



City of Detroit

CITY COUNCIL

JAMES E. TATE JR.
CITY COUNCIL PRESIDENT PRO-TEMPORE
DISTRICT 1

MEMORANDUM

TO: Tammy Daniels, Executive Director, Detroit Land Bank Authority
THRU: Planning and Economic Development Standing Committee
FROM: Council President Pro Tempore James E. Tate Jr.
DATE: Thursday, February 9, 2022
RE: Questions Regarding the Parcel and Property Sell to the Hantz Group

Since 2012, The Hantz Group acquired approximately 2,000 properties from the Detroit Land Bank Authority (DLBA) and the City of Detroit on the City's east side. Additionally, according to a recent Bridge Detroit article, the Hantz Group has been assessed roughly 200 blight tickets from the City, totaling \$33,110 in fines.¹

Given these infractions, please respond to the following questions.

1. How many parcels and properties were transferred the Hantz Group or any of the follow subsidiaries below?
 - Hantz Financial Services, Inc.
 - Hantz Tax & Business, LLC
 - Hantz Agency, LLC
 - PLUS Agency, LLC
 - Hantz Lending, LLC
 - Hantz Software, LLC
 - Hantz Technology, LLC
 - Hantz Group Sports & Entertainment, LLC
 - Hantz Racing, LLC

¹ <https://www.bridgedetroit.com/john-hantz-tree-farm-detroit-east-side-blight/>

- Hantz Soccer USA, LLC
 - Hantz Farms, LLC
 - Hantz & Di Laura Properties, LLC
 - Hantz Air, LLC
 - Hantz Ewald, LLC
 - Hantz Real Estate Ventures, LLC
 - 1540 South Hall Sylvania, LLC
2. Since 2012, how much did the Hantz Group pay in total and per parcel and property?
 3. Regarding the purchase agreement between the DLBA and the Hantz Group, what “claw back” provisions were established, if any?
 4. How many extensions were given on each specific parcel and property owned by the Hantz Group or its subsidiaries since the transfer?
 5. How many properties have since been brought up to code within compliance of the six (6) month extension?
 6. How many properties have since been brought up to code in total, since the Hantz Group was given the six (6) month extension?
 7. Lastly, were there any parcels and properties that were transferred from the DLBA to the City of Detroit to then be sold to the Hantz Group?
 8. Is there a record of the number of parcels that were previously purchased by the Hantz Group and sold to other entities? If so, who do the other entities entail?

If there are any questions, please reach out my Policy Analyst, Jai Singletary at jai.singletary@detroitmi.gov.

Thank you.

CC: Honorable Council Members
General Counsel Timothy Devine, Detroit Land Bank Authority
Corporation Council Conrad Mallett, Law Department
Mr. Dwayne Barnes, Detroit Land Bank Authority