changes to the deed and such other documents as may be necessary to effectuate the sale (including but not limited to corrections of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that such changes doo not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the Agreement to Purchase and Develop, together with the deed and such other documents necessary to effectuate the sale, will be considered confirmed when executed by the Director of the Planning and Development Department, or his authorized designee and approved by the Corporation Counsel as to form.

EXHIBIT A

Land in the City of Detroit, County of Wayne and State of Michigan being Lots 8, 9, 10 and the South 140.26 feet of Lot 11; Plat of Hubbard & King's Subdivision of Park Lot 32 & Part of Park Lot 33, City of Detroit, Wayne County, Michigan, T. 2 S. , R. 12 E. Rec'd L. 7, P. 20 Plats, W.C.R.

**DESCRIPTION CORRECT
ENGINEER OF SURVEYS**

BY Basil Sarim
CED


a/k/a 119, 107, 95 & 81 Garfield

Ward 01 Items 1163, 1164, 1165 & 1166



COUNCIL MEMBER AT-LARGE
JANEÉ L. AYERS

19

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

Phone 313-224-4248
Fax 313-224-1787
www.detroitmi.gov/janeeayers

MEMORANDUM

TO: Kevin Johnson, Director
Detroit Economic Growth Corporation

VIA: Council Member James Tate, Chair
Planning and Economic Development Standing Committee

FROM: Council Member Janeé' Ayers,
Detroit City Council

DATE: July 17, 2018

RE: Contract No. 6001527

In regards Contract No. 6001527, "18-19 Fiscal Year DEGC Program To Provide Assistance to Private Companies and Organizations, to Help Locate or Relocate within the City of Detroit and to Create or Retain Jobs Available Primarily to Low and Moderate Income Persons":

- 1.) How many positions does this contract create? What is the pay?
- 2.) How do District Business Liaisons fit into this contract when they are approved out of a previous contract? How does this change the current District Business Liaisons job description/ responsibilities? Or is this creating more positions?
- 3.) Where will they be housed based on rent amount?
- 4.) Is \$35,000 a sufficient amount for legal consultants?
- 5.) Please detail the proposed travel position of the contract.

Thank you for your time and effort,

Janeé' Ayers
Detroit City Council

CITY CLERK 2018 JUL 17 AM 9:38



City of Detroit

CITY COUNCIL

CITY CLERK 2018 JUL 16 PM12:00

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MARY SHEFFIELD
COUNCIL PRESIDENT PRO TEMPORE
DISTRICT 5

MEMORANDUM

TO: David Whitaker, Director, Legislative Policy Division
FROM: Council President Pro Tempore Mary Sheffield, Chair, Neighborhoods and
Community Services Committee *MS*
THRU: James Tate, Chair, Planning and Economic Development Committee
DATE: July 10, 2018
RE: Homeless Bill of Rights Ordinance

Please draft an ordinance creating a "Homeless Bill of Rights" that codifies certain rights for homeless individuals staying in publicly funded temporary shelters. Please use the attached document as a minimum guideline for what should be included in the ordinance. Please consult the Traverse City, Michigan and Baltimore, Maryland Homeless Bill of Rights legislations as a guideline.

Thank you for your prompt response.



Homeless Bill of Rights

What is it?

A homeless bill of rights is a set of guiding principles and policies aimed at ensuring that ALL Detroiters have access to life sustaining resources. It provides local citizens with a “right to rest” and fights against the criminalization of those who are without shelter.

Criminalization of the homeless is nothing new and is part of the national status quo. It's based on the broken-windows theory that addressing anti-social behavior will drive down more serious crimes. But the policing tactic unfairly singles out some groups — especially black and Hispanic people and the poor — and results in the removing of panhandlers and the mentally disabled from public spaces.

We believe that in order to create a Detroit that works for all, we must work to provide resources for those who are considered the least to the.

We believe that basic rights for homeless and temporarily displaced individuals include:

1. *Access basic requirement necessary for sustaining life, including shelter, sanitation, medical care, clothing, and food;*
2. *Move freely in public places in the same manner as other persons without harassment or intimidation;*
 - a. *Policing dropping people off on other side of 8 Mile & Dearborn*
3. *Have equal opportunities for employment;*
 - a. *People using shelter address, not being hiring*
4. *Receive emergency medical care;*
5. *Exercise equal civic privileges, including the right to register to vote and the right to vote;*
6. *Have personal information protected;*
7. *Have a reasonable expectation of privacy in his or her personal property;*



City of Detroit

CITY COUNCIL

MARY SHEFFIELD
COUNCIL PRESIDENT PRO TEM
DISTRICT 5

MEMORANDUM

TO: Irvin Corley, Executive Policy Manger -Legislative Policy Division

THROUGH: Council Member Janee Ayers, Chair, Budget, Finance and Audit

FROM: Council President Pro Tem Mary Sheffield *MS*

DATE: July 16, 2018

RE: Request for Information Concerning Detroit City Council Districts and Neighborhood Enterprise Zones

Per your request at the Budget, Finance, and Audit Standing Committee meeting on July 11, 2018, I am placing my questions regarding Neighborhood Enterprise Zones in writing. Please answer the following questions:

1. How many NEZ's are within each City Council district?
2. How many areas are still eligible for NEZ exemption certificates?
3. Are there geographic limits to the NEZ areas?
4. Can City Council create additional NEZ areas?
5. What is the process to create NEZ areas?
6. What is the process to apply for a NEZ exemption certificate?
7. Can an application for an NEZ exemption certificate be denied?
8. What is the term of a NEZ exemption certificate?

Thank you.

CC: Honorable Colleagues
Hon. Janice Winfrey, City Clerk

Coleman A. Young Municipal Center 2 Woodward Ave., Suite 1340 Detroit, Michigan 48226
(313) 224-4505 Fax (313) 224-0367
CouncilMemberSheffield@detroitmi.gov