

David Whitaker, Esq.
Director
Irvin Corley, Jr.
Executive Policy Manager
Marcell R. Todd, Jr.
Director, City Planning
Commission
Janese Chapman
Director, Historic Designation
Advisory Board

John Alexander
LaKisha Barclift, Esq.
Paige Blessman
M. Rory Bolger, Ph.D., FAICP
Lisa DiChiera
Eric Fazzini, AICP
Angela Gallegos
Willene Green
Christopher Gulock, AICP
Marcel Hurt, Esq.

City of Detroit
CITY COUNCIL
LEGISLATIVE POLICY DIVISION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-4946 Fax: (313) 224-4336

Kimani Jeffrey
Anthony W. L. Johnson
Phillip Keller, Esq.
Edward King
Kelsey Maas
Jamie Murphy
Latawn Oden
Dolores Perales
Analine Powers, Ph.D.
W. Akilah Redmond
Rebecca Savage
Sabrina Shockley
Renee Short
Floyd Stanley
Thomas Stephens, Esq.
Timarie Szwed
Theresa Thomas
Ian Tomashik
Ashley A. Wilson

TO: Honorable Detroit City Council

FROM: David Whitaker, Director
Legislative Policy Division

DATE: January 22, 2025

RE: Policy Review of the Proposed Capital Agenda FY 2025-2026 through 2029-2030

The Detroit City Charter, Sec. 8-202, requires the submission of a proposed Capital Agenda for the next five (5) fiscal years, on or before November 1 of each even numbered year. The Capital Agenda shall state:

- All physical improvement, related studies and surveys, all permanent property, and all equipment for any improvement that will be finance during the next 5 years, in whole or in part from funds subject to control or appropriation by the City, including information on the necessity for the improvements, property and equipment;
- Capital expenditures planned for each of the next five (5) fiscal years;
- Estimated annual cost of operating the facilities to be constructed or acquired;
- Amount and source of funding intended to be spent during each of the next five (5) fiscal years for each separate purpose, project, facility, or other property;
- Other information pertinent to the evaluation of the Capital Agenda

1. Outlier Media, *Proposal N: Detroit Passes Blight Bond*, **Outlier Media** (Nov. 3, 2020), <https://outliermedia.org/proposal-n-detroit-passes-blight-bond/>.
2. **Forensic Audit of Citywide Residential Property Tax Assessments: Second Interim Report**, Office of the Auditor General, City of Detroit, Apr. 2024. Available at: <https://www.detroitmi.gov/government/auditor-general>.
3. **Office of the Auditor General, City of Detroit, Limited Scope Forensic Audit of Residential Property Assessment: Second Interim Report of Raymond A. Roth III, CPA, CFE**, May 2022. Available at: <https://detroitmi.gov/government/office-auditor-general>.
4. Tom Perez, *White House Adviser Tours Joe Louis Greenway with Mike Duggan*, **Detroit Free Press** (July 29, 2024), <https://www.freep.com/story/news/local/michigan/detroit/2024/07/29/white-house-adviser-tom-perez-tours-joe-louis-greenway-with-mike-duggan/74588672007/>.
5. **City Council Closing Resolution FY2025**, City of Detroit, Apr. 2024. Available at: <https://detroitmi.gov/sites/detroitmi.localhost/files/2024-04/City%20Council%20Closing%20Resolution%20FY2025%20FINAL.pdf>.
6. **Public Lighting Authority Interlocal Agreement – Execution Version**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Interlocal%20Agreement%20-%20OM%20Execution%20Version_2.pdf.
7. **City of Detroit Charter** (Feb. 29, 2012), available at https://detroitmi.gov/sites/detroitmi.localhost/files/2018-05/2_29_2012_CharterDocument_2_1_WITHOUT_COMMENTARY_1.pdf.
8. **Public Lighting Authority Amended and Restated Trust Agreement**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Amended%20and%20Restated%20Trust%20Agreement_2.pdf.

The Charter states that the City Council shall publish in at least one (1) daily newspaper of general circulation, a general summary of the proposed Capital Agenda, indicating times and places copies of the Capital Agenda are available for public inspection. The newspaper notice shall also state the times and places, not less than 2 weeks after publication, for a public hearing on the proposed Capital Agenda.

The City Council may delete projects from the proposed Capital Agenda; but your Honorable Body may not otherwise amend the Capital Agenda as submitted until the recommendations of the Planning and Development Director have been requested; City Council is not bound by the recommendations and may act without them if they are not received within thirty (30) days from the date requested.

The City Council shall approve the five (5) year Capital Agenda by March 1 of the following year after its submission. If the City Council fails to take action by March 1, the proposed Capital Agenda shall be deemed approved.

The proposed 2026-2030 Capital Agenda covers fiscal years 2025-2026 through 2029-2030 and was submitted to the City Council on November 1, 2024.

The proposed Capital Agenda follows the format of the previous 2024-2028 Capital Agenda, grouping department projects under five (5) capital categories. However, there are some notable differences between the 2024-2028 Capital Agenda and the 2026-2030 proposed Capital Agenda currently before this Honorable Body. These include the following:

At the time the 2024-2028 proposed Capital Agenda was presented to Council, Proposal N, the Neighborhood Improvement Bonds initiative, had just recently been approved by voters. The Proposal N measure received voter approval in 2020, allowing the City of Detroit to sell \$250 million in Neighborhood improvement bonds for the removal of blighted homes and the preservation and renovation of other homes to make safer neighborhoods and increase property values across the city.¹

The Demolition Department was created in 2020, and with the passage of Proposal N, the Department was expanded to include Capital Projects and Facilities Management, these divisions were previously housed under the General Services Department (GSD). The Demolition Department was renamed the Construction and Demolition Department to reflect expanded responsibilities, which now include not only the demolition of blighted structures but also the planning and execution of construction projects for maintaining public buildings.

The 2026-2030 Capital Agenda finds the Construction and Demolition Department in the process of decommissioning assets relative to the demolition and securing of thousands of properties This indicates that the Construction and Demolition Department in Detroit is actively engaged in managing and dismantling various assets related to properties within the city. Specifically, the department is focused on three primary activities:

1. Decommissioning and Demolishing Properties from the Detroit Land Bank Authority (DLBA) Inventory: This involves securing and demolishing vacant, abandoned, and blighted properties that are under the DLBA's management.
2. Emergency Demolitions: Demolitions conducted on an urgent basis to address properties posing immediate safety risks, such as structural collapse or fire hazards.
3. Planned Commercial and Industrial Demolitions: Larger properties, including former industrial complexes or commercial buildings, are being demolished to clear space for redevelopment.

1. Outlier Media, *Proposal N: Detroit Passes Blight Bond*, **Outlier Media** (Nov. 3, 2020), <https://outliermedia.org/proposal-n-detroit-passes-blight-bond/>.
2. **Forensic Audit of Citywide Residential Property Tax Assessments: Second Interim Report**, Office of the Auditor General, City of Detroit, Apr. 2024. Available at: <https://www.detroitmi.gov/government/auditor-general>.
3. **Office of the Auditor General, City of Detroit, Limited Scope Forensic Audit of Residential Property Assessment: Second Interim Report of Raymond A. Roth III, CPA, CFE**, May 2022. Available at: <https://detroitmi.gov/government/office-auditor-general>.
4. Tom Perez, *White House Adviser Tours Joe Louis Greenway with Mike Duggan*, **Detroit Free Press** (July 29, 2024), <https://www.freep.com/story/news/local/michigan/detroit/2024/07/29/white-house-adviser-tom-perez-tours-joe-louis-greenway-with-mike-duggan/74588672007/>.
5. **City Council Closing Resolution FY2025**, City of Detroit, Apr. 2024. Available at: <https://detroitmi.gov/sites/detroitmi.localhost/files/2024-04/City%20Council%20Closing%20Resolution%20FY2025%20FINAL.pdf>.
6. **Public Lighting Authority Interlocal Agreement – Execution Version**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Interlocal%20Agreement%20-%20OM%20Execution%20Version_2.pdf.
7. **City of Detroit Charter** (Feb. 29, 2012), available at https://detroitmi.gov/sites/detroitmi.localhost/files/2018-05/2_29_2012_CharterDocument_2_1_WITHOUT_COMMENTARY_1.pdf.
8. **Public Lighting Authority Amended and Restated Trust Agreement**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Amended%20and%20Restated%20Trust%20Agreement_2.pdf.

Capital expenditures for the Detroit Public Library were originally absent from the 2024-2028 Capital Agenda but later incorporated in the final adopted 2024-2028 Capital Agenda. In the proposed 2026-2030 Capital Agenda, the Detroit Public Library is listed under Affiliated Entities. Included under this departmental category are expenditures for various improvements to library facilities, most of which need major overhauls of mechanical equipment and HVAC systems.

The Office of Sustainability has also been added to this 2026-2030 Capital Agenda with projects focusing on the development of infrastructures, including the establishment of a network of Electric Vehicle (EV) charging stations throughout the city.

The 2024-2028 Capital Agenda included the construction of a new Detroit Animal Care and Control Facility at 5700 Russell Street under the Detroit Health Department. A new Detroit Animal Care and Control Facility project is not contained in the 2026-2030 proposed Capital Agenda. Construction projects are under the authority of the recently established Construction and Demolition Department.

Projects outlined in the initial two years of the Capital Agenda are typically expected to serve as the foundation for the City's capital budget over the following two fiscal years. However, funding for projects scheduled in later years remains less certain, as priorities may shift in response to evolving circumstances. By adhering to a structured and regular revision process, the City ensures that these longer-term projects are thoroughly re-evaluated and re-prioritized to address emerging needs effectively.

All proposed capital investments are assigned one of three project types based on their primary impact on the City's capital assets:

Project Types

1. Maintaining Existing Assets – the capital investment will bring existing assets to an industry-standard baseline maintenance condition under which the asset is safe and reliable with systems performing longer than its original useful life. To maintain this state, residual life is assessed against repair costs.
2. New Investment – the capital investment will purchase or construct a new asset, expand the functionality of an existing asset, or replace an existing asset with a new asset with expanded functionality. In any case, functions not currently being performed would now be possible.
3. Decommissioning Assets – these capital projects anticipate decommissioning existing assets, whether through deconstruction, disassembly, or mothballing, or for the consolidation and transfer of operations to another location. In either case, the result is the contraction of the City's overall asset footprint.

This policy review will not entail a fiscal evaluation of the proposed Capital Agenda projects. LPD submitted a fiscal review of the proposed Capital Agenda to the City Council on January 8, 2025. This report is designed to provide a general overview of the proposed Capital Agenda and the five (5) capital categories. Each capital category identifies improvement proposals in each.

1. Outlier Media, *Proposal N: Detroit Passes Blight Bond*, **Outlier Media** (Nov. 3, 2020), <https://outliermedia.org/proposal-n-detroit-passes-blight-bond/>.
2. **Forensic Audit of Citywide Residential Property Tax Assessments: Second Interim Report**, Office of the Auditor General, City of Detroit, Apr. 2024. Available at: <https://www.detroitmi.gov/government/auditor-general>.
3. **Office of the Auditor General, City of Detroit, Limited Scope Forensic Audit of Residential Property Assessment: Second Interim Report of Raymond A. Roth III, CPA, CFE**, May 2022. Available at: <https://detroitmi.gov/government/office-auditor-general>.
4. Tom Perez, *White House Adviser Tours Joe Louis Greenway with Mike Duggan*, **Detroit Free Press** (July 29, 2024), <https://www.freep.com/story/news/local/michigan/detroit/2024/07/29/white-house-adviser-tom-perez-tours-joe-louis-greenway-with-mike-duggan/74588672007/>.
5. **City Council Closing Resolution FY2025**, City of Detroit, Apr. 2024. Available at: <https://detroitmi.gov/sites/detroitmi.localhost/files/2024-04/City%20Council%20Closing%20Resolution%20FY2025%20FINAL.pdf>.
6. **Public Lighting Authority Interlocal Agreement – Execution Version**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Interlocal%20Agreement%20-%20OM%20Execution%20Version_2.pdf.
7. **City of Detroit Charter** (Feb. 29, 2012), available at https://detroitmi.gov/sites/detroitmi.localhost/files/2018-05/2_29_2012_CharterDocument_2_1_WITHOUT_COMMENTARY_1.pdf.
8. **Public Lighting Authority Amended and Restated Trust Agreement**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Amended%20and%20Restated%20Trust%20Agreement_2.pdf.

The proposed document has been categorized to reflect a coordinated approach to improving City services, revitalizing neighborhoods, and expanding economic growth and opportunity. It focuses heavily on the maintenance of existing infrastructure to carry the City of Detroit into the future. This is demonstrated by continued investments in police and fire facilities, facility maintenance, and the replacement of the city's vehicle inventory, as well as infrastructure improvements to bridges and sidewalks. The document also proposes funding allocations to commercial neighborhood corridors, city park improvements, and the Joe Louis Greenway. In addition, capital expenditures which are intended to impact residents directly, such as DWSD's lead service line replacement program, will continue. The Housing and Revitalization Department's funding to maintain and create more affordable housing units also appears to remain robust.

Departmental projects are grouped under the following five (5) capital categories:

1. Housing & Economic Development
2. Open Spaces & Recreation
3. Health & Public Safety
4. Transportation
5. Technology & Government Infrastructure

1. Housing and Economic Development

Including the current fiscal year, total funding in the Housing and Economic Development category is indicated to be \$107,907,000. This category includes the following departments: Construction and Demolition, Housing and Revitalization, and Planning and Development.

Specific goals and projects cited by departments in this category include:

Construction and Demolition Department

- o Demolition or securing of structures from the Detroit Land Bank Authority's inventory
- o Demolition of structures that have been declared imminent threats to public health and safety or for which an Order to Demolish has been authorized by the City Council
- o Demolition of large scale commercial and industrial sites to enable redevelopment

Housing and Revitalization Department

- o Increase the supply of quality affordable housing by preserving and improving existing supply and creating new units
- o New construction of affordable housing
- o Examining the establishment of a community land trust in the city of Detroit

Planning and Development Department

- o Continued development and implementation of Neighborhood Framework Plans at a rate of 3-4/year through 2025
- o Implementation of recommendations for the Joe Louis Greenway Framework plan.
- o Stabilize key vacant school buildings in preparation for future redevelopment, prioritizing SNF Neighborhood and strategic areas identified in the vacant schools repurposing study

1. Outlier Media, *Proposal N: Detroit Passes Blight Bond*, **Outlier Media** (Nov. 3, 2020), <https://outliermedia.org/proposal-n-detroit-passes-blight-bond/>
2. **Forensic Audit of Citywide Residential Property Tax Assessments: Second Interim Report**, Office of the Auditor General, City of Detroit, Apr. 2024. Available at: <https://www.detroitmi.gov/government/auditor-general>.
3. **Office of the Auditor General, City of Detroit, Limited Scope Forensic Audit of Residential Property Assessment: Second Interim Report of Raymond A. Roth III, CPA, CFE**, May 2022. Available at: <https://detroitmi.gov/government/office-auditor-general>.
4. Tom Perez, *White House Adviser Tours Joe Louis Greenway with Mike Duggan*, **Detroit Free Press** (July 29, 2024), <https://www.freep.com/story/news/local/michigan/detroit/2024/07/29/white-house-adviser-tom-perez-tours-joe-louis-greenway-with-mike-duggan/74588672007/>.
5. **City Council Closing Resolution FY2025**, City of Detroit, Apr. 2024. Available at: <https://detroitmi.gov/sites/detroitmi.localhost/files/2024-04/City%20Council%20Closing%20Resolution%20FY2025%20FINAL.pdf>.
6. **Public Lighting Authority Interlocal Agreement – Execution Version**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Interlocal%20Agreement%20-%20OM%20Execution%20Version_2.pdf.
7. **City of Detroit Charter** (Feb. 29, 2012), available at https://detroitmi.gov/sites/detroitmi.localhost/files/2018-05/2_29_2012_CharterDocument_2_1_WITHOUT_COMMENTARY_1.pdf.
8. **Public Lighting Authority Amended and Restated Trust Agreement**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Amended%20and%20Restated%20Trust%20Agreement_2.pdf.

- Develop citywide plan that identifies future vacant land for industrial use and set policies for all industrial development, including industrial buffering standards, zoning and master plan updates, and industrial design guidelines
- Commercial property preservation & stabilization of key properties identified through framework plans.

Detroit Construction and Demolition Department

Capital expenditures for the activities of the Detroit Construction and Demolition Department are not included in the proposed 2026-2030 Capital Agenda before this Honorable Body. While included in the previous Capital Agenda under the Housing and Economic Development Category, the absence of these expenditures from this proposed Capital Agenda will not affect the continued demolition and rehabilitation of dwellings in the neighborhoods. Nonetheless, for purposes of transparency, the proposed funding for capital expenditures should be included in the current proposed Capital Agenda. Proposal N activities are still ongoing through the Construction and Demolition Department and citizens should be made aware of how the funds are proposed to be used. Additionally, once the Proposal N bond funds are no longer available, the public should know how future demolition activities will be funded.

Construction of New Affordable Housing

Maintaining the current stock of affordable housing and creating new affordable housing opportunities for Detroiters must be a top priority. As the cost of housing increases, lack of affordable housing will be an ongoing problem on both a local and national level. It is imperative that city government work diligently to develop and implement effective strategies to address this problem. It appears that the Housing and Revitalization Department is committed to the allocation of funding to meet this crisis head-on. How the city responds to this crisis will impact the quality of life for many of our residents for years to come.

Community Land Trust

The examination of the establishment of a community land trust in the City of Detroit is a very important undertaking. Community Land Trusts represent a distinct community driven approach to affordable housing. The concept could prove to be one tool to help in the effort to create more affordable housing. If the establishment of a land trust is to succeed, a nonprofit organization must be assigned to oversee its operations and governance. Sufficient land must be made available and strategically located in areas that will maximize community benefit while preventing displacement. Additionally, securing adequate long-term capital funding is essential to cover not only the initial acquisition and development costs but also ongoing maintenance, stewardship, and administrative expenses. Caution must be exercised to avoid overburdening the trust with unrealistic goals or inadequate resources, which could undermine its sustainability and effectiveness. Robust partnerships with public and private entities, as well as access to grants, could help ensure the long-term viability of the land trust model.

Neighborhood Planning Framework Implementation

Continued development and implementation of the neighborhood planning framework plans throughout the city will serve as a vital tool to further engage all our residents, allowing their voices to be heard relative to just what they would like to see in their communities. The over two hundred neighborhoods in the city possess unique qualities, issues, and needs. Effective community outreach is vital to the success of these initiatives.

1. Outlier Media, *Proposal N: Detroit Passes Blight Bond*, **Outlier Media** (Nov. 3, 2020), <https://outliermedia.org/proposal-n-detroit-passes-blight-bond/>.
2. **Forensic Audit of Citywide Residential Property Tax Assessments: Second Interim Report**, Office of the Auditor General, City of Detroit, Apr. 2024. Available at: <https://www.detroitmi.gov/government/auditor-general>.
3. **Office of the Auditor General, City of Detroit, Limited Scope Forensic Audit of Residential Property Assessment: Second Interim Report of Raymond A. Roth III, CPA, CFE**, May 2022. Available at: <https://detroitmi.gov/government/office-auditor-general>.
4. Tom Perez, *White House Adviser Tours Joe Louis Greenway with Mike Duggan*, **Detroit Free Press** (July 29, 2024), <https://www.freep.com/story/news/local/michigan/detroit/2024/07/29/white-house-adviser-tom-perez-tours-joe-louis-greenway-with-mike-duggan/74588672007/>.
5. **City Council Closing Resolution FY2025**, City of Detroit, Apr. 2024. Available at: <https://detroitmi.gov/sites/detroitmi.localhost/files/2024-04/City%20Council%20Closing%20Resolution%20FY2025%20FINAL.pdf>.
6. **Public Lighting Authority Interlocal Agreement – Execution Version**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Interlocal%20Agreement%20-%20OM%20Execution%20Version_2.pdf.
7. **City of Detroit Charter** (Feb. 29, 2012), available at https://detroitmi.gov/sites/detroitmi.localhost/files/2018-05/2_29_2012_CharterDocument_2_1_WITHOUT_COMMENTARY_1.pdf.
8. **Public Lighting Authority Amended and Restated Trust Agreement**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Amended%20and%20Restated%20Trust%20Agreement_2.pdf.

2. Open Spaces and Recreation

Including the current fiscal year, total funding in the Open Spaces and Recreation category is indicated to be \$354,691,000. This category includes the following departments and facilities: Charles H. Wright Museum of African American History, Eastern Market, General Services Department-(Parks, Public Spaces, Recreation), Detroit Historical Society, and the Detroit Zoological Society.

Specific goals and projects cited by departments in this category include:

Charles H. Wright Museum of African American History

- Mechanical electrical project: Repairs replacements and improvements to heating and air condition, temperature controls, humidity controls, fire mitigation systems, as well as other electrical and engineering systems including a backup generator system
- Facade repair and Modernization: Improvements to prevent damage related to rain, snow, and other weather events, that also improve energy efficiencies
- Exterior lighting replacement

Eastern Market

- Shed 7 renovation to bring online a new state of the art wholesale distribution center
- Replacement of Shed 4: Building an enclosed structure to better market services during the fall and spring months. A two-story building is envisioned with second floor leasing opportunities
- Major repairs to sheds and parking lots
- Infrastructure projects to support economic development activity

General Services Department-Parks, Public Spaces, and Recreation

- Improvements to city parks
- Replacement of park amenities
- Joe Louis Greenway future phases
- Recreation Center Improvements
- Vehicle Replacement Plan for park maintenance and construction vehicles
- Maintaining existing golf courses

Detroit Historical Society

- Dossin Great Lakes Museum: improvements and expansion
- Detroit Historical Museum: exhibit upgrades and additional exhibits

Detroit Zoological Institute

- Discovery Trails; Major renovation to expand educational programming capacity for a currently underutilized 7-acre site, adding new immersive animal experiences
- Improvements to water infrastructure, HVAC, fire detection and suppression systems, pathway repairs, improvements to stabilize the water tower, stormwater management investments, and roof replacements
- Guest safety and experience renovation projects: renovation of train stations for improvement of guest safety; retail space repairs and improvements

1. Outlier Media, *Proposal N: Detroit Passes Blight Bond*, **Outlier Media** (Nov. 3, 2020), <https://outliermedia.org/proposal-n-detroit-passes-blight-bond/>.
2. **Forensic Audit of Citywide Residential Property Tax Assessments: Second Interim Report**, Office of the Auditor General, City of Detroit, Apr. 2024. Available at: <https://www.detroitmi.gov/government/auditor-general>.
3. **Office of the Auditor General, City of Detroit, Limited Scope Forensic Audit of Residential Property Assessment: Second Interim Report of Raymond A. Roth III, CPA, CFE**, May 2022. Available at: <https://detroitmi.gov/government/office-auditor-general>.
4. Tom Perez, *White House Adviser Tours Joe Louis Greenway with Mike Duggan*, **Detroit Free Press** (July 29, 2024), <https://www.freep.com/story/news/local/michigan/detroit/2024/07/29/white-house-adviser-tom-perez-tours-joe-louis-greenway-with-mike-duggan/74588672007/>.
5. **City Council Closing Resolution FY2025**, City of Detroit, Apr. 2024. Available at: <https://detroitmi.gov/sites/detroitmi.localhost/files/2024-04/City%20Council%20Closing%20Resolution%20FY2025%20FINAL.pdf>.
6. **Public Lighting Authority Interlocal Agreement – Execution Version**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Interlocal%20Agreement%20-%20OM%20Execution%20Version_2.pdf.
7. **City of Detroit Charter** (Feb. 29, 2012), available at https://detroitmi.gov/sites/detroitmi.localhost/files/2018-05/2_29_2012_CharterDocument_2_1_WITHOUT_COMMENTARY_1.pdf.
8. **Public Lighting Authority Amended and Restated Trust Agreement**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Amended%20and%20Restated%20Trust%20Agreement_2.pdf.

Recreation Center Improvements

The proposed Capital Agenda provides for new and continued improvements to several of the recreational facilities within the city, many utilizing ARPA funds. However, parts of our city still lack real recreational opportunities in the form of actual full-service recreation centers. The Chandler Park Athletic Dome in District 4, is a new athletic fieldhouse that will undeniably serve a purpose in the community. However, it is not a full-service recreation center. Recreational opportunities should be spread equally throughout the city amongst the seven (7) City Council districts to allow all citizens.

Joe Louis Greenway Project

The Joe Louis Greenway recreational pathway will eventually span approximately thirty miles through the City of Detroit and other communities. It has been touted as a unifier of Detroit's neighborhoods, people, and parks. As the Joe Louis Greenway construction continues, hundreds of millions of dollars will be allocated for the project. Our citizens should receive a clear vision and understanding of what this project will be once it has fully materialized. The Greenway will require ongoing funding for maintenance, security and programming. The plan for future funding to make this a safe, secure, and clean place for our citizens should be brought forth for public discussion and examination.

3. Health and Public Safety

Including the current fiscal year, total funding in the Health and Public Safety category is indicated to be \$87,670,000. This category includes the following departments: Detroit Fire Department, Detroit Health Department, and the Detroit Police Department.

Specific goals and projects cited by departments in this category includes

Detroit Fire Department

- Fire facility improvements: capital improvements throughout multiple facilities to bring them into a modernized state of good repair
- Continuation of the in-vehicle technology replacement cycle
- Mobile training tower

Detroit Health Department

(No actual projects presented) Given the level of unreadiness that the city faced going into the COVID-19 pandemic, this department must ensure that it is adequately prepared for future natural or manmade disasters. Developing and planning for the cost of a comprehensive Emergency Response Plan is imperative to safeguarding public health, focusing on bolstering infrastructure, stockpiling essential supplies, and enhancing the capacity for rapid response. Unfortunately, the absence of a five-year plan for the Detroit Health Department in this year's capital agenda highlights a possible gap in strategic planning that must be addressed to ensure the city's resilience in the face of potential crises.

1. Outlier Media, *Proposal N: Detroit Passes Blight Bond*, **Outlier Media** (Nov. 3, 2020), <https://outliermedia.org/proposal-n-detroit-passes-blight-bond/>.
2. **Forensic Audit of Citywide Residential Property Tax Assessments: Second Interim Report**, Office of the Auditor General, City of Detroit, Apr. 2024. Available at: <https://www.detroitmi.gov/government/auditor-general>.
3. **Office of the Auditor General, City of Detroit, Limited Scope Forensic Audit of Residential Property Assessment: Second Interim Report of Raymond A. Roth III, CPA, CFE**, May 2022. Available at: <https://detroitmi.gov/government/office-auditor-general>.
4. Tom Perez, *White House Adviser Tours Joe Louis Greenway with Mike Duggan*, **Detroit Free Press** (July 29, 2024), <https://www.freep.com/story/news/local/michigan/detroit/2024/07/29/white-house-adviser-tom-perez-tours-joe-louis-greenway-with-mike-duggan/74588672007/>.
5. **City Council Closing Resolution FY2025**, City of Detroit, Apr. 2024. Available at: <https://detroitmi.gov/sites/detroitmi.localhost/files/2024-04/City%20Council%20Closing%20Resolution%20FY2025%20FINAL.pdf>.
6. **Public Lighting Authority Interlocal Agreement – Execution Version**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Interlocal%20Agreement%20-%20OM%20Execution%20Version%202.pdf.
7. **City of Detroit Charter** (Feb. 29, 2012), available at https://detroitmi.gov/sites/detroitmi.localhost/files/2018-05/2_29_2012_CharterDocument_2_1_WITHOUT_COMMENTARY_1.pdf.
8. **Public Lighting Authority Amended and Restated Trust Agreement**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Amended%20and%20Restated%20Trust%20Agreement_2.pdf.

Detroit Police Department

- Police facility improvements and updates : Continuation of ongoing capital improvements to bring DPD facilities to a modernized state of good repair.

Police and Fire facility improvements

The 2026-2030 proposed Capital Agenda provides funding for renovations and upgrades to both police precincts and fire facilities throughout the city. These investments are necessary not only to provide the vital services our citizens deserve, but also to provide safe, clean, and secure workplaces for our first responders. Many of our firehouses and police precincts are aged facilities that are in dire need of various interior and exterior improvements. These investments not only help to protect the safety and welfare of our citizenry, but they help build departmental morale.

4. Transportation

Including the current fiscal year, total funding in the Transportation category is indicated to be \$651,348,000. This category includes the following departments and facilities: Coleman A. Young International Airport, Department of Transportation, Department of Public Works, Detroit Transportation Corporation, and the Municipal Parking Department.

Specific goals and projects cited by departments in this category include:

Coleman A. Young International Airport

- Install engineered material arresting system (EMAS) to stop aircraft that overrun the runway
- Design and reconstruct a new Taxiway A
- Construction of a new Air Traffic Control Tower
- Major rehabilitation of pavement associated with Executive Terminal
- Removal of Executive Terminal building
- Acquire land and homes to allow FAA-mandated expansion of airport safety zone

Detroit Department of Transportation

- Bus overhaul: Invest in new buses at mid-life to improve reliability by replacing aging buses, purchase new zero emission buses to improve air quality and reduce greenhouse gas emissions
- Replace on board bus cameras and back up hardware and software
- Replacement of existing shelters to bring them into a state of good repair, and expansion of shelters at new locations
- Improvements to the existing Motorola radio infrastructure to support operators, dispatch, and road supervision teams
- Construction, renovations, and upgrades to various DDOT facilities

Department of Public Works

- Streetscape projects: these plans will be created in line with the neighborhood and corridor plans developed by the Planning and Development Department for various areas in the city
- Bridge repairs and rehabilitation
- Street resurfacing and rehabilitation continuing the program which allocates funds for the construction resurfacing and reconstruction of streets and improvements to intersections

1. Outlier Media, *Proposal N: Detroit Passes Blight Bond*, **Outlier Media** (Nov. 3, 2020), <https://outliermedia.org/proposal-n-detroit-passes-blight-bond/>.
2. **Forensic Audit of Citywide Residential Property Tax Assessments: Second Interim Report**, Office of the Auditor General, City of Detroit, Apr. 2024. Available at: <https://www.detroitmi.gov/government/auditor-general>.
3. **Office of the Auditor General, City of Detroit, Limited Scope Forensic Audit of Residential Property Assessment: Second Interim Report of Raymond A. Roth III, CPA, CFE**, May 2022. Available at: <https://detroitmi.gov/government/office-auditor-general>.
4. Tom Perez, *White House Adviser Tours Joe Louis Greenway with Mike Duggan*, **Detroit Free Press** (July 29, 2024), <https://www.freep.com/story/news/local/michigan/detroit/2024/07/29/white-house-adviser-tom-perez-tours-joe-louis-greenway-with-mike-duggan/74588672007/>.
5. **City Council Closing Resolution FY2025**, City of Detroit, Apr. 2024. Available at: <https://detroitmi.gov/sites/detroitmi.localhost/files/2024-04/City%20Council%20Closing%20Resolution%20FY2025%20FINAL.pdf>.
6. **Public Lighting Authority Interlocal Agreement – Execution Version**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Interlocal%20Agreement%20-%20OM%20Execution%20Version_2.pdf.
7. **City of Detroit Charter** (Feb. 29, 2012), available at https://detroitmi.gov/sites/detroitmi.localhost/files/2018-05/2_29_2012_CharterDocument_2_1_WITHOUT_COMMENTARY_1.pdf.
8. **Public Lighting Authority Amended and Restated Trust Agreement**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Amended%20and%20Restated%20Trust%20Agreement_2.pdf.

- Federal aid roadways, eligible projects include major street resurfacing or street safety improvements
- Traffic Control and Calming

Detroit Transportation Corporation

- Railcar refurbishment
- Install surveillance cameras and automated passenger counters on all train cars
- Replace and upgrade original fare collection equipment at thirteen (13) stations
- Automated Train Controller Component upgrades
- Develop and implement new Detroit People Mover Strategy Update and Feasibility Study

Detroit Municipal Parking Department

- Ford underground parking garage upgrades
- Commercial corridor off street parking improvements: Increasing parking options in commercial corridors located in the City's Strategic Neighborhood Fund areas

Ford Underground Parking

New investments in the Ford Underground Parking Structure are long overdue. Although capital infrastructure improvements targeted for this asset are very costly, there needs to be a clear plan to prioritize the maintenance and upkeep of this structure. Ford Underground parking is where many visitors to our city receive their first impression of Detroit. Non-working lights, escalators, and elevators are not the best way to welcome visitors. Acknowledging that the full renovation will take tens of millions of dollars and years to complete, there must be some prioritization of capital funding to bring the structure to a state of presentable usability.

5. Technology and Government Infrastructure

Including the current fiscal year, total funding in the Technology and Government Infrastructure category is indicated to be \$1,131,452,000. This category includes the following departments and facilities: Department of Sustainability, Department of Innovation and Technology, Department of Elections, General Services Department-Facilities, General Services Department – Fleet, Public Lighting Authority, Public Lighting Department, and the Detroit Water and Sewerage Department.

Specific goals and projects cited by departments in this category include:

Department of Sustainability

- Establishment of a city-wide, reliable, and easily accessible fast electric vehicle (DCFC) network by investing in new EV chargers across Detroit

Department of Innovation and Technology

- Make city government more responsive by improving Detroiters ability to access and communicate with City Government
- Replace obsolete and vulnerable departmental systems by updating critical departmental software systems to improve functionality and security
- Upgrade or migrate 911 computer aided system to supported system

1. Outlier Media, *Proposal N: Detroit Passes Blight Bond*, **Outlier Media** (Nov. 3, 2020), <https://outliermedia.org/proposal-n-detroit-passes-blight-bond/>.
2. **Forensic Audit of Citywide Residential Property Tax Assessments: Second Interim Report**, Office of the Auditor General, City of Detroit, Apr. 2024. Available at: <https://www.detroitmi.gov/government/auditor-general>.
3. **Office of the Auditor General, City of Detroit, Limited Scope Forensic Audit of Residential Property Assessment: Second Interim Report of Raymond A. Roth III, CPA, CFE**, May 2022. Available at: <https://detroitmi.gov/government/office-auditor-general>.
4. Tom Perez, *White House Adviser Tours Joe Louis Greenway with Mike Duggan*, **Detroit Free Press** (July 29, 2024), <https://www.freep.com/story/news/local/michigan/detroit/2024/07/29/white-house-adviser-tom-perez-tours-joe-louis-greenway-with-mike-duggan/74588672007/>.
5. **City Council Closing Resolution FY2025**, City of Detroit, Apr. 2024. Available at: <https://detroitmi.gov/sites/detroitmi.localhost/files/2024-04/City%20Council%20Closing%20Resolution%20FY2025%20FINAL.pdf>.
6. **Public Lighting Authority Interlocal Agreement – Execution Version**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Interlocal%20Agreement%20-%20OM%20Execution%20Version_2.pdf.
7. **City of Detroit Charter** (Feb. 29, 2012), available at https://detroitmi.gov/sites/detroitmi.localhost/files/2018-05/2_29_2012_CharterDocument_2_1_WITHOUT_COMMENTARY_1.pdf.
8. **Public Lighting Authority Amended and Restated Trust Agreement**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Amended%20and%20Restated%20Trust%20Agreement_2.pdf.

Department of Elections

- Department of Elections Building Improvements & Systems Updates, facility improvements, including HVAC, elevator, windows, and electrical

Construction and Demolition Department-Facilities

- Consolidation of city service yards and garages to increase efficiency and modernize operations.
- Improvements to Gethsemane Cemetery
- CAYMC facility updates
- 36th District Court building improvements

General Services Department -Fleet

- Optimize the entire city fleet. An optimized fleet is one where the average vehicle age is the midpoint of the intended fleet lifecycle
- Implement a new vehicle replacement schedule, prioritized by vehicle age, life span, repair costs, and utilization.
- New investment in vehicles for Emergency Response, General City Services, Street Fund (i.e., sign shop, traffic engineering etc.), Solid Waste, Parks, Police Tow, Blight Remediation and Demolition

Public Lighting Authority

- Replace aged out residential wood poles
- Upgrade street lighting and remove poles and fixtures in high traffic corridors
- Replacement of existing deteriorated and end-of-lifecycle decorative lights
- Fill in lighting gaps in areas not completed in 2014-2016 construction, such as, viaducts, sites reconfigured for development and overlooked areas

Public Lighting Department

- Decommissioning, abatement, and salvage operations
- Decommissioning inactive substations and Mistersky power plant

Detroit Water and Sewerage Department

- Lead service line replacement program
- Lateral sewer line replacement
- Various water main replacements
- Green infrastructure

EV charging stations

EV charging stations are a green and eco-conscious approach to minimizing the carbon footprint but, even in the motor city, it appears that we still have a long way to go before the streets and thoroughfares of are overran with electric vehicles. The electric vehicle market must be carefully monitored in the upcoming years to determine what reasonable and adequate levels of funding are necessary for this undertaking.

1. Outlier Media, *Proposal N: Detroit Passes Blight Bond*, **Outlier Media** (Nov. 3, 2020), <https://outliermedia.org/proposal-n-detroit-passes-blight-bond/>.
2. **Forensic Audit of Citywide Residential Property Tax Assessments: Second Interim Report**, Office of the Auditor General, City of Detroit, Apr. 2024. Available at: <https://www.detroitmi.gov/government/auditor-general>.
3. **Office of the Auditor General, City of Detroit, Limited Scope Forensic Audit of Residential Property Assessment: Second Interim Report of Raymond A. Roth III, CPA, CFE**, May 2022. Available at: <https://detroitmi.gov/government/office-auditor-general>.
4. Tom Perez, *White House Adviser Tours Joe Louis Greenway with Mike Duggan*, **Detroit Free Press** (July 29, 2024), <https://www.freep.com/story/news/local/michigan/detroit/2024/07/29/white-house-adviser-tom-perez-tours-joe-louis-greenway-with-mike-duggan/74588672007/>.
5. **City Council Closing Resolution FY2025**, City of Detroit, Apr. 2024. Available at: <https://detroitmi.gov/sites/detroitmi.localhost/files/2024-04/City%20Council%20Closing%20Resolution%20FY2025%20FINAL.pdf>.
6. **Public Lighting Authority Interlocal Agreement – Execution Version**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Interlocal%20Agreement%20-%20OM%20Execution%20Version_2.pdf.
7. **City of Detroit Charter** (Feb. 29, 2012), available at https://detroitmi.gov/sites/detroitmi.localhost/files/2018-05/2_29_2012_CharterDocument_2_1_WITHOUT_COMMENTARY_1.pdf.
8. **Public Lighting Authority Amended and Restated Trust Agreement**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Amended%20and%20Restated%20Trust%20Agreement_2.pdf.

Vehicle Fleet Replacement

Funding has been proposed for the replacement of vehicles throughout the cities various departments. These include buses, general city vehicles, fire, and police vehicles. The goal is to replace these vehicles halfway through the life cycle to bring over fleet age within the range of what is the recommended standard.

Detroit Water and Sewerage Department

The Detroit Water and Sewerage Department has historically been and remains the department with the most capital expenditures. This is due to the age, size, and nature of the operations. Both the Lead line replacement and flood protection are vital to the health and safety of our residents. There are approximately 80,000 service lines to be replaced, and additional funding will most likely be necessary.

Affiliated Entities

Including the current fiscal year, total funding in the Affiliated Entities category amounts to \$17,545,000. The entirety of this funding is dedicated to the Detroit Public Library (DPL).

The City of Detroit Capital Agenda calls for the inclusion of all capital improvement projects financed during the next five (5) fiscal years from funds, which are subject to the control or appropriation by the City of Detroit. Generally, funds utilized by Affiliated Entities are not subject to appropriation by the City Council. Therefore, they are not required to be a part of the Capital Agenda. However, these entities work so closely with city departments and the community to provide a variety of services, land assembly and business attraction to name a few. It merits the listing of the organization's current and proposed activities for transparency purposes.

Detroit Economic Growth Corporation

- a. Downtown Development Authority
- b. Economic Development Corporation
- c. Industrial Parks
- d. Neighborhood Development Corporation
- e. Brownfield Redevelopment Authority
- f. Local Development Finance Authority
- g. Detroit Next Michigan Development corporation
- h. 8 Mile Woodward Corridor Improvement Authority
(no actual projects were presented)

Detroit-Wayne County Port Authority

(no actual projects presented)

Detroit Riverfront Conservancy

Completion of the West Riverfront project TBD

Detroit Public Library

Library systems not only promote literacy, but they also strengthen communities. The fact that they are constantly in need of resources, maintenance, and infrastructure improvements is a widely known reality. Taxpayer dollars that operate the library system and taxpayers have the right to know how these funds are being used. The city has a role

1. Outlier Media, *Proposal N: Detroit Passes Blight Bond*, **Outlier Media** (Nov. 3, 2020), <https://outliermedia.org/proposal-n-detroit-passes-blight-bond/>.
2. **Forensic Audit of Citywide Residential Property Tax Assessments: Second Interim Report**, Office of the Auditor General, City of Detroit, Apr. 2024. Available at: <https://www.detroitmi.gov/government/auditor-general>.
3. **Office of the Auditor General, City of Detroit, Limited Scope Forensic Audit of Residential Property Assessment: Second Interim Report of Raymond A. Roth III, CPA, CFE**, May 2022. Available at: <https://detroitmi.gov/government/office-auditor-general>.
4. Tom Perez, *White House Adviser Tours Joe Louis Greenway with Mike Duggan*, **Detroit Free Press** (July 29, 2024), <https://www.freep.com/story/news/local/michigan/detroit/2024/07/29/white-house-adviser-tom-perez-tours-joe-louis-greenway-with-mike-duggan/74588672007/>.
5. **City Council Closing Resolution FY2025**, City of Detroit, Apr. 2024. Available at: <https://detroitmi.gov/sites/detroitmi.localhost/files/2024-04/City%20Council%20Closing%20Resolution%20FY2025%20FINAL.pdf>.
6. **Public Lighting Authority Interlocal Agreement – Execution Version**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Interlocal%20Agreement%20-%20OM%20Execution%20Version_2.pdf.
7. **City of Detroit Charter** (Feb. 29, 2012), available at https://detroitmi.gov/sites/detroitmi.localhost/files/2018-05/2_29_2012_CharterDocument_2_1_WITHOUT_COMMENTARY_1.pdf.
8. **Public Lighting Authority Amended and Restated Trust Agreement**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Amended%20and%20Restated%20Trust%20Agreement_2.pdf.

and must do all within its power to ensure that these services are provided to our citizens in safe well-maintained facilities. In this age of disinformation and fake news, our libraries should be places that bring information and education to all people regardless to their socioeconomic status. The benefits that the library systems afford our society, young and old cannot be overlooked or downplayed. Our libraries should take a higher priority when it comes to funding.

Though a funding source is not indicated for DPL's proposed five (5) year plan, there are significant improvements planned for numerous branch locations, including the Main Branch. Plans for the Main Branch repairs are described as follows:

- Replacement of Air Handling Units
- Parking lot resurfacing
- Installation of drain back flow preventers
- Exterior wall repair, tuck pointing, and power washing of the building
- Installation of a fire suppression system
- Repairing the foundation and wall separation

The FY2026-2030 Capital Agenda also includes costs for major renovations to the Monteith Branch location which are estimated at \$6,500,000. This capital agenda also includes costs for HVAC system replacements at various branch locations at \$1,500,000.

CONCLUSION

In closing, although the Capital Agenda is a planning document and not a budget document, the process is important because it assists the city in making choices about how and when projects should be implemented and how they should be funded. This ensures that government policymakers are responsible to the residents with respect to how capital funds are spent.

Although like the previous capital agenda in format, the proposed 2026-2030 Capital Agenda is well presented but not as comprehensive as some of the earlier capital agendas. It lacks some the necessary details to allow the public and legislators to determine the strategies that went into the development of the priorities for capital funding recommendations.

The proposed 2026-2030 Capital Agenda does a fine job of providing for the continued maintenance and improvements to existing critical assets. The expenditure of funds for maintenance and replacement of city vehicles, renovations to police and fire facilities and other infrastructure improvements are vital to the delivery of services and the overall quality of life of our citizens. In addition, substantial resources allocated to combat the affordable housing crisis sweeping our city and nation are vital to the future well-being of our city and its citizens.

Observations/Recommendations

- In reviewing the FY 2026-2030 Capital Agenda, it is evident that the identification of funding sources is inconsistent, with some sections detailing funding source information while others omit the same details. This creates challenges in fully assessing the underpinnings of proposed projects and initiatives.

1. Outlier Media, *Proposal N: Detroit Passes Blight Bond*, **Outlier Media** (Nov. 3, 2020), <https://outliermedia.org/proposal-n-detroit-passes-blight-bond/>
2. **Forensic Audit of Citywide Residential Property Tax Assessments: Second Interim Report**, Office of the Auditor General, City of Detroit, Apr. 2024. Available at: <https://www.detroitmi.gov/government/auditor-general>
3. **Office of the Auditor General, City of Detroit, Limited Scope Forensic Audit of Residential Property Assessment: Second Interim Report of Raymond A. Roth III, CPA, CFE**, May 2022. Available at: <https://detroitmi.gov/government/office-auditor-general>.
4. Tom Perez, *White House Adviser Tours Joe Louis Greenway with Mike Duggan*, **Detroit Free Press** (July 29, 2024), <https://www.freep.com/story/news/local/michigan/detroit/2024/07/29/white-house-adviser-tom-perez-tours-joe-louis-greenway-with-mike-duggan/74588672007/>.
5. **City Council Closing Resolution FY2025**, City of Detroit, Apr. 2024. Available at: <https://detroitmi.gov/sites/detroitmi.localhost/files/2024-04/City%20Council%20Closing%20Resolution%20FY2025%20FINAL.pdf>.
6. **Public Lighting Authority Interlocal Agreement – Execution Version**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Interlocal%20Agreement%20-%20OM%20Execution%20Version_2.pdf.
7. **City of Detroit Charter** (Feb. 29, 2012), available at https://detroitmi.gov/sites/detroitmi.localhost/files/2018-05/2_29_2012_CharterDocument_2_1_WITHOUT_COMMENTARY_1.pdf.
8. **Public Lighting Authority Amended and Restated Trust Agreement**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Amended%20and%20Restated%20Trust%20Agreement_2.pdf.

- Previous capital agendas included an appendix containing one-page summaries from DEGC relative to the Commercial Redevelopment Act, Commercial Rehabilitation Act, Neighborhood Enterprise Zone Act, New Personal Property Exemption, Obsolete Property Rehabilitation Act, and the Plant Rehabilitation Act. These are very helpful to anyone who reviews the proposed Capital Agenda and should be included.
- The proposed Capital Agenda lacks new funding for capital improvements at Historic Fort Wayne. There must be a comprehensive plan complete with funding commitments and specific timelines presented to the public for the renovation and future use of this all-important historic asset.
- The Public Lighting Department’s decommissioning process should be closely monitored. Per the City of Detroit Charter, *Public Lighting Department, Sec. 7-905 - Limitations on Sale of Assets*, “the City may not sell or in any way dispose of any property needed to continue the operation of any city owned public utility furnishing lighting, *unless* approved by a majority of city voters voting on the question at a regular or special election.”⁷ PLD is different from the Public Lighting Authority (PLA). The PLA was created by the authority of Michigan Public Act 392 of 2012 through the Amended and Restated Trust Agreement when the City of Detroit was under emergency management.⁸ The PLA was created to address the city’s lighting crisis more effectively than the PLD could.⁶ The PLA’s scope is narrowly focused on improving and maintaining public lighting systems, as actions regarding property sell or disposition fall under the jurisdiction of the city.⁶
- The Office of the Assessor is not addressed in the proposed Capital Agenda. The Office of the Auditor General (OAG) has recommended both a data observability study and feasibility study for the Office of the Assessor. An observability study is recommended to understand the accuracy/reliability of the data in the Assessor’s Office systems.^{2,3} A feasibility study is recommended to explore the merits and costs associated with investing in a new Computer Assisted Mass Appraisal Data system that is cloud-based and meets all Michigan State Tax Commission standards. Per the Forensic Audit of Citywide Residential Property Tax Assessments Second Interim Report from the OAG, there is a lack of operational efficiency when using the computer assisted mass appraisal data system in the office.^{2,3}
- The proposed Capital Agenda Summary indicates that “*the city will maintain the Joe Louis Greenway,*” which is set to unite the City with surrounding municipalities. While the document provides that the city will partner with the Joe Louis Greenway Partnership (JLGP) on operations and programming, it appears to indicate that the Greenway which connects the City of Detroit, Hamtramck, Highland Park, and Dearborn, will be maintained exclusively by the City of Detroit. On page 51, under the General Services Department’s *Projects in Progress*, under “JLG Maintenance and Security Equipment,” equipment and vehicles to secure the Joe Louis Greenway are projected at \$2,850,000. The funding source is general fund surplus dollars or “PAYGO.” The project which has been partially funded by bonds and federal money, has reportedly received \$90 million in American Rescue Plan Act (ARPA) dollars, \$10 million in city dollars, \$20 million from Wayne County and \$60 million from the state, respectively.⁴
- The FY2022-2026 proposed Capital Agenda references a feasibility study to assess the impact of noise and air pollution surrounding the Gordie Howe International Bridge development. While the FY2026-2030 proposed capital agenda indicates that funds have been identified for this purpose, it does not speak to whether the previously referenced study has been executed.

1. Outlier Media, *Proposal N: Detroit Passes Blight Bond*, **Outlier Media** (Nov. 3, 2020), <https://outliermedia.org/proposal-n-detroit-passes-blight-bond/>.
2. **Forensic Audit of Citywide Residential Property Tax Assessments: Second Interim Report**, Office of the Auditor General, City of Detroit, Apr. 2024. Available at: <https://www.detroitmi.gov/government/auditor-general>.
3. **Office of the Auditor General, City of Detroit, Limited Scope Forensic Audit of Residential Property Assessment: Second Interim Report of Raymond A. Roth III, CPA, CFE**, May 2022. Available at: <https://detroitmi.gov/government/office-auditor-general>.
4. Tom Perez, *White House Adviser Tours Joe Louis Greenway with Mike Duggan*, **Detroit Free Press** (July 29, 2024), <https://www.freep.com/story/news/local/michigan/detroit/2024/07/29/white-house-adviser-tom-perez-tours-joe-louis-greenway-with-mike-duggan/74588672007/>.
5. **City Council Closing Resolution FY2025**, City of Detroit, Apr. 2024. Available at: <https://detroitmi.gov/sites/detroitmi.localhost/files/2024-04/City%20Council%20Closing%20Resolution%20FY2025%20FINAL.pdf>.
6. **Public Lighting Authority Interlocal Agreement – Execution Version**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Interlocal%20Agreement%20-%20OM%20Execution%20Version_2.pdf.
7. **City of Detroit Charter** (Feb. 29, 2012), available at https://detroitmi.gov/sites/detroitmi.localhost/files/2018-05/2_29_2012_CharterDocument_2_1_WITHOUT_COMMENTARY_1.pdf.
8. **Public Lighting Authority Amended and Restated Trust Agreement**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Amended%20and%20Restated%20Trust%20Agreement_2.pdf.

- The FY2022-2026 proposed Capital Agenda features an appendix which provides a detailed description of funding sources, the currently proposed capital agendas exclude this insightful addition.
- The proposed FY2022-2026 Capital Agenda highlights DEGC partnerships and projects managed by the EDC. The FY 2026-2030 Capital Agenda does not feature this information.
- Aside from brief mentions on pages 130 and 132, the Strategic Neighborhood Fund/Initiative is not discussed in the proposed FY2026-2030 Capital Agenda.
- The status of DWSD’s Basement Back-Up Protection Program discussed on page 6 is unclear. In a search for additional details on pages 138-148, which covers DWSD’s accomplishments and projects in progress, the progress of this program is not explicitly discussed.
- The General Services – Parks, Public Spaces, & Recreation section, which begins on page 46, does not provide the level of specificity provided in previous capital agendas. The FY2022-2026 Capital Agenda featured a units of service chart. Such information may be helpful to the City Council in the upcoming budget season. Please see the information as it was provided below:

Units of Service

Sample Park Amenity	Installation Cost	Annual Maintenance Cost
Playground - large	\$125,000	\$6,250
Picnic Shelter - medium	\$90,000	\$225
Basketball court - junior court	\$65,000	\$1,625
Park tree	\$1,200	\$20
Fitness pad	\$60,000	\$3,000
Horseshoe pits	\$7,500	\$187
Cricket field	\$180,000	\$1,600
Soccer field - youth size U8	\$35,000	\$700
Landscape bed (per SF)	\$55	\$1.10

FY 2024-2028 Adopted Capital Agenda, page 51

- The proposed 2020-2024 Capital Agenda featured a description of all city recreation centers, indicating whether a center is operated by a third-party partnership. This level of detail is not featured in the current capital agenda being proposed. Please see an example of the data provided in the FY2020-2024 proposed capital agenda below:

RECREATION CENTERS	RECREATION CENTER ADDRESS
Adams Parcel Center	10500 Lardin
Buwood Family Center	7737 Keescheval
Clark Park Recreation Center **	1130 Clark St
Clemente Recreation Center	2631 Bagley
Constance Center **	8904 Woodbrand Ave
Crowell Recreation Center	16650 Lahser
Deley Recreation Center **	430 Lough
Farwell Recreation Center	2781 E. Outer Dr.
Herkovits Recreation Center	19601 Crusade
Kerans Recreation Center	2260 S. Fort
Linsky Recreation Center	13200 Fenelon
Lipitt Recreation Center **	19320 Van Dyke
Northeast Activities Center **	18100 Meyers
Panson Recreation Center	2301 Woodmere
Tischl Recreation Center **	18100 Meyers
Williams Community Center	8431 Ross Park
Young Recreation Center	2751 Robert Hendley Dr

** Operated by third party partnership

There are facilities that are no longer in use that should be decommissioned, demolished and/ or sold when appropriate:

Recreation Center	Recreation Center Address	Disposition
Balduck	5271 Canon	Closed
Bradley Center	9721 Cardoni	Closed
Brewer	4535 Fairview	Demolished
Canson Center	5103 Guilford	Demolished
Evans Center	13950 Jos. Campau	Closed
Johnson Center	8640 Chippewa	Sale pending
Kronk Center	5555 McGraw	Demolished
Maheras Center	12350 Avondale	Closed
O'Shea Center	15810 Capital	Demolished
South Rademacher	6501 South Street	Demolished
St. Hedwig Center	5661 Kunkel	Demolished
Wheeler Center	637 Brewster	Closed
Wigle Center	3650 John C. Lodge	Demolished

If sold, the proceeds could be used to fund other capital projects. The department is contacted frequently regarding the vacant buildings with requests to purchase them.

FY2020-2024 Proposed Capital Agenda, pg. 55-56

1. Outlier Media, *Proposal N: Detroit Passes Blight Bond*, **Outlier Media** (Nov. 3, 2020), <https://outliermedia.org/proposal-n-detroit-passes-blight-bond/>.
2. **Forensic Audit of Citywide Residential Property Tax Assessments: Second Interim Report**, Office of the Auditor General, City of Detroit, Apr. 2024. Available at: <https://www.detroitmi.gov/government/auditor-general>.
3. **Office of the Auditor General, City of Detroit, Limited Scope Forensic Audit of Residential Property Assessment: Second Interim Report of Raymond A. Roth III, CPA, CFE**, May 2022. Available at: <https://detroitmi.gov/government/office-auditor-general>.
4. Tom Perez, *White House Adviser Tours Joe Louis Greenway with Mike Duggan*, **Detroit Free Press** (July 29, 2024), <https://www.freep.com/story/news/local/michigan/detroit/2024/07/29/white-house-adviser-tom-perez-tours-joe-louis-greenway-with-mike-duggan/74588672007/>.
5. **City Council Closing Resolution FY2025**, City of Detroit, Apr. 2024. Available at: <https://detroitmi.gov/sites/detroitmi.localhost/files/2024-04/City%20Council%20Closing%20Resolution%20FY2025%20FINAL.pdf>.
6. **Public Lighting Authority Interlocal Agreement – Execution Version**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Interlocal%20Agreement%20-%2000M%20Execution%20Version_2.pdf.
7. **City of Detroit Charter** (Feb. 29, 2012), available at https://detroitmi.gov/sites/detroitmi.localhost/files/2018-05/2_29_2012_CharterDocument_2_1_WITHOUT_COMMENTARY_1.pdf.
8. **Public Lighting Authority Amended and Restated Trust Agreement**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Amended%20and%20Restated%20Trust%20Agreement_2.pdf.

- To ensure transparency, LPD recommends that the Administration provide a detailed breakdown of the planned investments allocated to each district. This breakdown should include:
 - **Total Allocations:** The specific amounts apportioned to each district in total.
 - **Project-Specific Details:** A comprehensive list of projects within each district, including the funding allocated to each project and the specific areas of focus (i.e. infrastructure, housing, economic development, green spaces, etc.).
 - **Visual Representation:** The inclusion of a map or other visual presentation that illustrates the distribution of resources and project locations across the districts, providing a clear and accessible overview for City Council.
- As the city prepares for assured transitions in power, it is imperative to address and provide detailed specifications for imperative projects. To ensure this, LPD recommends that the Administration:
 - **Specify Critical Projects:** Clearly outline and prioritize imperative projects, including detailed descriptions of their objectives, timelines, and funding sources.
 - **Impact Assessment:** Highlight the consequences of not addressing these projects, such as delays in service delivery, missed funding opportunities, or disruptions to community well-being.

The Detroit City Council FY2024-2025 Public Policy Planning and Action Resolution Items

As the purpose of Detroit's Capital Agenda is to serve as a strategic planning document that outlines the city's strategic approach to infrastructure investment and resource allocation over a designated period, the City Council may wish to seize this opportunity to follow-up on the status of capital improvement requests proposed in its FY2024-2025 closing resolution.

These requests include, but are not limited to:

Construction and Demolition Department (CDD)

- City Council requested that the CDD to prepare a study evaluating the condition and status of all vacant school structures.
- City Council allocated \$1,000,000 for the acquisition of an ICON Vulcan II 3D printer to address the shortage of affordable housing while promoting sustainability and innovation.

Budget Department

- City Council urged the Administration to fund four additional mobile units for the DESC at \$100,000 each.

1. Outlier Media, *Proposal N: Detroit Passes Blight Bond*, **Outlier Media** (Nov. 3, 2020), <https://outliermedia.org/proposal-n-detroit-passes-blight-bond/>.
2. **Forensic Audit of Citywide Residential Property Tax Assessments: Second Interim Report**, Office of the Auditor General, City of Detroit, Apr. 2024. Available at: <https://www.detroitmi.gov/government/auditor-general>.
3. **Office of the Auditor General, City of Detroit, Limited Scope Forensic Audit of Residential Property Assessment: Second Interim Report of Raymond A. Roth III, CPA, CFE**, May 2022. Available at: <https://detroitmi.gov/government/office-auditor-general>.
4. Tom Perez, *White House Adviser Tours Joe Louis Greenway with Mike Duggan*, **Detroit Free Press** (July 29, 2024), <https://www.freep.com/story/news/local/michigan/detroit/2024/07/29/white-house-adviser-tom-perez-tours-joe-louis-greenway-with-mike-duggan/74588672007/>.
5. **City Council Closing Resolution FY2025**, City of Detroit, Apr. 2024. Available at: <https://detroitmi.gov/sites/detroitmi.localhost/files/2024-04/City%20Council%20Closing%20Resolution%20FY2025%20FINAL.pdf>.
6. **Public Lighting Authority Interlocal Agreement – Execution Version**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Interlocal%20Agreement%20-%20OM%20Execution%20Version_2.pdf.
7. **City of Detroit Charter** (Feb. 29, 2012), available at https://detroitmi.gov/sites/detroitmi.localhost/files/2018-05/2_29_2012_CharterDocument_2_1_WITHOUT_COMMENTARY_1.pdf.
8. **Public Lighting Authority Amended and Restated Trust Agreement**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Amended%20and%20Restated%20Trust%20Agreement_2.pdf.

Department of Public Works (DPW)

- City Council urged DPW to install additional traffic lights near senior living facilities.
- City Council urged DPW to collaborate with local residents to implement traffic calming measures on specified streets, including the installation of speed humps and curb bump-outs.

Department of Transportation (DDOT)

- City Council urged DDOT to develop a transit app integrating all city transportation options.

Budget Department and Office of the Chief Financial Officer

- City Council requested the Administration to create a \$1,000,000 Dangerous Building Fund to assist homeowners with essential repairs.
- City Council encouraged the Office of the Chief Financial Officer to conduct a sales study on the potential revenue of a 2% local option tax in the central business district.

Municipal Parking Department

- City Council requested increased advertisement of the discount parking fee structure for Detroit residents.
- City Council encouraged enhancements to the ParkDetroit app and additional infrastructure improvements to increase parking access for disabled residents.
- City Council requested a comprehensive study on the feasibility of electric vehicle charging stations and parking facilities throughout the city.

Planning and Development Department / Housing and Revitalization Department (HRD)

- City Council recognized the importance of tree planting near major bridge projects and urged the Administration to dedicate such efforts to neighborhood bridge projects.
- City Council supported the use of \$2.7 million from the Fiat Chrysler Automotive Project for home repairs focused on structural improvements.
- City Council allocated \$1.25 million to establish a Community Land Trust Fund to provide homeownership opportunities.
- City Council urged funding for a study on Universal Design to explore creating inherently accessible environments.
- City Council requested an analysis of development projects with expired tax abatements to evaluate their long-term economic impact.
- City Council urged the HRD and DEGC to conduct outreach for façade improvements along the Historic Avenue of Fashion.

Detroit Police Department

- City Council requested assessments of fire engine houses and police facilities to identify infrastructure needs and associated funding strategies.

Office of Sustainability

- City Council encouraged the Office of Sustainability to negotiate with SEMCOG to fund the 2024 greenhouse gas assessment.

1. Outlier Media, *Proposal N: Detroit Passes Blight Bond*, **Outlier Media** (Nov. 3, 2020), <https://outliermedia.org/proposal-n-detroit-passes-blight-bond/>.
2. **Forensic Audit of Citywide Residential Property Tax Assessments: Second Interim Report**, Office of the Auditor General, City of Detroit, Apr. 2024. Available at: <https://www.detroitmi.gov/government/auditor-general>.
3. **Office of the Auditor General, City of Detroit, Limited Scope Forensic Audit of Residential Property Assessment: Second Interim Report of Raymond A. Roth III, CPA, CFE**, May 2022. Available at: <https://detroitmi.gov/government/office-auditor-general>.
4. Tom Perez, *White House Adviser Tours Joe Louis Greenway with Mike Duggan*, **Detroit Free Press** (July 29, 2024), <https://www.freep.com/story/news/local/michigan/detroit/2024/07/29/white-house-adviser-tom-perez-tours-joe-louis-greenway-with-mike-duggan/74588672007/>.
5. **City Council Closing Resolution FY2025**, City of Detroit, Apr. 2024. Available at: <https://detroitmi.gov/sites/detroitmi.localhost/files/2024-04/City%20Council%20Closing%20Resolution%20FY2025%20FINAL.pdf>.
6. **Public Lighting Authority Interlocal Agreement – Execution Version**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Interlocal%20Agreement%20-%20OM%20Execution%20Version_2.pdf.
7. **City of Detroit Charter** (Feb. 29, 2012), available at https://detroitmi.gov/sites/detroitmi.localhost/files/2018-05/29_2012_CharterDocument_2_1_WITHOUT_COMMENTARY_1.pdf.
8. **Public Lighting Authority Amended and Restated Trust Agreement**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Amended%20and%20Restated%20Trust%20Agreement_2.pdf.

Urban Agriculture

- City Council supported the allocation of \$250,000 in recurring funding for Black-owned and Detroit-based farms.

Port Authority

- City Council requested a feasibility study for a ferry service along the Detroit River.

Public Lighting Authority

- City Council urged the Public Lighting Authority to conduct a large-scale lighting study in FY2025 to assess neighborhood lighting needs.
- City Council advocated for increased mid-block lighting to enhance safety in Detroit neighborhoods.

As previously stated, projects that appear in the first two years of the Capital Agenda generally form the basis of the first two (2) year funding, while projects proposed in later years are more susceptible to changes in capital funding priorities.

When determining strategic priorities, several projects garnered significant capital funding while other very important entities such as, Historic Fort Wayne and the Detroit Public Library system lack the necessary minimum resources to sustain an acceptable level of service and operation. Greater detail regarding these projects could help bring more clarity to the rationale used when determining projected capital funding.

In most cases, it is prudent to maintain existing assets, however, the allocation of funds for new capital investments presents the challenging task of prioritizing. This general overview and the associated comments intend to assist in this undertaking. The forthcoming report of the City Planning Commission will provide a more detailed review of the various initiatives.

1. Outlier Media, *Proposal N: Detroit Passes Blight Bond*, **Outlier Media** (Nov. 3, 2020), <https://outliermedia.org/proposal-n-detroit-passes-blight-bond/>.
2. **Forensic Audit of Citywide Residential Property Tax Assessments: Second Interim Report**, Office of the Auditor General, City of Detroit, Apr. 2024. Available at: <https://www.detroitmi.gov/government/auditor-general>.
3. **Office of the Auditor General, City of Detroit, Limited Scope Forensic Audit of Residential Property Assessment: Second Interim Report of Raymond A. Roth III, CPA, CFE**, May 2022. Available at: <https://detroitmi.gov/government/office-auditor-general>.
4. Tom Perez, *White House Adviser Tours Joe Louis Greenway with Mike Duggan*, **Detroit Free Press** (July 29, 2024), <https://www.freep.com/story/news/local/michigan/detroit/2024/07/29/white-house-adviser-tom-perez-tours-joe-louis-greenway-with-mike-duggan/74588672007/>.
5. **City Council Closing Resolution FY2025**, City of Detroit, Apr. 2024. Available at: <https://detroitmi.gov/sites/detroitmi.localhost/files/2024-04/City%20Council%20Closing%20Resolution%20FY2025%20FINAL.pdf>.
6. **Public Lighting Authority Interlocal Agreement – Execution Version**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Interlocal%20Agreement%20-%20OM%20Execution%20Version_2.pdf.
7. **City of Detroit Charter** (Feb. 29, 2012), available at https://detroitmi.gov/sites/detroitmi.localhost/files/2018-05/2_29_2012_CharterDocument_2_1_WITHOUT_COMMENTARY_1.pdf.
8. **Public Lighting Authority Amended and Restated Trust Agreement**, available at https://detroitmi.gov/sites/detroitmi.localhost/files/migrated_docs/emergency-manager-reports/PLA%20Amended%20and%20Restated%20Trust%20Agreement_2.pdf.