

## **Resolution to Create and Fund the Solar Equity Fund**

WHEREAS, the City of Detroit (the “City”) desires to protect its citizens by mitigating the worst impacts of the climate crisis through the development and construction of solar arrays that will generate clean and renewable energy (the “Solar Project”);

WHEREAS, to achieve the public purposes and benefits associated with the Solar Project the City must acquire property through voluntary acquisitions;

WHEREAS, in the formulation of the Solar Project, the City has conducted outreach within 9 separate locations within the City to ascertain the interest of the residents within and surrounding those locations to gauge interest and receive the support of those residents to the placement of solar arrays at those locations;

WHEREAS, through numerous public hearings and meetings, residents within and surrounding 8 of the 9 initially identified locations have indicated their support for the placement of solar arrays at locations within their neighborhoods;

WHEREAS, the Solar Project is to be phased in over a period of years with locations with the Van Dyke/Gratiot, State Fair and Gratiot/Findlay neighborhoods being part of the first phase (“Phase 1”);

WHEREAS, before approval by City Council of the expansion of the Solar Project beyond Phase 1, the City desires to equitably treat owners of property with a Principal Residence Exemption in effect under section 7cc of the General Property Tax Act, 1893 PA 206, MCL 211.7cc, (each a “PRE-Resident”) which is located on sites of potential future inclusion in the Solar Project within the following neighborhoods as further identified in Exhibit A (the “Prospective Solar Project Sites”):

Mount Olivet

Trinity/Pickford

Houston Whitter/Hayes

Greenfield Park

O’Shea

WHEREAS, from within the Prospective Solar Project Sites 28 of the 31 PRE-Residents in all 5 Prospective Solar Project Sites have executed a letter of intent to sell their residence to the City, represented by 8 of 9 PRE-Residents within the Mount Olivet Prospective Solar Site, 10 of 12 PRE-Residents within the Trinity/Pickford Prospective Solar Site, 2 of 2 PRE-Residents within the Houston Witter/Hayes Prospective Solar Site, 5 of 5 PRE-Residents within the Greenfield Park Prospective Solar Site, and 3 of 3 PRE-Residents within the O’Shea Prospective Solar Site;

WHEREAS, the Solar Equity Fund would be available to the City to offer PRE-Residents located in Prospective Solar Project Sites with the same opportunity, at the option of the PRE-

Resident, to sell their residence to the City at not less than the same level as being made to PRE-Residents in Phase 1; and

WHEREAS, the acquisition of the principal residence of PRE-Residents located within Prospective Solar Project Sites will facilitate the development of the Solar Project;

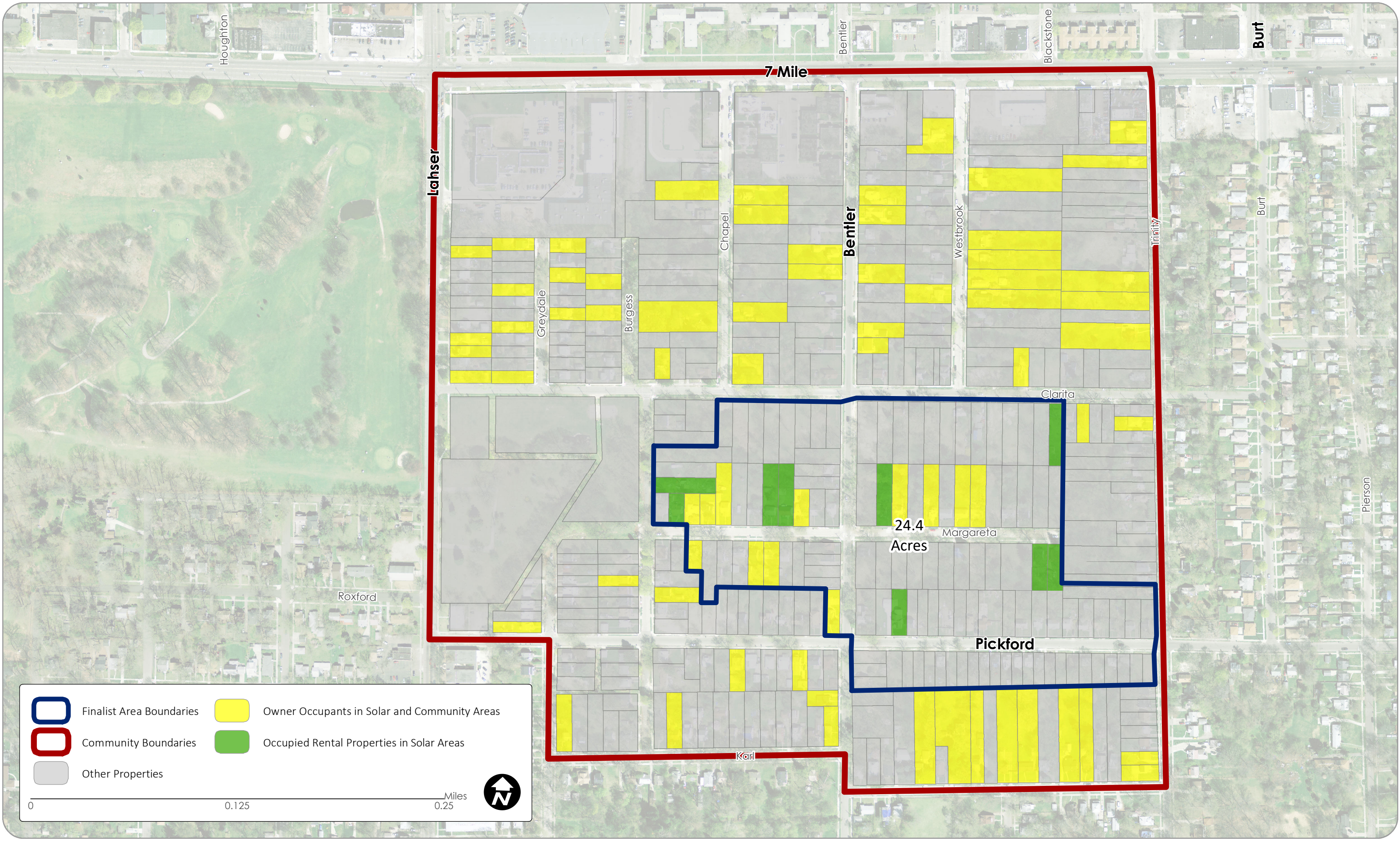
NOW, THEREFORE, BE IT RESOLVED:

1. The City is hereby authorized to make offers to purchase the principal residence of a PRE Resident whose Principal Residence Exemption is effective as of the date of the offer under section 7cc of the General Property Tax Act, 1893 PA 206, MCL 211.7cc, that is located within a Prospective Solar Project Site, to initiate negotiations for the purchase of such property, and to enter into agreements, including, but not limited to letters of intent, option agreements, purchase agreements, and/or transfer agreements, to facilitate and in connection with the acquisition of such property. The City is further authorized to purchase or be assigned any existing option agreements for such properties.
2. The City is hereby authorized to take other official action with respect to property acquired pursuant to this Resolution with respect to, among other things, site preparation, remediation, extinguishment of encumbrances, and addressing any title issue to provide the City with marketable title to the acquired property.
3. The Corporation Counsel and/or their designee are authorized to accept deeds and/or property within the Prospective Solar Project Sites and to authorize the requisite documents related to the acquisition of payment for such property.
4. The City Treasurer is directed to prorate all taxes and assessments to the date of closing, in accordance with local custom for acquisition of fee title, on all property acquired pursuant to this Resolution for within the Prospective Solar Project Sites.
5. A copy of this Resolution shall be transmitted by the City Clerk to the Planning and Development Department, to the Board of Assessors, and to the department or agency for whose use the property is being acquired under this Resolution so the Board of Assessors may determine whether, in fact, such property has been acquired by the City and, therefore, is exempt from taxation.
6. Appropriation No. 13969, designated for Utility Conversion Costs upon adoption of the Resolution of Necessity related the Phase 1, shall include any payment for purposes authorized under this Resolution, including costs related to demolition and other costs of site preparation, costs related to property acquisition, legal, appraisal, survey, and title costs, and other costs associated with the development and implementation of the Solar Project within Prospective Solar Project Sites.

Exhibit A  
Prospective Solar Project Sites

# TRINITY/PICKFORD FINALIST AREA

WITH STRUCTURE OWNERSHIP - MAY 2, 2024

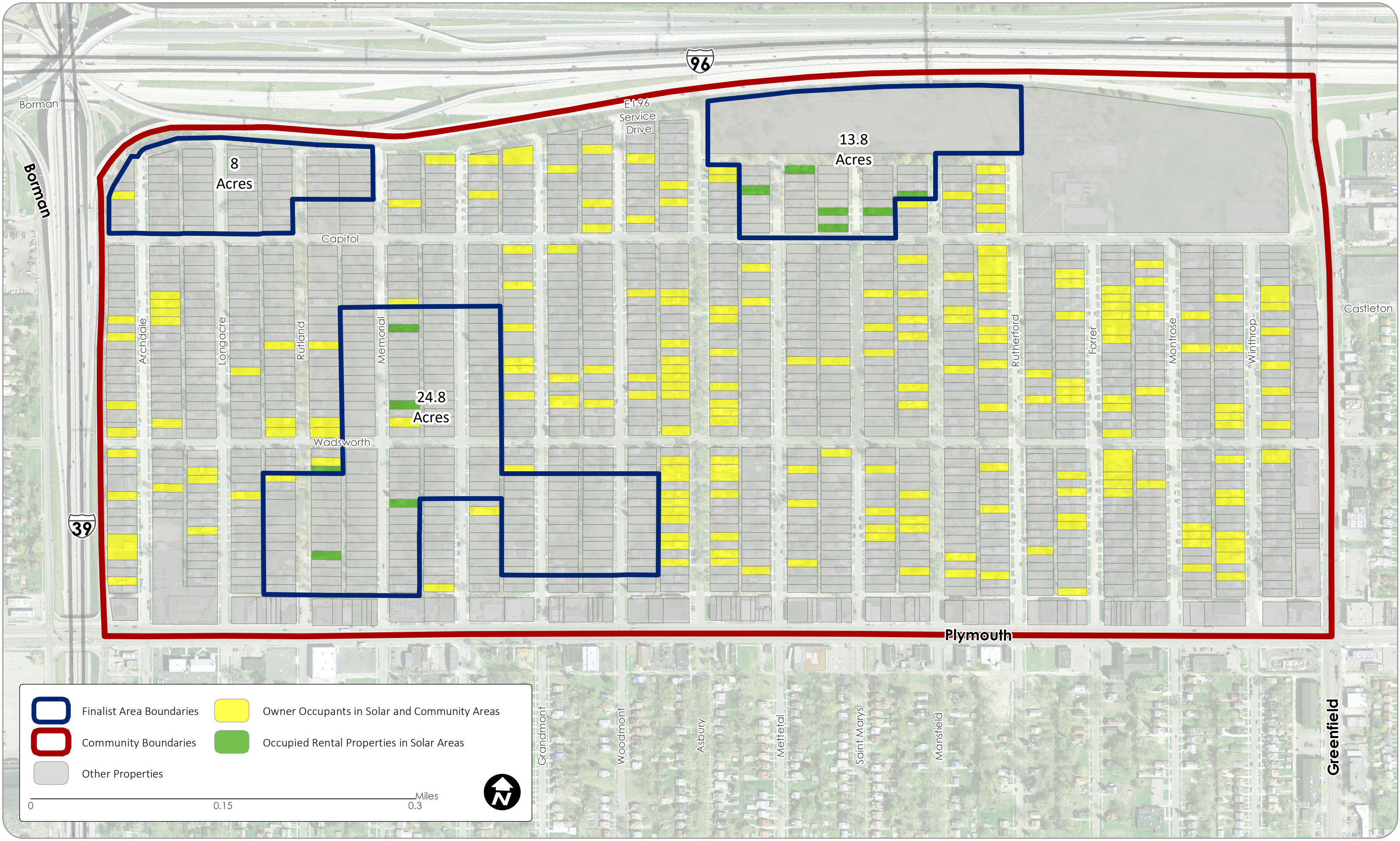







	Finalist Area Boundaries		Owner Occupants in Solar and Community Areas
	Community Boundaries		Occupied Rental Properties in Solar Areas
	Other Properties		

0 0.125 0.25 Miles


# O'SHEA FINALIST AREA

WITH STRUCTURE OWNERSHIP - MAY 2, 2024



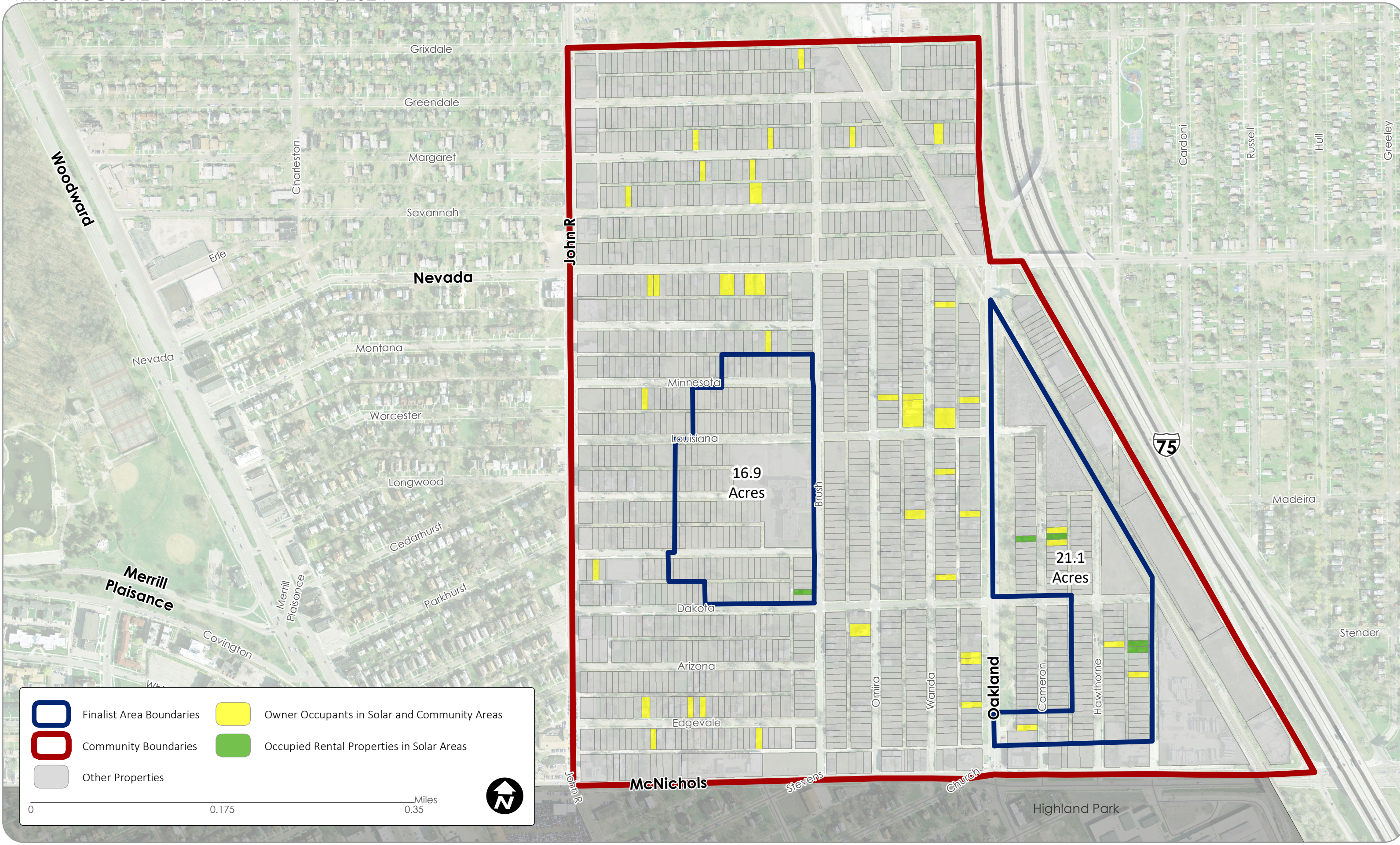
	Finalist Area Boundaries		Owner Occupants in Solar and Community Areas
	Community Boundaries		Occupied Rental Properties in Solar Areas
	Other Properties		

0      0.15      0.3 Miles



# GREENFIELD PARK FINALIST AREA

WITH STRUCTURE OWNERSHIP - MAY 2, 2024



Grixdale

Greendale

Margaret

Savannah

**Nevada**

Montana

Minnesota

Worcester

Louisiana

16.9  
Acres

Longwood

Cedarhurst

**Merrill  
Plaisance**

Parkhurst

Dakota

21.1  
Acres

Arizona

Edgevale

**Oakland**

Cameron

Hawthorne

**McNichols**

Stevens

Church

Highland Park

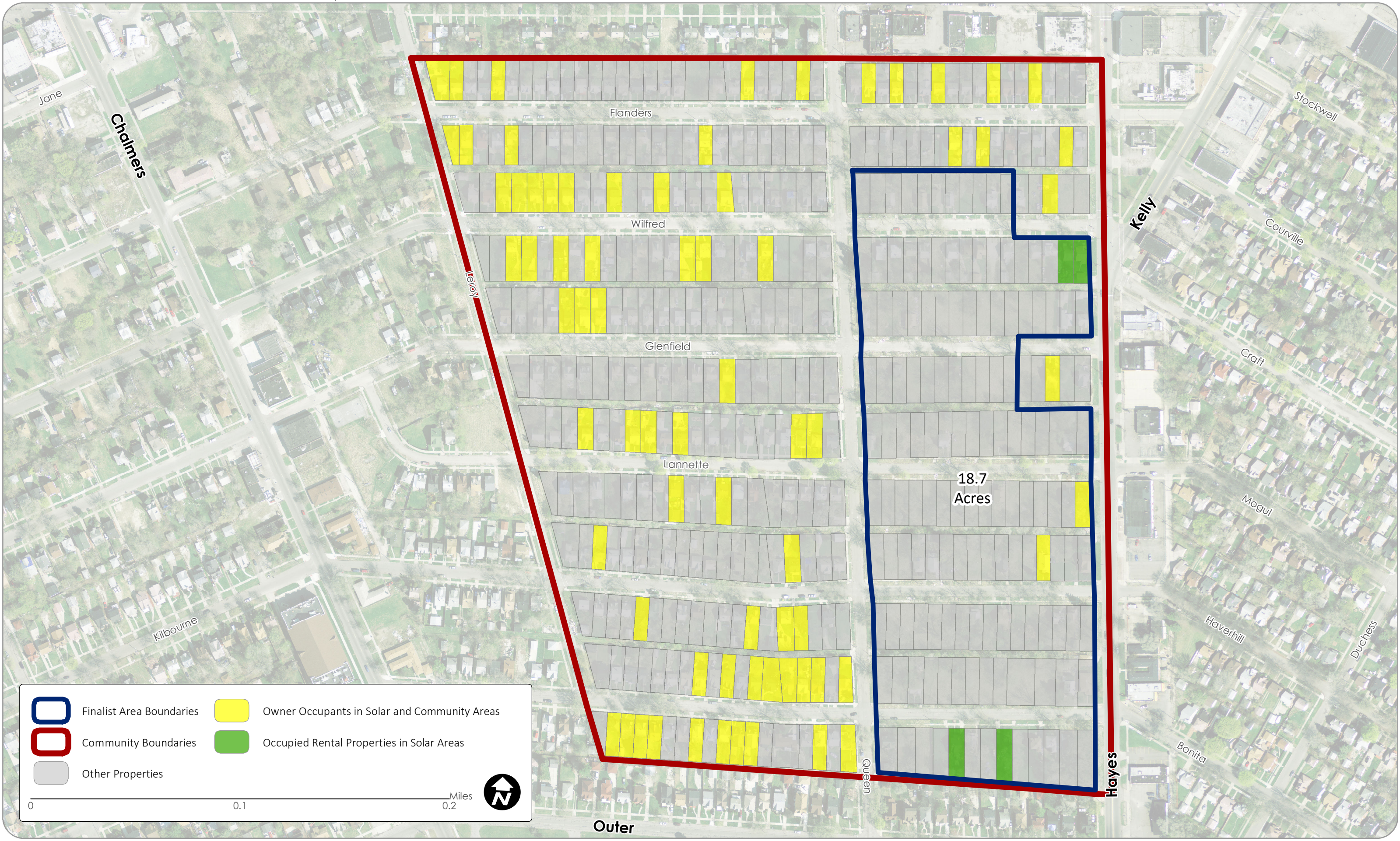
- Finalist Area Boundaries
- Community Boundaries
- Other Properties
- Owner Occupants in Solar and Community Areas
- Occupied Rental Properties in Solar Areas

0 0.175 0.35 Miles



# HOUSTON WHITTIER/HAYES FINALIST AREA

WITH STRUCTURE OWNERSHIP - MAY 2, 2024

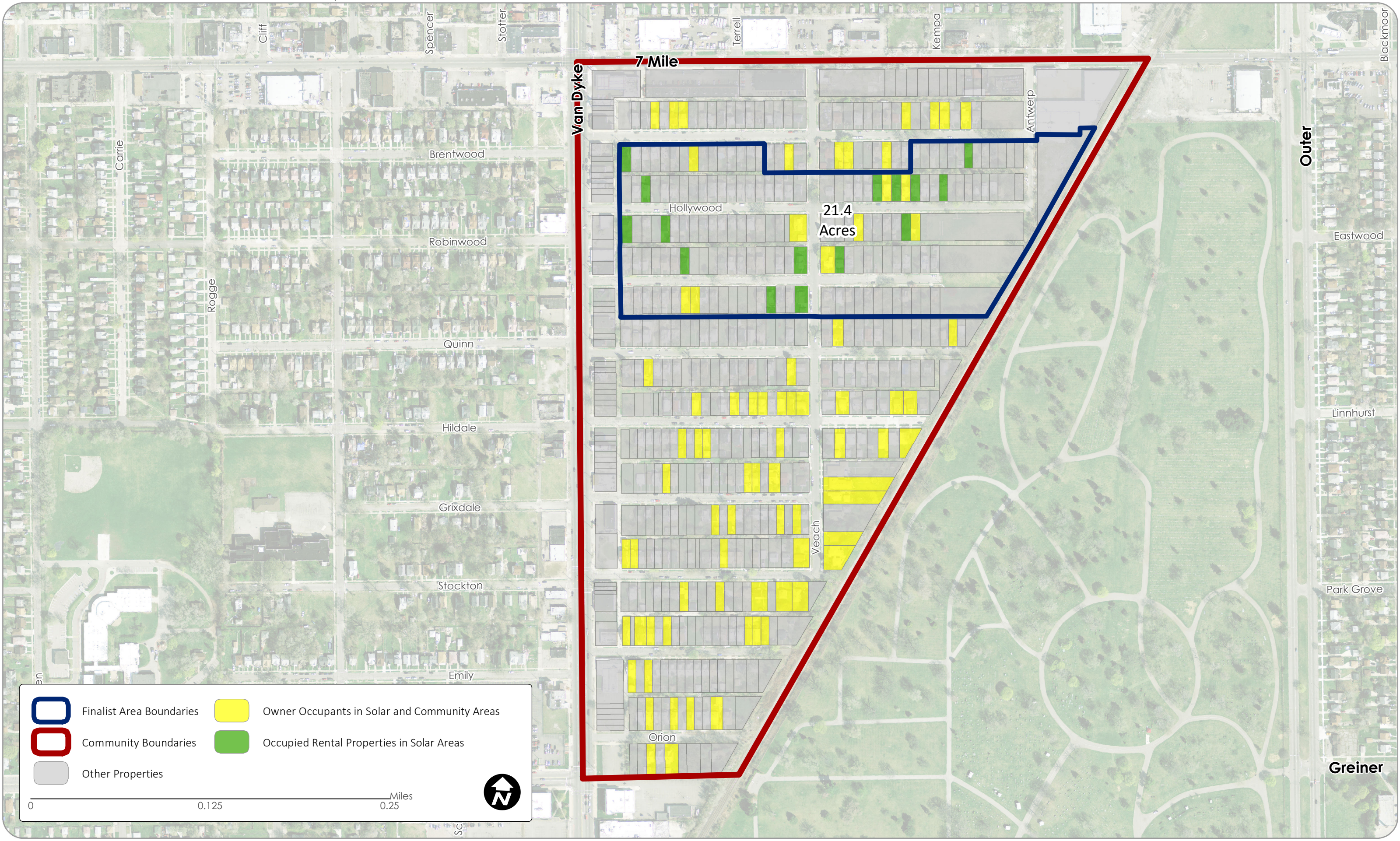


	Finalist Area Boundaries		Owner Occupants in Solar and Community Areas
	Community Boundaries		Occupied Rental Properties in Solar Areas
	Other Properties		

0 0.1 0.2 Miles

# MOUNT OLIVET FINALIST AREA

WITH STRUCTURE OWNERSHIP - MAY 2, 2024



	Finalist Area Boundaries		Owner Occupants in Solar and Community Areas
	Community Boundaries		Occupied Rental Properties in Solar Areas
	Other Properties		

0 0.125 0.25 Miles