



City of Detroit

CITY COUNCIL

MARY SHEFFIELD
CITY COUNCIL PRESIDENT
DISTRICT 5

MEMORANDUM

TO: Trisha Stein, Chief Strategy Officer, Mayor's Office
FROM: Mary Sheffield, President, Detroit City Council
DATE: July 29, 2024
RE: Request Regarding Additional Neighborhood Solar Initiative Questions

I am requesting answers to the following questions regarding Detroit's proposed Neighborhood Solar Initiative:

1. Please explain the termination clause and associated fees if the City decides to terminate.
2. There is no written guarantee that DTE will commit to reducing their carbon footprint or utilization of fossils equal to what is being given. Where is this commitment memorialized?
3. Where does the home repair money come, Lightstar & DTE or the city?
4. It has been mentioned that federal funding is at risk if we don't utilize it for this project. Please list the exact federal funding source and account name that the city is using for this project, as well as exactly what the funding can be used for.
5. What other sites or alternatives have been looked at to achieve the same goal? What is the total value of both solar contracts? There is no amount listed on the contracts.
6. As part of the pending contracts, both DTE and Lightstar have committed to negotiating and entering into agreements (the "Neighborhood Agreement") with the community organizations that applied for the proposed Solar Projects in their neighborhoods. The Neighborhood Agreements will address neighborhood's

- concerns regarding the Solar Projects, including, but not limited to, design and appearance of the Solar Projects. Why was this not agreed to prior to it coming before Council? Typically, community benefits are agreed to prior to the contract being voted on.
7. Please explain any consequences and fees associated if the solar panels do not generate enough energy to offset the amount needed to power city facilities. If the solar panels in the six solar array areas are unable to receive enough power in a given year to produce 33 megawatts of solar renewable electricity, would the City need purchase the necessary electricity from DTE to provide power to the 127 municipal buildings?
 8. Please list the average cost price for each eligible repair for homeowners. Given the cost of labor and construction materials, is \$25,000 sufficient to achieve any significant energy reduction. (It has been stated that there will be a 30% reduction in energy costs).
 9. How many home repairs are needed to reduce a home's energy cost by 20%?
 10. If the solar panels in the six solar array areas are unable to receive enough Sun rays annually to produce 33 megawatts of solar renewable electricity, would the City purchase the necessary electricity from DTE to provide power to the 127 municipal buildings?
 11. Of the occupied homes that are being sold to the city, are there back taxes owed? If so, much is owed and who will be responsible for paying back taxes?
 12. Please list the percentage of approval from residents for each of the three neighborhoods in Phase 1. Also, please submit the signatures for each of the 3 neighborhoods to reflect the resident approval percentages.
 13. What happens if more energy is generated from the solar farm outside of what is needed to power all municipal buildings?
 14. What is the budgeted allocation for the 18 months of free rent and relocation assistance provided to renters in the solar area? Will the amount be comparable to their current rent, and how is this amount determined? What documentation outlines the exact monthly payment for this period? Additionally, how will the program ensure replacement equivalency, meaning families displaced from a specific type of housing (e.g., a three-bedroom unit) are relocated to equivalent housing? Does the relocation assistance cover other associated costs, such as application fees, security deposits, moving or storage fees, and utility deposits?

If you have any questions, please contact Yvonne Ragland from my office at yvonne.ragland@detroitmi.gov. Thank you, in advance, for your consideration and response.

Cc: Honorable Colleagues
City Clerk