

Log# 5702

CONTRACT TRANSMITTAL RECORD

PERSONAL SERVICE

PROFESSIONAL SERVICE

CHANGE ORDER #

STANDARD PO #

CONTRACT PO # 2912085

TYPE OF CONTRACT: (Check One) (IF APPLICABLE) <input type="checkbox"/> CONSTRUCTION/DEMOLITION <input checked="" type="checkbox"/> LEASE <input type="checkbox"/> DEED		DEPARTMENT HEAD'S SIGNATURE <i>Deborah Whiting</i>	DEPARTMENT HEALTH
FUNDING SOURCE % FEDERAL STATE 100% CITY OTHER		DEPARTMENT CONTACT PERSON DEBORAH WHITING	PHONE NO. 876-4307
CONTRACTOR'S NAME: MBPIA TITLE HOLDING CORPORATION		DATE PREPARED 7/27/2015	
CONTRACTOR'S ADDRESS: 3245 EAST JEFFERSON AVE DETROIT MI 48207		CHANGE <input type="checkbox"/> CURRENT CONTRACT AMOUNT \$ CONTRACT CHANGE AMOUNT \$ TOTAL CONTRACT AMOUNT \$ 994,500	
PHONE NO. 313-877-7400		X <input type="checkbox"/> CORPORATION <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> INDIVIDUAL	
FEDERAL EMPLOYER/SOCIAL SECURITY NUMBER:			
PURPOSE OF CONTRACT: LEASE OFFICE SPACE FOR THE HEALTH DEPARTMENT			
LENGTH OF CONTRACT: FIVE (5) YEARS			
ACCOUNT STRING: - - - - -		SEE ATTACHED	

TIME & DATE IN	APPROVER MUST ALSO MAKE APPROPRIATE NOTES IN ORACLE	TIME & DATE IN
	REQUESTING DEPARTMENT <i>Deborah Whiting</i> AUTHORIZED DEPARTMENT REPRESENTATIVE	8/12/15 P2:5 am
AUG 17 2015	BUDGET <input checked="" type="checkbox"/> RECOMMEND APPROVAL <input type="checkbox"/> RECOMMEND DENIAL <i>Jerry Stodemeier</i> BUDGET DIRECTOR OR DEPUTY	AUG 20 2015
AUG 25 2015 <i>sent to Low 8/27</i>	GRANT MANAGEMENT SECTION <input checked="" type="checkbox"/> RECOMMEND APPROVAL <input type="checkbox"/> RECOMMEND DENIAL <i>Michelle</i> GRANT DIRECTOR OR DEPUTY	SEP 04 2015
AUG 20 2015	FINANCE DEPARTMENT <input checked="" type="checkbox"/> RECOMMEND APPROVAL <input type="checkbox"/> RECOMMEND DENIAL <i>[Signature]</i> FINANCE DIRECTOR OR DEPUTY	AUG 21 2015 CITY OF DETROIT FINANCE DEPARTMENT PURCHASING DIVISION
	LAW DEPARTMENT <input checked="" type="checkbox"/> RECOMMEND APPROVAL <input type="checkbox"/> RECOMMEND DENIAL <i>[Signature]</i> CORPORATION COUNSEL	SEP 29 9-9-15 AM 9:56
	OFFICE OF CONTRACTING AND PROCUREMENT <input type="checkbox"/> RECOMMEND APPROVAL <input type="checkbox"/> RECOMMEND DENIAL <i>Barrie Jacobs</i> CHIEF PROCUREMENT OFFICER OR DEPUTY	9/29/15
	CITY COUNCIL APPROVAL: DATE <u>SEP 29 2015</u> FINANCIAL REVIEW COMMISSION APPROVAL: DATE _____	

RECEIVED
AUG 21 2015
SEP 8 2015
Real Property Section
Law Department
City of Detroit

LEASE AGREEMENT

BETWEEN

**THE CITY OF DETROIT,
as Tenant,**

AND

**MBPIA TITLE HOLDING CORPORATION,
as Landlord.**

CONTRACT NO.

2912085

LEASE AGREEMENT
BY AND BETWEEN
THE CITY OF DETROIT
AND
MBPIA TITLE HOLDING CORPORATION

THIS LEASE AGREEMENT ("Lease") by and between the City of Detroit, a Michigan municipal corporation, acting by and through its Health Department ("City") with offices at 1600 West Lafayette Blvd., Suite 200, Detroit, MI 48216, and MBPIA Title Holding Corporation ("Landlord"), a Michigan nonprofit corporation, is entered into and effective on ~~October 27th~~, 2015 (the "Effective Date").

RECITALS:

WHEREAS, Landlord owns certain real property located at 3245 East Jefferson Ave., Detroit, MI 48207 (the "Building"), as more fully described in **Exhibit A-1** and **Exhibit A-2** (Floor Plan) attached hereto and incorporated by reference herein, which property includes, without limitation, all of the common areas (e.g., pedestrian walkways, parking areas, landscaped areas, atrium, lunchroom, open areas, trash disposal areas, all areas within the Building not available for lease to City or other tenants, and any other areas designated as common areas by Landlord); and

WHEREAS, Landlord desires to lease to City, and City desires to lease from Landlord, approximately Eleven Thousand Seven Hundred (11,700) rentable square feet on the first floor of the Building (the "Premises") upon the terms, covenants and conditions set forth in the Lease.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. PREMISES AND AUTHORIZED USE

1.01 Landlord hereby leases to City and City hereby accepts from Landlord the exclusive use and occupancy of the Premises, together with all necessary ingress and egress, and all fixtures, furniture, equipment and property now or hereafter installed or placed within. The Premises consists of approximately 11,700 rentable square feet. City shall have exclusive use of the Premises for use as office space for the City of Detroit Health Department and for no other purpose without Landlord's consent. City shall procure, at its sole expense, any license or permit required for the proper and lawful conduct of City's business or other activity carried on in accordance with the above use. City, its agents, invitees and employees shall also have the non-exclusive right to use the common areas of the Building as designated by Landlord.

1.02 Landlord hereby agrees to lease to City additional space in the basement of the Building ("Basement Space") to consist of approximately 1,000 to 3,000 rentable square feet, which said

Basement Space square footage will be finalized and mutually agreed upon by Landlord and City within the first (1st) three (3) months of the Lease Term (as defined herein). In addition to Rent (as defined below), City shall pay to Landlord as rent for the Basement Space during the Lease Term and/or the Extension Term the amount of Six and 00/100 Dollars (\$6.00) per square foot as finalized and mutually agreed upon by Landlord and City. Rent for the Basement Space for any period during the Lease Term hereof which is for less than one (1) full month, shall be a prorated portion of the monthly installment, based upon a 30-day month. Such rent shall be paid, in advance with the monthly payment of Rent.

1.03 Landlord shall at all times have the right and privilege of determining and changing the nature and extent of the Building's common area as Landlord deems appropriate, including, without limitation, the rights and privileges, from time to time, to (i) close any of the common area to whatever extent required in the opinion of Landlord's counsel to prevent a dedication of any of the common area or the accrual of any rights of any person or of the public to the common area; (ii) close temporarily any of the common area for maintenance purposes or for purposes of constructing alterations, additions and/or improvements; (iii) make changes to the common area, including, without limitation, changes in the location, size, number and configuration of buildings, driveways, entrances, exits, flow of traffic direction or vehicular parking spaces; (iv) change the size and/or location and/or elevation and/or nature of the common area or any part thereof; and (v) to do and perform such other acts (whether similar or dissimilar to the foregoing) in, to and with respect to the common area as in the use of good business judgment Landlord shall determine to be appropriate. Landlord's actions under this Section 1.03 or anywhere else in this Lease shall not materially and adversely affect the access to and from the Premises or the visibility of the Premises. City's use of the common areas shall be subject to reasonable rules and regulations as Landlord may enact from time to time.

2. TERM OF LEASE

2.01 The term of this Lease shall be for Sixty (60) months commencing on ^{OCTOBER}~~NOVEMBER~~ 27th, 2015 ("Commencement Date") and expiring at midnight on the last day of the Sixtieth (60th) month following the Commencement Date (the "Lease Term") unless otherwise terminated pursuant to the provisions of this Lease; provided, however, that Tenant acknowledges and agrees that its access to the Premises and/or the Building may be limited from 7:30 a.m. until 7:00 p.m., Monday through Friday, until Landlord, in its sole discretion, has completed its work to secure the Premises and/or the Building ("Landlord's Improvements"). Landlord shall have the right, without abatement of rent and without liability to Tenant except for any failure to exercise due care for Tenant's personal property, to perform Landlord's Improvements in or to any portion of the Premises and/or the Building until complete. The Commencement Date shall not be until all City approvals have been received, including approval by Detroit City Council and the FRC as required; provided, however, that Landlord shall have the right to terminate this Lease in the event the Commencement Date does not occur on or before November 1, 2015, and neither party shall have any further obligation nor liability to the other except as otherwise expressly provided in this Lease. Upon written request of either party, the non-requesting party shall execute and deliver, a letter agreement evidencing the actual Commencement Date.

2.02 City is hereby granted one (1) option to extend the Lease Term (the "Extension") upon all of the provisions contained in this Lease, except for Rent (which shall be in the amount as provided in Section 3.02 below), for a period of five (5) years. The Extension shall be exercised, if at all, by City giving written notice to Landlord of the exercise of such option at least one hundred eighty (180) days

before the expiration of the current Lease Term and upon written amendment to this Lease that extends the Lease Term and is approved by Detroit City Council.

3. RENT

3.01 City shall pay to Landlord as rent for lease of the Premises during the Lease Term the following amounts during the following periods in accordance with this Section 3 (“Rent”):

<u>Period</u>	<u>\$/Square Foot/Year</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>
Months 1-12	\$16.00	\$15,600.00	\$187,200.00
Months 13-24	\$16.50	\$16,087.50	\$193,050.00
Months 25-36	\$17.00	\$16,575.00	\$198,900.00
Months 37-48	\$17.50	\$17,062.50	\$204,750.00
Months 49-60	\$18.00	\$17,550.00	\$210,600.00

The first (1st) month’s Rent shall be paid prior to City taking possession of the Premises; thereafter, Rent shall be paid monthly and in advance to Landlord by City on the first day of each respective month of the Lease Term. The parties agree that Rent is fair market value for the space provided.

3.02 In the event that City exercises the Extension, City shall pay to Landlord as Rent for lease of the Premises during the Extension the following amounts during the following periods in accordance with this Section 3:

<u>Period</u>	<u>\$/Square Foot/Year</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>
Months 61-72	\$18.00	\$17,550.00	\$210,600.00
Months 73-84	\$18.25	\$17,793.75	\$213,525.00
Months 85-96	\$18.50	\$18,037.50	\$216,450.00
Months 97-108	\$18.75	\$18,281.25	\$219,375.00
Months 109-120	\$19.00	\$18,525.00	\$222,300.00

Rent shall be paid monthly and in advance to the Landlord by the City on the first day of each respective month of the Lease Term. The parties agree that Rent is fair market value for the space provided. City shall have no right, for any reason, to make any deductions from, or any setoffs against any Rent due or payable under this Lease.

3.03 If Rent is not paid when due more than three (3) times in any twelve (12) month period, any subsequent late payment of Rent shall bear interest from the date such subsequent payment was due until paid at the rate of eighteen percent (18%) per annum or the maximum interest rate allowed by law, whichever is lower (“Additional Rent”). Acceptance of such Additional Rent shall in no event constitute a waiver of City’s default with respect to such overdue amount, nor prevent Landlord from exercising any of the other rights and remedies granted hereunder.

3.04 City shall make its Rent payments payable to MBPIA TITLE HOLDING CORPORATION and shall submit all rent payments to Michigan Basic Property Insurance Association, Attention: Manager of Financial & Information Services, 3245 East Jefferson Ave, Detroit, MI 48207 or

such other address as Landlord may from time to time designate in writing to City. Additionally, Landlord may be required by the City to complete other change of address forms.

3.05 Prior to City taking possession of the Premises, City shall pay to Landlord a security deposit in the amount of Fifteen Thousand Six Hundred and 00/100 Dollars (\$15,600.00) (the "Security Deposit"). If City defaults with respect to the payment of Rent or its obligations under Sections 7.03, 8.04 and/or 12 below, Landlord may use any part of the Security Deposit for the payment of any rent or any other sum in default, or for the payment of any amount which Landlord may spend or become obligated to spend by reason of City's default. City shall not be entitled to interest on such deposit. If City shall fully and faithfully pay Rent as it becomes due and performs its obligations under Sections 7.03, 8.04 and 12 of this Lease to be performed by it, the Security Deposit or any balance thereof shall be returned to City at such time after termination of this Lease when Landlord shall have determined that all of City's Rent obligations and obligations under Sections 7.03, 8.04 and 12 of this Lease have been fulfilled. City agrees to maintain and replenish the Security Deposit during the Lease Term and/or the Extension Term, if exercised, should all or any portion of the Security Deposit be applied or used by Landlord as permitted under this Lease.

4. TAXES AND UTILITY CHARGES

4.01 Rent for the Premises, as set forth above, includes all applicable real property taxes. Any and all real property taxes shall be paid by Landlord.

4.02 Rent for the Premises, as set forth above, includes all utilities (electric, gas, water, sewerage and drainage). Any and all such utilities shall be paid by Landlord. However, City shall be responsible for paying phone and internet charges only directly to City's phone and internet carriers.

5. INSURANCE

5.01 City is self-insured and shall maintain its own protection against claims of third persons and their property arising through or out of the use and occupancy of the Premises by City. Prior to the Commencement Date, City shall provide Landlord with written details or such other similar documentation, as Landlord may reasonably require, evidencing City's self-insurance program.

5.02 Landlord shall maintain at its sole cost and expense, adequate fire and extended coverage insurance on the Premises and equipment, fixtures, and other property located therein (if any), boiler insurance, plate glass insurance and such other types of insurance as are usually carried by owners of like property.

6. HOLD HARMLESS

6.01 Landlord and City each agree to remain responsible for their own negligence, or tortious acts, errors, or omissions occurring during the Lease Term and/or the Extension, and the acts, errors, or omissions of any of its employees, agents or associated and affiliated entities. Landlord shall not be liable to City and City shall not be liable to Landlord for any liabilities, damages, costs and expenses arising out of the other party's own negligence, or tortious acts, errors, or omissions occurring during the Lease Term and/or the Extension, and the acts, errors, or omissions of any of its employees, agents or

associated and affiliated entities.

6.02 This hold harmless provision must not be construed as a waiver of any governmental immunity by the City, or by its agencies or employees as provided by statute or modified by court decisions.

7. MAINTENANCE AND REPAIRS; DAMAGE AND DESTRUCTION

7.01 Landlord shall keep and maintain the Premises in good order and repair. Landlord is responsible for all maintenance work including both the interior and exterior of any and all structures and buildings, unless the need for such maintenance and repairs is caused in part or in whole by the act, neglect, fault or omission of any duty by City, its employees, agents or associated and affiliated entities, subtenants, licensees, successors, assigns, or invitees, in which case City shall pay to Landlord the reasonable cost of such maintenance and repairs. This includes, but is not limited to, routine maintenance and major building systems maintenance and repairs. Landlord is also responsible for maintaining the site, including all landscaping, grass cutting, snow removal, trash removal and parking lot maintenance. In the event any repairs and/or maintenance are required to be performed by Landlord within the Premises, City shall give written notice to Landlord within ten days (10) after the date City discovers any damage or destruction specifying such repairs and/or maintenance so required.

7.02 Subject to Section 7.01, Landlord, at its sole cost and expense, shall keep the Premises in a clean and sanitary condition, subject to normal and customary wear and tear. Landlord is responsible for providing janitorial and cleaning services for the Premises as set forth in **Exhibit B** (Scope of Janitorial Services) attached hereto and made a part hereof. City, at its sole cost and expense, shall be responsible for any and all costs associated with the replacement of light bulbs within the Premises, except that Landlord shall be responsible for the cost, including the cost of installation, of any ballasts within the Premises.

7.03 City shall promptly give notice to Landlord if, during the Lease Term and/or Extension, the Premises or any part thereof shall be damaged or destroyed by fire or other casualty, specifying the date, nature and extent of such damage or destruction. City shall take reasonable steps as may be necessary to prevent further damage or destruction to the Premises resulting from such fire or other casualty.

(a) In the event that any or all of the Premises shall suffer partial or substantial destruction at any time during the Lease Term and/or the Extension, the respective rights and obligations of the parties hereto with respect to reconstruction, repairing, and/or restoring such destruction and/or with respect to the matter of the continuance or termination of this Lease following any such destruction, shall be controlled by the provisions of this Section.

(b) In the event the Premises shall suffer partial destruction or substantial destruction then:

(i.) Landlord shall perform and complete the reconstruction, repair, and/or restoration of such destruction within a reasonable time period, which said period shall not be greater than one hundred twenty (120) days.

(ii.) If, within one hundred fifty (150) days after the date of any partial or substantial destruction, Landlord has not completed the reconstruction, repair, and/or restoration of the destroyed area, then the City may terminate the Lease by giving a thirty (30) day written Notice of Termination to Landlord. If said Notice of Termination is not given and Landlord begins to reconstruct, repair and/or restores the Premises as herein provided, then this Lease shall continue in full force and effect and City shall continue to pay Rent in accordance with this Lease, subject to abatement as provided in Section 7.03(b)(iii) below.

(iii.) During the period that any reconstruction, repair, and/or restoration is being performed by the Landlord, Rent shall be abated for such areas of the Premises that are deemed untenable thereby.

7.04 With respect to the entry rights of Landlord herein provided for, City hereby waives any claim for damages or for any injury or inconvenience to or interference with City's business, any loss of occupancy or quiet enjoyment of the Premises, and any other loss occasioned thereby, except for the gross negligence or willful misconduct of Landlord or its agents.

8. DEFAULT AND TERMINATION

8.01 Each of the following occurrences shall constitute a default under the Lease ("Event of Default"):

(a) City's failure to pay Rent when due;

(b) Failure by either party to perform, comply with, or observe any other agreement or obligation under this Lease and such failure continues for a period of 30 days after the non-defaulting party delivers to the defaulting party written notice thereof; however, if such failure is not reasonably susceptible of being cured within 30 days, then such failure shall not constitute an Event of Default if defaulting party begins to cure such failure within such 30-day period and thereafter diligently pursues the cure thereof to completion; and

8.02 Remedies. Upon any Event of Default and after any cure periods allowable under this Lease, the non-defaulting party may exercise any and all rights and remedies afforded it at law or in equity; provided, however, the non-defaulting party shall have no right to any consequential or indirect damages except as expressly provided in this Lease.

8.03 Termination by City or Landlord. In the event that City's grant funding source used to pay Rent is no longer available to City, City may, at its sole discretion, terminate this Lease at any time during the Lease Term by giving Landlord a written Notice of Termination at least ninety (90) days before the effective date thereof. In the event that the Building or any portion of the Premises are sold by Landlord, Landlord shall have the right to terminate this Lease or assign this Lease, at its option, to the purchasing entity and/or its affiliate or designee.

8.04 Surrender of Premises on Termination. Upon termination or expiration of the Lease, City shall surrender the Premises, including Basement Space and any of Landlord's furniture located at the

Premises for City's use, broom clean and in good working condition, reasonable wear and tear excepted. Upon or prior to the expiration or earlier termination of the Lease Term, City shall have the right to remove all personal property (except the furniture placed at the Premises on or before the Effective Date by Landlord which shall remain the property of Landlord upon the termination or expiration of the Lease); equipment; and trade fixtures, installed by or placed at the Premises by City, provided that City repairs any damage to the Premises caused by such removal.

9. LIENS

9.01 City shall keep the Premises free from any and all liens arising out of any work performed, materials furnished or obligations incurred by or for the City.

9.02 In the event that the Premises or any part thereof or City's leasehold interest therein shall, at any time during the Lease Term, become subject to any vendor's, mechanic's, laborer's, material man's or other lien, encumbrance or charge based upon the furnishing of materials or labor to or for the benefit of City, City shall cause the same, at its sole cost and expense, to be satisfied or discharged within thirty (30) days after notice thereof to City given by or on behalf of the lienor.

10. ASSIGNMENT AND SUBLETTING

10.01 City may assign, mortgage, pledge or otherwise transfer this Lease, either voluntarily or by operation of law, in whole or in part, only with the prior written consent of Landlord in each instance at Landlord's sole discretion.

10.02 City may sublease the Premises only with the prior written consent of Landlord in each instance at Landlord's sole discretion.

10.03 No subletting or assignment, even with the consent of Landlord, shall relieve City of its obligation to pay rent and to perform all of the other obligations to be performed by City hereunder. The acceptance by Landlord of any payment due hereunder from any other person or entity shall not be deemed to be a waiver by Landlord of any provision of this Lease or to be a consent to any assignment or subletting. Consent by Landlord to one or more assignments of this Lease or to one or more sublettings of the Premises shall not operate as a waiver or estoppel to the future enforcement by Landlord of its rights pursuant to the provisions of this Lease. Any such assignee or sublessee shall, upon demand, execute and deliver to Landlord an instrument confirming such assumption or sublease.

11. NOTICES

11.01 All notices, consents, approvals, requests and other communications (herein collectively called "Notices") required or permitted under this Lease shall be given in writing and mailed by registered or certified first class mail, postage prepaid, and addressed as follows:

If to City:

City of Detroit
Health Department
1600 West Lafayette Blvd., Suite 200
Detroit, MI 48216
Attn: Director

With a copy to:

Detroit Building Authority
1301 3rd Street
Detroit, MI 48226
Attn: Jill Bryant
(313) 628-0904

And

City of Detroit – Law Department
Attn: Corporation Counsel
2 Woodward Avenue, Suite 500
Detroit, MI 48226

If to Landlord:

MBPIA Title Holding Corporation
c/o Michigan Basic Property Insurance Association
Attn: President
3245 East Jefferson Ave
Detroit, MI 48207
Phone: (313) 877-7400

11.02 All Notices shall be deemed given on the day of mailing. Either party to this Lease may change its address for the receipt of Notices at any time by giving written notice thereof to the other as herein provided. Any Notice given by a party hereunder must be signed by any authorized representative of such party. Notwithstanding the requirement in this Section as to the use of registered or certified first-class mail, any invoices for Rent may be sent by first-class mail or email.

12. IMPROVEMENTS/CITY EQUIPMENT/SIGNS/PARKING

12.01 City hereby accepts the Premises, including the parking lot, Basement Space and any of Landlord's furniture located at the Premises for City's use, in the condition as of the Commencement Date on an "as is" "where is" basis, without warranty of any kind, with all faults and defects and subject to all currently existing and future covenants, conditions, restrictions, easements, agreements, encumbrances and other matters now or hereafter recorded against the Premises and applicable laws affecting the Premises. City further acknowledges and agrees that the Rent and any other sums due

hereunder and other terms and conditions of this Lease have been negotiated and agreed upon based upon City taking the Premises in the condition described herein, and City accepts all risks associated therewith.

The City shall not make changes, additions, alterations, renovations and/or leasehold improvements in or to the Premises or any part thereof (herein collectively called "Improvements") without Landlord's prior written consent. City shall adhere to the following procedure prior to making any Improvements:

(a) Prior to making any Improvements, the City shall furnish the Landlord with a written description of the Improvements to be made.

(b) City shall make no Improvements to the Premises without the prior written consent of the Landlord, which shall not be unreasonably withheld; provided, however, that Landlord may withhold approval in its sole discretion with respect to any Improvements which will affect the structure, roof, mechanical, electrical or plumbing systems of the Building.

(c) Upon approval by the Landlord, the City may then proceed with the Improvements as described.

(d) Any repairs or Improvements performed by City, or caused to be performed by City, shall be done in a good and workmanlike manner, and shall be completed pursuant to all applicable codes and laws.

(e) Title to all Improvements made shall at once be and become the property of the Landlord and shall be deemed to be part of the Premises and subject to all the terms and conditions of this Lease. However, title to all furniture, fixtures and/or equipment purchased by City shall remain the sole property of City. Notwithstanding the foregoing, Landlord may, as a condition to granting approval of the Improvements, require City to remove the Improvements and restore the Premises to its original condition at City's sole cost and expense upon the termination or expiration of the Lease Term, as the same may be extended.

12.02 Landlord's Furniture. City may use any and all of Landlord's furniture located at the Premises and designated by Landlord for City's use; provided, however, Landlord shall have no obligation to maintain, repair or replace such furniture. City further acknowledges and agrees that such furniture is provided by Landlord on an "as is" "where is" basis, without warranty of any kind, with all faults and defects. Upon termination or expiration of the Lease, City shall surrender Landlord's furniture in good working condition, reasonable wear and tear excepted. In the event City fails to surrender Landlord's furniture in accordance with this Section 12.02, Landlord may apply all or any part of the Security Deposit to pay for the costs and expenses associated with the repair and/or replacement of Landlord's furniture as a result of Tenant's failure hereunder.

12.03 Signage. City may erect signs at its sole cost on the Premises. The City must secure prior written approval from Landlord on the size, content and location of such sign(s) prior to the purchase and installation of any such sign(s), which approval may be withheld in Landlord's sole discretion. Upon the expiration or earlier termination of this Lease, all signage installed by City on the Premises shall be removed, and any damage resulting from the installation or removal thereof, or both, shall be repaired by City on or before the expiration or earlier termination of this Lease.

12.04 Parking. In connection with the Premises, City shall be permitted to use five (5) reserved

parking spaces to be reserved for City's sole use as depicted on Exhibit C (the "Reserved Parking"). The location of the reserved parking spaces shall be mutually agreed upon in writing by City and Landlord on or before the Effective Date of the Lease. Such parking is included in the Rent and there shall be no additional costs to the City for such parking. City's use of the remainder of the parking lot shall be on a first-come, first-serve basis. Notwithstanding the foregoing, City acknowledges and agrees that Landlord shall have the right to relocate the Reserved Parking in the event of an emergency, which requires the relocation of the Reserved Parking from its agreed upon location.

13. RIGHT OF ENTRY

13.01 Subject to the security protocol of City, Landlord and its authorized representatives and contractors shall have the right to enter the Premises at all reasonable times during normal business hours for the purpose of completing its obligations under this Lease. Landlord shall give City reasonable written notice prior to entry into the Premises, except in an Emergency (as defined herein) when no notice shall be required. As used in this Lease, the term "Emergency" shall mean the imminent threat of immediate injury or damage to persons or property.

14. CONDEMNATION; EMINENT DOMAIN

14.01 The term "Taking" shall mean a taking prior to or during the Lease Term of all or part of the Premises as the result of condemnation, the exercise of the power of eminent domain or by agreement between Landlord and the condemning authority. The term "Date of Taking" shall mean the date on which title is vested in the condemning authority.

14.02 In the event of a Taking of the whole of the Premises, this Lease shall terminate on the Date of Taking.

14.03 In the event of a Taking of less than all of the Premises, the City has the option to 1) terminate the Lease or 2) continue the Lease for the remainder of the Lease Term with Rent abated proportionate to the percentage of the Premises affected by the Taking.

15. FAIR EMPLOYMENT PRACTICES

15.01 Landlord covenants that it shall not discriminate against any employee or applicant for employment, training, education, or apprenticeship connected directly or indirectly with the performance of this Lease, with respect to his or her hire, promotion, job assignment, tenure, terms, conditions or privileges of employment because of religion, race, color, creed, national origin, age, marital status, handicap, public benefit status, sex, or sexual orientation. This provision shall not apply if it is determined by City's Human Rights Department that such requirements are bona fide occupational qualifications reasonably necessary to the performance of the duties required by employment. The burden of proof that the occupational qualifications are bona fide is upon Landlord. Landlord shall promptly furnish any information reasonably required by City or its Human Rights Department pursuant to this Section. In the event Landlord breaches the terms and conditions of this Section 15.01 and such breach is not cured within thirty (30) days after receipt of notice of such breach from City, City may terminate this Lease as its sole and exclusive remedy.

16. WASTE AND NUISANCE

16.01 The City shall not commit or suffer to be committed any waste upon the Premises, and shall not place a load, machinery, or equipment upon the Premises which exceeds the load per square foot area which such area can carry, to the extent known to the City.

17. HAZARDOUS SUBSTANCE

17.01 Hazardous Materials. City shall not use, handle, generate, treat, store or dispose of, or permit the handling, generation, treatment, storage or disposal of any Hazardous Materials in, on, under, around or above the Premises during the Lease Term unless City agrees to follow all laws and regulations in doing so.

17.02 Hazardous Materials Remediation. City shall assume the sole responsibility of all environmental response and remediation of Hazardous Materials that are introduced into the Premises by City. In the event City shall discover Hazardous Materials within the Premises, City shall notify Landlord and advise Landlord of City's plans for environmental response and remediation of the Hazardous materials. Except for those Hazardous Materials introduced into the Premises by City, its agents, contractors or employees, City shall not be responsible for the costs to abate any Hazardous Materials introduced into the Premises. City shall not be responsible for any hazardous material introduced onto the Premises prior to City's occupancy of the Premises.

18. SUBORDINATION

18.01 City agrees that this Lease shall at all times be subordinate to any mortgages, encumbrances, or deeds of trust that may hereafter be placed on the Premises, and to any and all advances to be made thereunder, and to the interest thereon, and all renewals, replacements, and extensions therefor by the Landlord, any mortgagee or trustee.

19. BANKRUPTCY OR INSOLVENCY

19.01 Landlord agrees that if the estate created hereby shall be taken in execution, or by other process of law, or if Landlord shall be declared bankrupt or insolvent according to law, or any receiver, custodian or trustee be appointed for the business and property of Landlord, or if any assignment shall be made of the Landlord's property for the benefit of creditors, then and in any such events, this Lease may be terminated at the option of the City as an Event of Default by Landlord in accordance with the termination provisions set forth herein.

20. HOLDING OVER

20.01 If the City retains possession of the Premises or any part thereof after the expiration or termination of this Lease by lapse of time or otherwise, City shall continue its tenancy from month to month under the same terms and conditions, with a Rent equal to one hundred fifty percent (150%) of the Rent in effect upon the date of such expiration or termination (prorated on a daily basis) until either of the following occur: (1) a new lease or lease amendment is executed between the Landlord and the City or (2) until Landlord serves a Notice to Quit upon the City. Landlord shall have all remedies

available to it at law or in equity if City holdover beyond the Lease Term or any extension thereof.

21. QUIET POSSESSION

21.01 The Landlord covenants that the City, upon its observing the terms and conditions of this Lease, shall and may peacefully and quietly have, hold and enjoy the Premises during Lease Term free from unreasonable interference by Landlord.

22. AMENDMENTS

22.01 The Landlord or City may from time to time consider it in its best interest to change, modify or extend a term, condition or covenant of this Lease. Any such change, modification or extension, which is mutually agreed upon by and between the parties shall be incorporated in a written amendment (“Amendment”) to this Lease. Such Amendment shall require separate approval by Detroit City Council. Such Amendment shall not invalidate this Lease nor relieve or release the parties of any of its obligations under the Lease unless stated therein.

23. ESTOPPEL CERTIFICATES

23.01 City shall, at any time and from time to time within ten (10) business days after receipt of written notice from Landlord so requesting, execute, acknowledge and deliver to Landlord a statement in writing (i) certifying that this Lease is unmodified and in full force and effect (or, if modified stating the nature of such modification and certifying that this Lease, as so modified, is in full force and effect) and the dates to which the rental and other charges are paid in advance, if any, (ii) confirming the commencement and expiration dates of the term; (iii) acknowledging that there are not any uncured defaults on the part of Landlord hereunder, or specifying such defaults if any are claimed; and (iv) confirming such other matters as Landlord may reasonably request. Any such statement may be relied upon by any prospective purchaser, lessee or encumbrancer of all or any portion of the Building of which the Premises are a part.

24. INTENTIONALLY DELETED

25. LIMITATION OF LANDLORD’S LIABILITY

25.01 For the satisfaction of any remedy of City for the collection of a judgment (or other judicial process) requiring the payment of money by Landlord in the event of any default by Landlord hereunder, City agrees that no personal assets or property of any director, shareholder, officer or employee of Landlord shall be subject to levy, execution or other enforcement procedure for the satisfaction of City’s remedies under or with respect to this Lease.

26. MISCELLANEOUS

26.01 No failure by City or Landlord to insist upon the strict performance of any covenant, agreement, term or condition of this Lease or to exercise any right, power or remedy consequent upon a breach thereof shall constitute a waiver of any such breach or of such covenant, agreement, term or condition. No waiver of any breach shall affect or alter this Lease, but each and every covenant,

agreement, term and condition of this Lease shall continue in full force and effect with respect to any other then existing or subsequent breach thereof.

26.02 The rights and obligations contained in this Lease shall bind and inure to the benefit of City and Landlord and, except as otherwise provided herein, their respective personal representatives, successors and assigns; provided, however, the obligations of Landlord under this Lease shall no longer be binding upon Landlord after the sale, assignment, or transfer by Landlord of its interest in the Building, as owner or Landlord, and in the event of any such sale, assignment, or transfer, such obligations shall thereafter be binding upon the grantee, assignee, or other transferee of such interest, and any such grantee, assignee, or transferee, by accepting such interest, shall be deemed to have assumed such obligations. A lease of the entire Premises, other than for occupancy thereof, shall be deemed a transfer within the meaning of this Section.

26.03 If any provision of this Lease or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

26.04 This Lease shall be construed and enforced in accordance with the laws of the State of Michigan. The Landlord agrees, consents and submits to the personal jurisdiction of any competent court in Wayne County, Michigan for any action brought against it arising under this Lease. The Landlord agrees that service of process at the address and in the manner specified in Section 11 will be sufficient to put the Landlord on notice and hereby waive any and all claims relative to such notice. The parties agree that they will not commence any action against the other party because of any matter whatsoever arising out of or related to the validity, construction, interpretation, and enforcement of this Lease in any courts other than those in the County of Wayne, State of Michigan unless original jurisdiction can be had in either the Michigan Court of Appeals, Michigan Supreme Court or the U.S. District Court for the Eastern District of Michigan, Southern Division.

26.05 This Lease or any part of this Lease may not be changed, waived, discharged or terminated orally, but only by an instrument in writing.

26.06 This instrument, including the Exhibits hereto, contains the entire agreement between the parties and all prior negotiations and agreements are merged herein. Neither Landlord, the Landlord's agents, City nor the City's agents have made any representations or warranties with respect to the Premises or this Lease, except as expressly set forth herein, and no rights, or remedies are or shall be acquired by Landlord or City by implication or otherwise unless expressly set forth herein.

26.07 The Landlord agrees that neither this Lease nor any memorandum or short form thereof may be recorded without the prior consent of City.

26.08 The relationship between the parties hereto is solely that of tenant and landlord and nothing herein contained shall constitute or be construed as establishing any other relationship between them including, without limitation, the relationship of principal and agent, employer and employee or parties engaged in a partnership or joint venture. Without limiting the foregoing, it is specifically

understood that neither party is the agent of the other and neither is in any way empowered to bind the other or to use the name of the other in connection with the construction, maintenance or operation of the Premises, except as otherwise specifically provided herein.

26.09 Unless the context otherwise expressly requires, the words “herein”, “hereof” and “hereunder” and other words of similar import refer to this Lease as a whole and not to any particular Section.

26.10 All the terms and provisions of this Lease shall be deemed and construed to be “covenants” and “conditions” as though the words specifically expressing or importing covenants and conditions were used in each separate term and provision.

26.11 The headings of the Sections in this Lease are for convenience only and shall not be used to construe or interpret the scope or intent of this Lease or in any way affect the same.

26.12 Neither party shall be responsible for force majeure events; provided, however, that force majeure events shall not provide City with an excuse for nonpayment of Rent. In the event of a dispute between the parties with regard to what constitutes a force majeure event, the determination of a court with appropriate jurisdiction, in compliance with the terms set forth herein, shall be controlling.

26.13 The Landlord warrants that it is currently authorized to do business in the State of Michigan and is amendable to service of process at the address stated in Section 11.

26.14 This Lease may be executed in any number of counterparts and all of said counterparts taken together shall be deemed to constitute one and the same instrument. Promptly after the execution hereof the City shall transmit to the Landlord a conformed copy of this Lease.

26.15 The parties represent that they have not dealt with any brokers or finders in connection with this Lease except for Summit Commercial LLC (the “Tenant’s Broker”) and NAI Farbman (the “Landlord’s Broker”). Any and all commissions for both the Tenant’s Broker and the Landlord’s Broker shall be paid by Landlord by way of separate agreements. Each party agrees to hold the other harmless from and against any loss, damage, costs, or expenses, including court costs and reasonable attorneys fees that the other may suffer as a result of the breach of the foregoing representation made by each party.

26.16 Authority of City. Notwithstanding anything in this Lease or otherwise to the contrary, the City shall not be authorized or obligated to lease the Premises from Landlord until this Lease has been fully executed by the duly authorized representatives of the City, as well as approved by the Detroit City Council, the Mayor of the City of Detroit, the City of Detroit Law Department and any other City financial review board or commission as required by law. Any amendments or modifications must likewise be duly approved by the City Council, the Mayor, and the Law Department.

[signature page to follow]

IN WITNESS WHEREOF, the City and the Landlord, by and through their authorized officers and representatives, have executed this Lease as follows:

WITNESSES:

1. Veronica Benjamin
Print: Veronica Benjamin
2. Jennifer D. Floyd
Print: Jennifer D. Floyd

CITY OF DETROIT

City of Detroit Health Department

BY: Deborah Whiting
Print: Deborah Whiting
ITS: Director of Health Office

WITNESSES:

1. Paul DeZow
Print: Paul DeZow
2. Michelle Mooradian
Print: MICHELLE MOORADIAN

LANDLORD:

MBPIA TITLE HOLDING CORPORATION, a Michigan nonprofit corporation

BY: D. Jane Howard-Carlson
Print: D. Jane Howard-Carlson
ITS: President

Approved by Detroit City Council on:

SEP 29 2015

Barrie Jackson 9/29/15
Chief Procurement Officer
FRC APPROVAL
OCT 26 2015

In accordance with §18-5-4 of the Detroit City Code, I hereby certify that proper and fair consideration has been received by the City pursuant to this contract.

[Signature]
Finance Director

Approved as to form in accordance with § 7.5-206 of the 2012 City of Detroit Charter.

[Signature]
Supervising Assistant Corporation Counsel

THIS LEASE IS NOT VALID OR AUTHORIZED UNTIL APPROVED BY THE DETROIT CITY COUNCIL, THE FRC, AND SIGNED BY THE CHIEF PROCUREMENT OFFICER.

LANDLORD ACKNOWLEDGMENT

STATE OF MICHIGAN)
)SS.
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me on this 24 day of July 2015, by D. Jane Howard-Carlson, the President of MBPIA Title Holding Corporation, a Michigan nonprofit corporation, on behalf of the nonprofit corporation.



Notary Public, Wayne County, MI

My commission expires: 6-14-2018

CITY ACKNOWLEDGMENT

STATE OF MICHIGAN)
)SS.
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me on this ____ day of _____ 2015, by Deborah Whibig, the Director of the City of Detroit Health Department of the City of Detroit, Michigan, a municipal corporation.



Notary Public, Wayne County, MI

My commission expires: 8/31/18

MADGE M. WHITE
NOTARY PUBLIC-STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires 8/31/18

RESOLUTION OF CORPORATE AUTHORITY

I, D. Jane Howard- Carlson, the President of the MBPIA Title Holding Corporation, a Michigan nonprofit corporation ("Landlord") **DO HEREBY CERTIFY** that the following is a true and correct excerpt from the minutes of the meeting of the Board of Directors duly called and held on August 6, 2015, and that the same is now in full force and effect:

"RESOLVED, the President, each Vice President, the Treasurer, and the Secretary and each of them, hereby is authorized to execute and deliver, in the name and on behalf of the Landlord and under its corporate seal or otherwise, any agreement or other instrument or document in connection with any matter or transaction that shall have been duly approved; the execution and delivery of any agreement, document, or other instrument by any of such officers to be conclusive evidence of such approval."

FURTHER, I CERTIFY that D. Jane Howard- Carlson is President,
_____ Is (are) Vice President(s),
Michelle Mooradian Is Treasurer,
D. Jane Howard- Carlson Is Secretary.

FURTHER, I CERTIFY that any of the aforementioned officers of the Landlord are authorized to execute and commit the Landlord to the conditions, obligations, stipulations and undertakings contained in the Lease and that all necessary corporate approvals have been obtained in relationship thereto.

IN WITNESS THEREOF, have set my hand this 11th day of August, 2015.

CORPORATE SEAL
(if any)

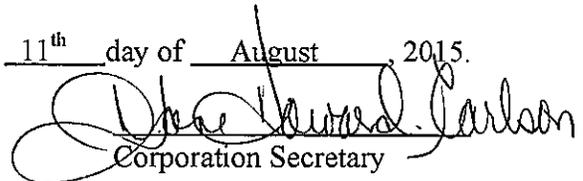

Corporation Secretary

EXHIBIT A-1

DESCRIPTION OF THE PREMISES

Approximately 11,700 rentable square feet on the First Floor of the building located at 3245 East Jefferson Avenue, Detroit, MI 48207.

EXHIBIT A-2

FLOOR PLAN

(see attached)

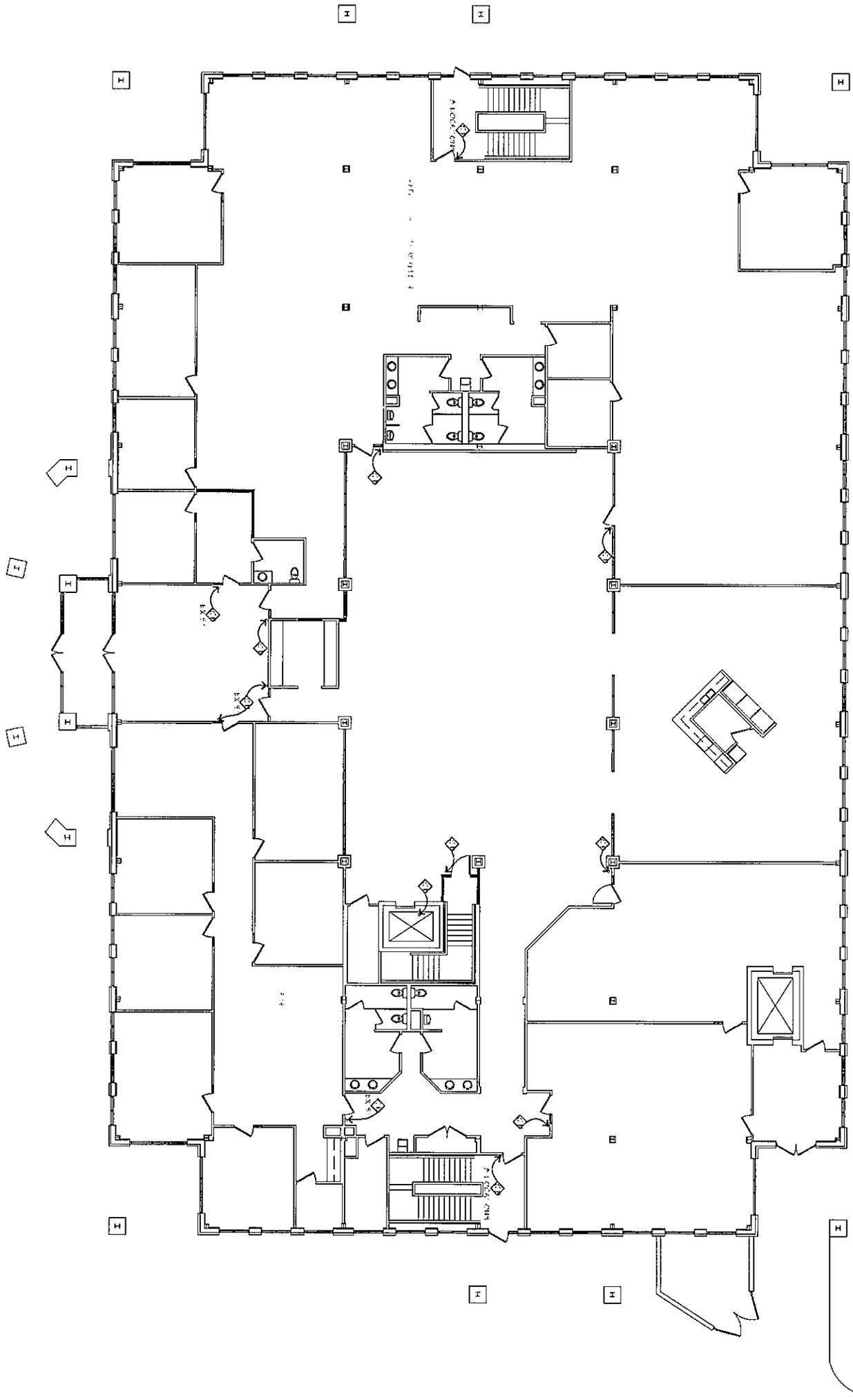


EXHIBIT B

SCOPE OF JANITORIAL SERVICES

(see attached)



CleanNet USA



CleanNet's Work Specifications for:

3245 East Jefferson, Detroit, MI 48207 Att: Richard Booza and Rachelle Little 313-877-4400

The following tasks are supplemental to the Work Expectations provided at our meeting.
Entrances / Lobbies, Hallways / Corridors, Stairwells, and Elevators

<u>Task</u>	<u>Frequency</u>
Vacuum carpet/floor mats	5 x week
Clean entrance glass for all facility entrances	5 x week
Dust exposed surfaces within reach	5 x week
Dust mop hard surface floor	5 x week
Damp mop hard surface floor as needed	5 x week
Spray buff VCT (vinyl) tile areas	See Special Services

Individual / Executive Offices and Office Cubicle Areas

<u>Task</u>	<u>Frequency</u>
Empty all trash containers and reline as needed	5 x week
Vacuum carpeted areas	5 x week
Dust mop hard surface floor	5 x week
Damp mop hard surface floor as needed	5 x week
Wipe clean exposed work surfaces	5 x week
Dust exposed surfaces within reach	5 x week
Clean and sanitize telephones	5 x week
Spot clean doors and walls around knobs and switch plates	5 x week
Spot clean partition/door glass	5 x week
Dust ceiling vents	2 x month
Vacuum/whisk fabric office chairs	2 x month
Spray buff VCT (vinyl) tile areas	See Special Services

Conference Rooms and Copy / Duplication Areas

<u>Task</u>	<u>Frequency</u>
Empty all trash containers and reline as needed	5 x week
Vacuum carpet	5 x week
Dust exposed surfaces within reach	5 x week
Polish/clean conference table	5 x week
Clean and sanitize telephones	5 x week
Spot clean doors and walls around knobs and switch plates	5 x week
Spot clean door glass	5 x week
Dust ceiling vents	2 x month
Vacuum/whisk fabric office chairs	2 x week
Spray buff VCT (vinyl) tile areas	See Special Services

Kitchen / Coffee Station Areas

<u>Task</u>	<u>Frequency</u>
Dust mop hard surface floor	5 x week
Damp mop hard surface floor	5 x week
Clean all appliance exteriors	5 x week
Clean interior of microwaves	5 x week
Wipe clean and sanitize interior of refrigerators	1 x month
Damp wipe counter and sink	5 x week
Empty trash and reline	5 x week
Dust exposed surfaces within reach	5 x week
Wipe clean tables and chairs	5 x week
Wipe clean all vending and coffee machines	5 x week
Dust ceiling vents	2 x month
Spray buff VCT (vinyl) tile areas	See Special Services

Restrooms

<u>Task</u>	<u>Frequency</u>
Clean and sanitize toilet bowls, urinals and sinks	5 x week
Clean mirrors	5 x week
Clean and polish chrome fixtures	5 x week
Fill soap dispensers	5 x week
Replenish paper products	5 x week
Empty wastebaskets and sanitary dispensers and reline	5 x week
Dust mop hard surface floor	5 x week
Damp mop hard surface floor	5 x week
Spot clean walls and partitions	5 x week
Dust ceiling vents	2 x month
Spray buff VCT (vinyl) tile areas	See Special Services

General

<u>Task</u>	<u>Frequency</u>
Strip and wax VCT (vinyl) tile areas	See Special Services
Shampoo carpet areas	See Special Services
Clean and sanitize drinking fountains	5 x week
Maintain cleanliness of janitorial area	5 x week
Turn off designated lights	5 x week
Maintain building security	At all times per instructions

Comments/Security Instructions: A Log Book will be maintained for communication between cleaners and facility contact(s).

EXHIBIT C

PARKING

(see attached)

X = RESERVED Parking



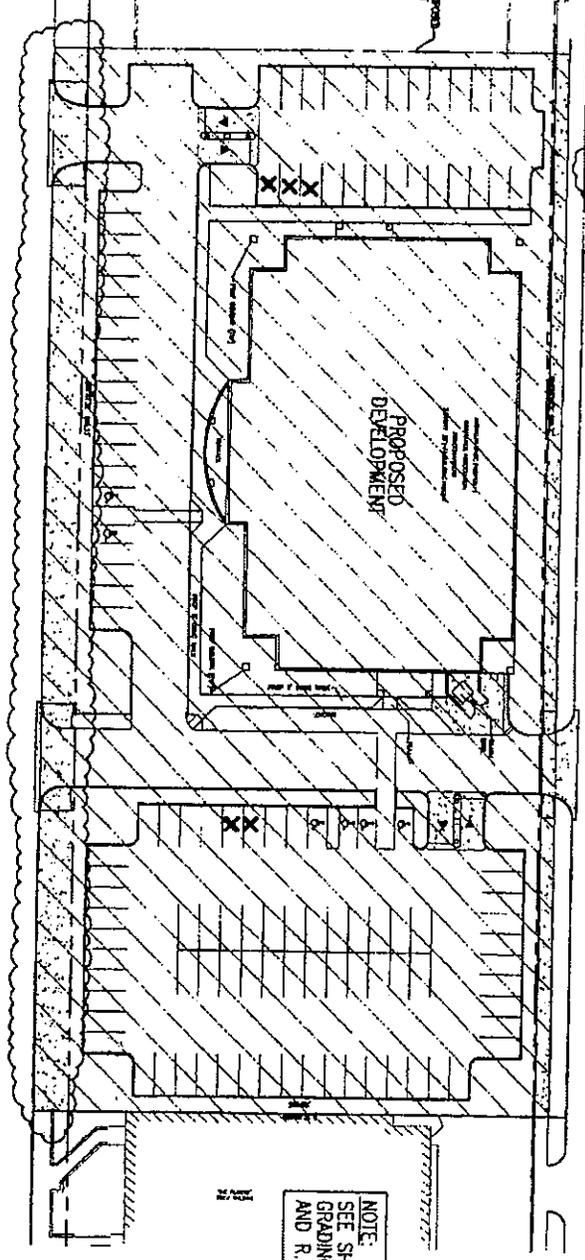
NO. LIMITED STREET (120 FT ROW)
 AS SHOWN ON SHEET W-1

NO. LIMITED STREET (120 FT ROW)
 AS SHOWN ON SHEET W-1

LINE OF PROPOSED
 DEVELOPMENT

PROPOSED
 DEVELOPMENT

FIGURE
 DEVELOPMENT

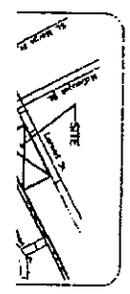


NOTE:
 SEE SHEETS C-1A THROUGH C-5 FOR DEMOLITION,
 GRADING, UTILITY CONSTRUCTION, SOIL EROSION CONTR
 AND R.O.W. IMPROVEMENTS FOR PROPOSED DEVELOPME

Copyright © 2004
 MICHAEL BAKER CORP.
 All rights reserved.
 This drawing is the property of Michael Baker Corp. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Michael Baker Corp.



DATE: 9/16/2004
 9/16/2004
 9/28/2004



DATE	BY
9/16/2004	AK
9/16/2004	AK
9/28/2004	AK

City Council Contract Agenda Items Review Checklist

Reviewer: _____

Date Received: _____

Date: 8/13

Department: DHWP

Division: _____

Dept Head/Contact Person: Veronica Benjamin Phone No.: 313-300-8016

Description: Lease of space for Health Dept. Administration

brief explanation of function or need of the goods/services

Contract No.: 2912085 PO Type: _____ Est. Value: \$ 994,500

Contract Term (if applicable): _____ to _____

Funding: City _____ State 100% Federal _____ % Other: _____ %

(Documentation must be furnished by the Dept. if anything other than City funding)

Recommended Supplier: MBPIA Title Holding Corporation Required Date: Immediately

1. The business being awarded is NEW / RENEWAL. If a renewal, provide justification for renewal: _____

2. Was the product or service competitively bid? Yes No

Attach Copy of Bid Tabulation/Evaluation score sheets as needed

If the answer to #2 is "NO" explain why there was no competition: _____

3. Was a Co-Operative Agreement Considered? Yes No Co-Operative Name: _____

If answer to #3 is "No" explain why a Co-Op was not considered: N/A

4. Were savings achieved?

Yes Amount \$ _____

No

5. Does this agreement represent an increase?

Variance in unit price only (Current unit price \$0.00 Proposed Unit Price \$0.00)



REQUEST FOR INCOME TAX CLEARANCE

REQUESTING DEPARTMENT/DIVISION: Detroit Health

E-MAIL ADDRESS: Benjamin V@detroitmi.gov

CONTACT NAME: Keronica Benjamin PHONE: 876-0348 FAX: 876-0475

Type of Clearance: New Renewal (Please submit 30 days prior to submitting bid or expiration date)

A. To: City of Detroit
Income Tax Division
Coleman A. Young Municipal Center
2 Woodward Avenue, Ste. 513
Detroit, MI 48226
Phone: (313) 224-3328 or 224-3329
Fax: (313) 224-4588

For: Individual or
Company Name: MBPIA TITLE HOLDING CORP.
Address: 3045 E. JEFFERSON AVE.
City: DETROIT
State: MI Zip Code: 48207
Telephone: 313-77-7400 Fax: 313-68-4700
E-mail Address: m Mooradian @ mbpia.com

B. Name of Chief Financial Officer/Authorized Contact Person (include address if different from above)
MICHELLE MOORADIAN
Telephone # 313-77-7030
Fax # 313-77-8347
Employer Identification or Social Security Number: 35-0174849
Spouse Social Security Number: _____

Nature of Contract _____
BID CONTRACT AMOUNT (if known):
 Labor: \$ _____ Material: \$ _____
 Contract # (if known) _____

C. ALL QUESTIONS MUST BE ANSWERED TO EXPEDITE APPROVAL PROCESS. ANY QUESTION NOT ANSWERED MAY RESULT IN A DENIAL OF INCOME TAX CLEARANCE.

Check One: Individual Corporation Partnership Estate & Trust

INDIVIDUALS ANSWER QUESTIONS 1.1.1.4.

- Have you filed joint returns with spouse during the last seven (7) years? (if yes, include spouse SSN above) Yes No
- Are you a student, and/or claimed as a dependent on a someone else's tax return? Yes No
- Were you employed during the last seven (7) years? Yes No
- Were you a resident of Detroit during the last seven (7) years? Yes No

CORPORATIONS AND PARTNERSHIPS ANSWER QUESTIONS 5.6.2.

- Is the company a new business in Detroit? If yes, attach Employer Registration (Form DSS-4). Yes No
- Will the company have employees working in Detroit? Yes No
- Will the company use sub-contractors or independent contractors in Detroit? Yes No

D. FOR INCOME TAX USE ONLY

Has the contractor complied with the provisions of the City Income Tax Ordinance?
 Yes No **LUCHETA JENNINGS** **INCOME TAX INVESTIGATOR** Date: JUL 31 2016 Expires: JUL 31 2016
 Yes No Signature: _____ Date: _____ Expires: _____
 Yes No Signature: _____ Date: _____ Expires: _____

VISIT OUR WEBSITE FOR INFORMATION AND TAX FORMS AT: www.detroitmi.gov

NOTE: An approved Income Tax Certificate may be used in multiple city wide departments that require a bid. Please e-mail your completed request form (preferably in pdf format) to: IncomeTaxClearance@detroitmi.gov

CITY OF DETROIT

ACCOUNTS RECEIVABLE CLEARANCE APPLICATION
2 WOODWARD AVENUE, SUITE 105, COLEMAN A YOUNG MUNICIPAL CENTER
REVENUE COLLECTIONS UNIT (313) 224-4087 / FAX: 224-4238 / RevenueCollections@DetroitMi.gov

SECTION A: BUSINESS LICENSE BUDGET CITY COUNCIL DDOT DPW FINANCE FIRE HEALTH HUMAN RIGHTS LAW MAYOR OMBUDSMAN PLANNING & DEVELOPMENT POLICE PURCHASING RECREATION WATER & SEWAGE OTHER

ADDRESS OF DEPARTMENT
DATE SENT 7-23-15 CONTACT PERSON
PHONE NUMBER FAX NUMBER EMAIL
CONTRACT AMOUNT \$

SECTION B: CORPORATION LICENSE TYPE
CORPORATION NAME MBPIA Title Holding Corporation
ADDRESS 3245 E Jefferson Ave CITY/STATE/ZIP Detroit, MI 48207 OWN LEASE
CITY PERSONAL PROPERTY NUMBER FID / EIN NUMBER 35-2174949

OTHER CITY-OWNED PROPERTY PARCELS
CONTACT PERSON Veronica Benjamin PHONE NUMBER (313)-300-8016 EMAIL ADDRESS BenjaminB@detroitmi.gov

SECTION C: PARTNERSHIP LICENSE TYPE
BUSINESS NAME
BUSINESS ADDRESS CITY/STATE/ZIP OWN LEASE
CITY PERSONAL PROPERTY NUMBER FID / EIN NUMBER

A: PARTNER'S NAME PHONE NUMBER
HOME ADDRESS CITY/STATE/ZIP OWN LEASE
DRIVER'S LICENSE # OTHER CITY-OWNED PROPERTY PARCELS

B. PARTNER'S NAME PHONE NUMBER
HOME ADDRESS CITY/STATE/ZIP OWN LEASE
DRIVER'S LICENSE # OTHER CITY-OWNED PROPERTY PARCELS

CONTACT PERSON PHONE NUMBER EMAIL ADDRESS

SECTION D: SOLE PROPRIETORSHIP LICENSE TYPE
BUSINESS NAME
BUSINESS ADDRESS CITY/STATE/ZIP OWN LEASE
CITY PERSONAL PROPERTY NUMBER FID / EIN NUMBER
OWNER'S NAME DRIVER'S LICENSE # PHONE NUMBER
HOME ADDRESS CITY/STATE/ZIP OWN LEASE
OTHER CITY-OWNED PROPERTY PARCELS

EMAIL ADDRESS

SECTION E: PERSONAL SERVICES
NAME ADDRESS OWN LEASE
CITY/STATE/ZIP
PHONE NUMBER DRIVER LICENSE #
OTHER PROPERTY ADDRESSES OWNED IN WITHIN DETROIT
SOCIAL SECURITY NUMBER EMAIL ADDRESS

REVENUE COLLECTIONS APPROVED CONTRACT CLEARANCES

FOR TREASURY COLLECTION USE ONLY

APPROVED DENIED DENIED WITH ATTACHMENTS
Annette Smith
JUL 27 2015 AUG 31 2016
CLEARANCE VALID UNTIL

REVISED 7-12-2012

COVENANT OF EQUAL OPPORTUNITY

(Application for Clearance - Terms Enforced After Contract is Awarded)

I, being a duly authorized representative of MBPIA TITLE HOLDING CORP. (hereinafter "Contractor"), am hereby authorized to enter into a Covenant of Equal Opportunity, (hereinafter "Covenant") with the City of Detroit, ("hereinafter" City); obligating the Contractor and all sub-contractors, not to discriminate against any employee or applicant for employment, training, education, or apprenticeship connected directly or indirectly with the performance of the contract, with respect to his/her hire, promotion, job assignment, tenure, terms, conditions or privileges of employment because of race, color, religious beliefs, public benefit status, national origin, age, marital status, disability, sex, sexual orientation, or gender identity or expression; except as otherwise exempted under City Code, Ordinance No. 27-2-12.

Contractor will ensure that the City of Detroit Human Rights Department shall receive notification of all potential sub-contractors and a copy of their Covenant prior to the commencement of work on any City of Detroit contract. Contractor further agrees that the City of Detroit reserves the right to require additional information prior to, during, and at any time after the Covenant is fully executed.

Furthermore, Contractor agrees that this Covenant is valid for the life of the contract and/or for a specified period of time as indicated below and that a breach of this Covenant shall be deemed a material breach of contract and be subject to damages pursuant to City Code, Ordinance No. 27-3-2, Section (e).

RFQ / PO No.: (if applicable) CPO 2912085

Duration of Covenant DURATION OF LEASE

Printed Name of Contractor/Organization MBPIA TITLE HOLDING CORP. (Type or Print Legibly)

Contractor Address DETROIT MI 48207 (City) (State) (Zip)

Contractor Phone/E-mail 313 877-7400 / mmooradian@mbpia.com (Phone) (E-mail)

Printed Name & Title of Authorized Representative MICHELLE MOORADIAN, TREASURIER

Signature of Authorized Representative: michelle mooradian

Date: JULY 6, 2015

*** This document MUST be notarized ***

Signature of Notary: [Signature]

Printed Name of Seal of Notary: Gilbria J. Bremberry

My Commission Expires: 06 / 14 / 2018

FOR CONTRACTING DEPARTMENT USE ONLY. Date Rec'd: 6/15/15 Received by: [Signature] Title: ASSISTANT CDP. MANAGER

Please fax a COPY of the notarized Covenant and Award Letter to the Human Rights Department (313) 224-3434



EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)
8/12/2015

THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

PRODUCER NAME, CONTACT PERSON AND ADDRESS Arthur J. Gallagher Risk Management Services, Inc. 22930 Nine Mile Road Saint Clair Shores MI 48080		PHONE (A/C, No, Ext): 586 439-4354	COMPANY NAME AND ADDRESS Continental Casualty Company 333 South Wabash Avenue Chicago IL 60604		NAIC NO: 20443
FAX (A/C, No): 586-778-2814		E-MAIL ADDRESS: Kim_Ancona@ajg.com		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
CODE:	SUB CODE:		POLICY TYPE Package		
NAMED INSURED AND ADDRESS Michigan Basic Property Insurance Association 3245 E Jefferson Ave Detroit, MI 48207			LOAN NUMBER	POLICY NUMBER 6015968351	
ADDITIONAL NAMED INSURED(S)			EFFECTIVE DATE 09/01/2014	EXPIRATION DATE 09/01/2015	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
			THIS REPLACES PRIOR EVIDENCE DATED:		

PROPERTY INFORMATION (Use REMARKS on page 2, if more space is required) BUILDING OR BUSINESS PERSONAL PROPERTY

LOCATION/DESCRIPTION
3245 E Jefferson Ave, Detroit, MI 48207, USA

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION PERILS INSURED BASIC BROAD SPECIAL

COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$ 2,040,000		DED: 2500	
	YES	NO	N/A
<input type="checkbox"/> BUSINESS INCOME <input type="checkbox"/> RENTAL VALUE	<input checked="" type="checkbox"/>		
BLANKET COVERAGE	<input checked="" type="checkbox"/>		
TERRORISM COVERAGE			<input checked="" type="checkbox"/>
IS THERE A TERRORISM-SPECIFIC EXCLUSION?			<input checked="" type="checkbox"/>
IS DOMESTIC TERRORISM EXCLUDED?			<input checked="" type="checkbox"/>
LIMITED FUNGUS COVERAGE			<input checked="" type="checkbox"/>
FUNGUS EXCLUSION (If "YES", specify organization's form used)			<input checked="" type="checkbox"/>
REPLACEMENT COST			<input checked="" type="checkbox"/>
AGREED VALUE			<input checked="" type="checkbox"/>
COINSURANCE			<input checked="" type="checkbox"/>
EQUIPMENT BREAKDOWN (If Applicable)			<input checked="" type="checkbox"/>
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg			<input checked="" type="checkbox"/>
- Demolition Costs			<input checked="" type="checkbox"/>
- Incr. Cost of Construction			<input checked="" type="checkbox"/>
EARTH MOVEMENT (If Applicable)			<input checked="" type="checkbox"/>
FLOOD (If Applicable)			<input checked="" type="checkbox"/>
WIND / HAIL (If Subject to Different Provisions)			<input checked="" type="checkbox"/>
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS			<input checked="" type="checkbox"/>

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

MORTGAGEE	CONTRACT OF SALE	LENDER SERVICING AGENT NAME AND ADDRESS
LENDERS LOSS PAYABLE		
NAME AND ADDRESS City of Detroit Two Woodward Ave Detroit MI 48226		AUTHORIZED REPRESENTATIVE <i>Kip C. Walby</i>

AFFIDAVIT OF DISCLOSURE OF INTERESTS BY CONTRACTORS AND VENDORS

Instructions. This disclosure affidavit fulfills requirements of Section 2-106.2 and Section 4-122 of the 2012 Detroit City Charter and Section 2-6-34 of the 1984 Detroit City Code. Please complete all applicable sections by typing or legibly printing. Where a section does not apply, please check the appropriate box and skip to the next section. If necessary, provide additional information on page 4 or attach additional documents to this disclosure affidavit. This disclosure affidavit must be signed and notarized **and filed with the City of Detroit Board of Ethics, Coleman A. Young Municipal Center, 2 Woodward Ave, Suite 1240, Detroit, MI 48226 (City Code § 2-6-34(b)).**

Note: "Immediate family member" of a person is that person's spouse, domestic partner, an individual living in the person's household, or an individual claimed as a dependent or spouse's dependent under the Internal Revenue Code. (City Charter § 2-105.A.20; City Code § 2-6-3)

Section 1 - Identity of Contractor/Vendor (City Charter § 2-106.2.2; City Code § 2-6-34)

Provide the complete name of the individual, company or other entity or organization making this disclosure:

Name MBPIA Title Holding Corporation

Street address 3245 E. Jefferson Ave.

City Detroit State MI Zip code 48207

Telephone 313.877.7400 Fax 313.568.4720 Email m Mooradian@mbpia.com

If the filer is a business entity, print the name, title, and contact information of the authorized individual signing for the business entity:

Name Michelle Mooradian Title Treasurer

Telephone 313.877.7400 Fax 313.877.8347 Email m Mooradian@mbpia.com

Section 2 - Financial Interests in Matters Pending Before City (City Charter § 2-106.2.2; City Code § 2-6-34(a)(1), (2))

The above named contractor or vendor or an immediate family member thereof

has (if checked, complete rest of section below)

does not have (if checked, skip to next section)

a financial interest, direct or indirect, in the following matters that are pending before the Detroit City Council or the following office, department or agency of the City _____

Matter lease of space at 3245 E. Jefferson to the Health Dept.

Interested Party (if an immediate family member, please provide an address and phone number and the nature of the relationship to the filer): Name _____

Street Address _____

City _____ State _____ Zip code _____

Telephone _____ Relationship _____

Nature of financial interest _____

Estimated value of the financial interest _____

Section 3 - Interests in Property Subject to Decision by City (City Code § 2-6-34(a)(3))

The above named contractor or vendor or an immediate family member thereof

has (if checked, complete rest of section below)

does not have (if checked, skip to next section)

an interest in real or personal property that is subject to a decision by the City regarding the purchase, sale, lease, zoning, improvement, special designation tax assessment or abatement, or a development agreement.

Interested Party (if an immediate family member, please provide an address and phone number and the nature of the relationship to the filer): Name _____

Street Address _____

City _____ State _____ Zip code _____

Telephone _____ Relationship _____

Description of real or personal property _____

Nature of interest lease of space at 3245 E. Jefferson to the Health Dept.

Estimated value of the interest _____

Section 4 – Political/Campaign Contributions and Expenditures (City Charter § 4-122; City Code § 2-6-34(a)(4))

The Statement of Political Contributions and Expenditures required by City Charter § 4-122, ¶ 2, is attached as an exhibit to this disclosure affidavit, and is current and accurate as of the date stated therein.

The above named contractor or vendor

is (if checked, attach most recent report to this disclosure)

is not (if checked, skip to next section)

required to file reports of campaign contributions and expenditures in accordance with other applicable law.

Section 5 - Immediate Family Members Employed by or Seeking Employment with City (City Code § 2-6-34(a)(5))

Please identify any immediate family member who is employed by or making application for employment with the City of Detroit.

If none, check here and skip to next section; otherwise, complete rest of section below:

Name _____

Street address _____

City _____ State _____ Zip code _____

Phone _____

Nature of relationship to filer _____

Department/agency employed by or seeking employment with _____

Position held or sought _____

Section 6 - Persons with Financial Interest in Contractor's/Vendor's Matters Pending Before City (City Code § 2-6-34(a)(6), (7))

Please identify all persons or entities having a financial interest, direct or indirect, in any matter the contractor or vendor has pending before the Detroit City Council or before any office, department or agency of the City. Complete on additional page(s), if necessary.

If none, check here and skip to next section; otherwise, complete rest of section below

Name MBPIA Title Holding Corporation

Street Address 3245 E. Jefferson Ave.

City Detroit State MI Zip code 48207

Contract or matter in which the person or entity named has an interest _____

The above contract or matter is pending before the Detroit City Council or the following office, department or agency of the City lease of space at 3245 E. Jefferson to the Health Dept.

Nature of financial interest _____

Estimated value of the financial interest _____

Section 7 - Affirmation of Accuracy of Disclosure (City Charter § 2-106.2.3; City Code § 2-6-34(b))

I understand that the information provided in this disclosure will be relied upon by the City of Detroit in evaluating the proposed bid, solicitation, contract, or lease. I swear [or affirm] that the information provided is accurate. If I am signing on behalf of an entity, I swear [or affirm] that I have the authority to provide this disclosure on behalf of the entity.

Sign name: Michelle Mooradian

Print name: Michelle Mooradian

Sworn and subscribed to before me on SEPTEMBER 4, 2015

[by MICHELLE MOORADIAN the Treasurer
[name] [title]

of the above named contractor/vendor, an authorized representative or agent of the contractor/vendor].

Sign: Tereta J. Hearvy

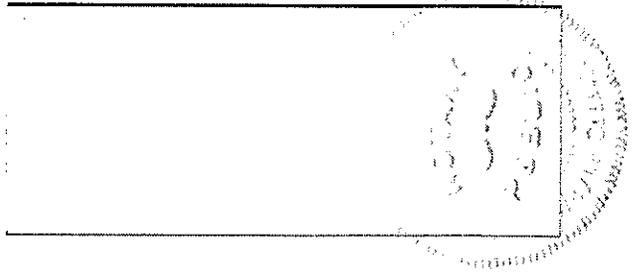
Print: Tereta J. Hearvy

Notary Seal (if desired)

Notary Public, Wayne County, Michigan,

Acting in Wayne County

My Commission Expires: 9-26-20



TERETA J. HEARVY
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Sep 26, 2020
ACTING IN COUNTY OF Wayne

STATEMENT OF POLITICAL CONTRIBUTIONS AND EXPENDITURES (City Charter § 4-122; City Code § 2-6-34(a)(4))

“**City Charter § 4-122, ¶ 2:** For purposes of conflicts of interest, the City shall require in all of its contractual agreements, including, but not limited to, leases, service and equipment agreements and including contract renewals, that the contractor provide a statement listing all political contributions and expenditures (“**Statement of Political Contributions and Expenditures**”), as defined by the Michigan Campaign Finance Act, MCL 169.201, *et seq.*, made by the contractor, its affiliates, subsidiaries, principals, officers, owners, directors, agents or assigns to elective city officials within the previous four (4) years. Individuals shall also list any contributions or expenditures from their spouses.”

Instructions: In accordance with Section 4-122 of the 2012 Detroit City Charter, you must provide the following information, sign this document, have it notarized, and submit it to the City. If additional space is needed, please enter “see additional sheet(s)” on the last row and attach additional sheets.

- In Column A, enter the name of the person or company that made the contribution or expenditure. If there were no political contributions or expenditures made, enter **NONE**.
- In Column B, enter the relationship of the donor to the contractor or vendor, that is, contractor, affiliate, subsidiary, principal, officer, owner, director, agent, assignee, or spouse of any of the foregoing who are individuals.
- In Column C, enter the name of the recipient, an elective city official which under Charter § 3-107, includes only the Mayor, the City Clerk, and members of the City Council and the Board of Police Commissioners.
- In Column D, enter the amount of the contribution or expenditure, as defined in the Michigan Campaign Finance Act, 1976 PA 388, MCL 169.204 and MCL 169.206.
- In Column E, enter the date of the contribution or expenditure. This statement must include all contributions and expenditures within the previous four years.

(A)	(B)	(C)	(D)	(E)
Donor	Relationship to Contractor/Vendor	Recipient	Amount of Contribution or Expenditure	Date
NONE				

(EXHIBIT TO CONTRACT/LEASE, Contract No. 2912085)

STATEMENT OF POLITICAL CONTRIBUTIONS AND EXPENDITURES (City Charter § 4-122; City Code § 2-6-34(a)(4))

Donor	Relationship to Contractor/Vendor	Recipient	Amount of Contribution or Expenditure	Date

Except as set forth above, I certify that no contributions or expenditures were made to elective city officials within the previous four (4) years by the contractor, its affiliates, subsidiaries, principals, officers, owners, directors, agents, assigns, and, if any of the foregoing are individuals, their spouses.

I understand that the information provided in this disclosure will be relied upon by the City of Detroit in evaluating the proposed bid, solicitation, contract, or lease. I swear [or affirm] that the information provided is accurate. If I am signing on behalf of an entity, I swear [or affirm] that I have the authority to provide this disclosure on behalf of the entity.

Sign name: Michelle Mooradian
 Print name: MICHELLE MOORADIAN

Sworn and subscribed to before me on JULY 13, 2015 [by MICHELLE MOORADIAN]
TRIASURER of the above named contractor/vendor, an authorized representative or agent of the contractor/vendor].

Sign: Tereta J. Hearvy
 Print: Tereta J. Hearvy
 Notary Public, Wayne County, Michigan,
 Acting in Wayne County
 My Commission Expires: 9-26-20

Notary Seal (if desired)

TERETA J. HEARVY
 NOTARY PUBLIC, STATE OF MI
 COUNTY OF WAYNE
 MY COMMISSION EXPIRES Sep 26, 2020
 ACTING IN COUNTY OF Wayne

Detroit City Council
Legislative Policy Division

TO: Purchasing Division Staff
FROM: David Teeter
DATE: September 30, 2015

RE: **PURCHASING ITEMS APPROVED BY THE CITY COUNCIL**

There were no contracts, approved at the September 22, 2015 Session, requested to be Reconsidered.

*The following contracts and purchase orders were reported to the City Council by the indicated Standing Committee, at the Regular Session of September 29, 2015 and **APPROVED***

Reported by the Finance, Budget and Audit Committee:

2911783	Plante & Moran	\$766,089	FINANCE
Submitted in the List and Referred Sept. 22, 2015; Correction to cost submitted Sept. 28, 2015.			

Reported by the Internal Operations Committee:

86998,Amend.1	Leslie Howard Ellison	+ \$13,446 to \$49,158	GENERAL SERVICE
Submitted in the List and Referred September 15, 2015.			

2902499	Alliant Insurance Services	\$6,845,858	RISK MANAGEMENT
Submitted Week of August 3, 2015 and Approved; Correction to cost referred Sept. 15, 2015.			

87288	Tony S. Rumph	\$39,520	GENERAL SERVICE
Submitted in the List and Referred September 22, 2015.			

VIB-00322	Vibha Venkatesha (Ayers)	\$3,012	CITY COUNCIL
Submitted in the List for Sept. 29, 2015; Placed on Consent Agenda; Approved with <i>WAIVER</i> .			

Reported by the Neighborhood and Community Services Committee:

No Contracts Reported

Reported by the Planning and Economic Development Committee:

No Contracts Reported

Purchasing Division
Contracts and Purchase Orders Received, Considered at Regular Session
of September 29, 2015

Page 2

*The following contracts and purchase orders were reported to the City Council by the indicated Standing Committee, at the Regular Session of September 29, 2015 and **APPROVED***

Reported by the Public Health and Safety Committee:

2886496,Amend.1	Ramona H. Pearson	+\$137,875 to \$487,875	HEALTH & WELL.
Submitted in the List of the Recess Week of August 3, 2015; Referred back to Committee on September 22, 2015			
2912431	Heritage Crystal Clean	\$121,500	TRANSPORTATION
Submitted in the List for the Recess Week of Aug. 17, 2015.			
2912468,Conf.Req.	Randy Lane	\$31,058	TRANSPORTATION & PARKING
Submitted in the List for the Recess Week of Aug. 24, 2015.			
2909352	Industrial Door and Weatherstrip	\$220,000	TRANSPORTATION
Submitted in the List and Referred September 8, 2015.			
87085,Amend.1	Thomas James Shannon	+\$1,323 to \$24,948	MUNICI.PARKING
Submitted in the List and Referred September 15, 2015.			
JAN-00093	Janette Cheryl Christine	\$56,000	MUNICI.PARKING
Submitted in the List and Referred September 15, 2015.			
2912085,Lease	MBPIA Title Holding Co.	\$994,500 (5yrs)	HEALTH & WELL.
Submitted in the List and Referred September 22, 2015; Approved with <i>WAIVER</i> .			
2912914,Revenue	Center for Innovations / Base II	\$840,000 (10yrs)	AIRPORT
Submitted in the List and Referred September 22, 2015; Approved with <i>WAIVER</i> .			
2913660	Jorgensen Ford (Ambulances)	\$1,014,862.74	FIRE / EMS
<u>Quality of Life fund</u> ; Submitted in the List and Referred September 22, 2015; Approved with <i>WAIVER</i> .			
2913765	Stryker Sales Corp. (Cots)	\$274,407.24	FIRE / EMS
<u>Quality of Life fund</u> ; Submitted in the List and Referred September 22, 2015; Approved with <i>WAIVER</i> .			
UNI-00342	Robert B. Dunne (Med.Director)	\$97,200	FIRE / EMS
Submitted in the List and Referred September 22, 2015.			
UNI-00344	Marlo Pryzbylski (Comm.Trainer)	\$72,800	FIRE / EMS
Submitted in the List and Referred September 22, 2015.			

Purchasing Division
Contracts and Purchase Orders Received, Considered at Regular Session
of September 29, 2015

Page 3

*The following contracts and purchase orders were reported to the City Council by the indicated Standing Committee, at the Regular Session of September 29, 2015 and **APPROVED***

Reported by the Public Health and Safety Committee: *continued*

KEI-00487 Keith Pendell Hutchings (8-19-15 to 10-31-15) \$17,00-0 MUNICI.PARKING
Submitted in the List and Referred September 22, 2015.

*The following contract was referred to the indicated Standing Committee; at the meeting of the Committee the contract was requested by Mayor's Office to be **WITHDRAWN**.*

Referred to the Internal Operations Committee:

REB-00470 Rebecca Christensen (Direc.Operations-Restruct) \$130,000 MAYOR'S OFFICE
Submitted in the List and Referred September 22, 2015; Withdrawn on Sept. 23, 2015.

Purchasing Division
Contracts and Purchase Orders Received, Considered at Regular Session
of September 29, 2015

Page 4

*The following contracts were **REFERRED** on September 29, 2015 to the indicated Standing Committee for consideration and report to the City Council.*

Referred to Budget, Finance and Audit Committee:

No Contracts Referred

Referred to Internal Operations Committee:

2508299, Renew 2913866	Allen Systems Group Vocus, Inc.	INNOVATION & TECHNOLOGY MEDIA SERVICES
---------------------------	------------------------------------	---

Referred to Neighborhood and Community Services Committee:

87284	Ronald Lee Brown (Coca-Cola)	RECREATION
87382	Craig Sultana (Coca-Cola)	RECREATION

Referred to Planning and Economic Development Committee:

No Contracts Referred

Referred to Public Health and Safety Committee:

2914129	Detroit Salt (MiDeal)	PUBLIC WORKS
---------	-----------------------	--------------

Purchasing Division
Contracts and Purchase Orders Received, Considered at Regular Session
of September 29, 2015

Page 5

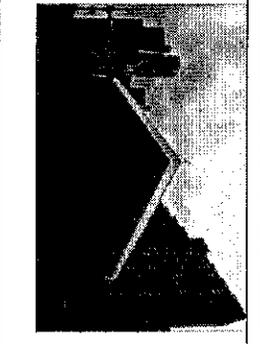
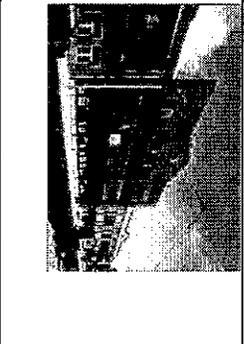
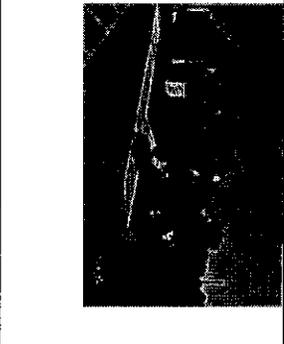
The following are contracts that are currently HELD for review, discussion or report to the Standing Committees:

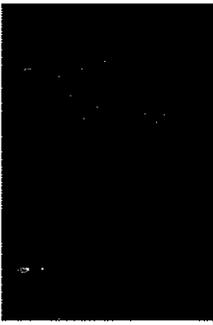
Planning and Economic Development Committee:

2896965,Amend.1 Heat and Warmth Fund (THAW) + \$100,000 to \$347,589.40 PLAN & DEVELPT
Submitted in the List and Referred June 16, 2015; Waiting for Law Opinion on Ethics question

Public Health and Safety Committee:

2912044 Wayne County Registrar of Deeds \$120,000 PUBLIC WORKS
Submitted in the List for the Recess Week of Aug. 10, 2015; *Appr. in Comm. on 9-28-15.*

	Building	Rental Rate	Annual Increase	Parking	Unique Attributes/Comments
	3245 E. Jefferson	\$16.00 Gross (All utilities included)	.50 Annual Increase	Free surface Parking for employees and Customers	Class A property that is move-in ready. Furniture is included and has free surface parking for employees and customers.
	440 E Congress	\$16.00 + Electric (asking rate is \$17/sf)	.50 Annual Increases	Attached Parking Garage (\$175/mth). Also surrounding surface lots.	Rooftop Common Rest Area for Tenants. Attached parking. Walking distance to RenGen and Greektown.
	565 Larned	\$15.25 + \$1.25 for Electric	.25 annual increases	10 Free parking spots. Remaining employees must pay for parking	Above what used to be Opus One Restaurant
	55 Seven E. Mile	\$12.00 NNN (City would pay all operating expenses including all utilities, insurance, etc. No taxes have to	None	No adequate parking, but owner is willing to develop adjacent lot for additional	This property is located in a challenged neighborhood near John R and E. Seven Mile. It is also under-parked for our needs although landlord is willing to build-out

	<p>be paid because this is a non-profit. We estimate NNN to be \$3.4/sf but we would not know for sure until after we move in.)</p>		parking.	additional parking.
	<p>7700 Second Ave.</p>	<p>\$15.00/sf + Electric</p>	<p>Free surface Parking</p>	<p>Landlord would provide \$25,000 for buildout and some furniture. Negotiation of the lease broke down because Landlord would not agree to the City's Lease requirements.</p>
	<p>14585 Greenfield (City Owned Property - 9,600sf)</p>	<p>N/A (Would pay all Utilities and Annual operating expenses. Complete renovation estimated at \$1,000,000)</p>	<p>Surface parking</p>	<p>There would be a significant buildout required to make this property operational for Health's needs.</p>

ACORD™ EVIDENCE OF COMMERCIAL PROPERTY INSURANCE		DATE (MM/DD/YYYY) 09/14/2015
THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.		
PRODUCER NAME, CONTACT PERSON AND ADDRESS Huntington Insurance, Inc. 440 Polaris Parkway Westerville, OH 43082	PHONE (A/C, No, Ext): 614-899-8500	COMPANY NAME AND ADDRESS Sentinel Insurance Company One Hartford Plaza Hartford, CT 06155 NAIC NO: 11000
FAX (A/C, No): E-MAIL ADDRESS: michelle.carter@huntington.com	IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
CODE: AGENCY CUSTOMER ID #: 175624 NAMED INSURED AND ADDRESS Michigan Basic Property Insurance Association 3245 E. Jefferson Ave Detroit, MI 48207	SUB CODE: POLICY TYPE: LOAN NUMBER: POLICY NUMBER 45SBATU7919	
ADDITIONAL NAMED INSURED(S)	EFFECTIVE DATE 09/01/2015	EXPIRATION DATE 09/01/2016
	CONTINUED UNTIL TERMINATED IF CHECKED <input type="checkbox"/>	
	THIS REPLACES PRIOR EVIDENCE DATED:	

PROPERTY INFORMATION (Use REMARKS on Page 2, if more space is required) BUILDING OR BUSINESS PERSONAL PROPERTY

LOCATION/DESCRIPTION
 Location #: 1 3245 E. Jefferson Ave; Detroit, MI 48207
 Building #: 1 Insured Office & Leased Office Space

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION	PERILS INSURED	BASIC	BROAD	<input checked="" type="checkbox"/> SPECIAL
COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$ 8,361,000				Building
				DED: \$2,500
<input type="checkbox"/> BUSINESS INCOME <input type="checkbox"/> RENTAL VALUE	X			If YES, LIMIT: _____ Actual Loss Sustained; # of months _____
BLANKET COVERAGE		X		If YES, indicate value(s) reported on property identified above: \$ _____
TERRORISM COVERAGE			X	Attach Disclosure Notice / DEC
IS THERE A TERRORISM-SPECIFIC EXCLUSION?			X	
IS DOMESTIC TERRORISM EXCLUDED?			X	
LIMITED FUNGUS COVERAGE			X	If YES, LIMIT: _____ DED: _____
FUNGUS EXCLUSION (IF "YES", specify organization's form used)			X	
REPLACEMENT COST			X	
AGREED VALUE			X	
COINSURANCE			X	If Yes, _____ %
EQUIPMENT BREAKDOWN (if Applicable)			X	If YES, LIMIT: _____ DED: _____
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg			X	If YES, LIMIT: _____ DED: _____
- Demolition Costs			X	If YES, LIMIT: _____ DED: _____
- Incr. Cost of Construction			X	If YES, LIMIT: _____ DED: _____
EARTH MOVEMENT (if Applicable)			X	If YES, LIMIT: _____ DED: _____
FLOOD (if Applicable)			X	If YES, LIMIT: _____ DED: _____
WIND/HAIL (if Subject to Different Provisions)			X	If YES, LIMIT: _____ DED: _____
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS			X	

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

MORTGAGEE LENDERS LOSS PAYABLE NAME AND ADDRESS City of Detroit 2 Woodward Detroit, MI 48226	CONTRACT OF SALE LENDER SERVICING AGENT NAME AND ADDRESS AUTHORIZED REPRESENTATIVE <i>Michelle Carter</i>
---	--

*** Commercial Property Location Specific Coverages ***

Amount of Insurance: 8,361,000
Subject of Insurance: Building
Valuation: Replacement Cost Agreed Amount: Yes
Deductible: \$2,500 Deductible Type: Flat Deductible Basis: Any One Occurrence

Amount of Insurance: 2,080,000
Subject of Insurance: Business Personal Property
Valuation: Replacement Cost Agreed Amount: Yes
Replacement Cost: Yes
Coinsurance: 90%
Cause of Loss: Special (Including Theft)
Deductible: \$2,500 Deductible Type: Flat Deductible Basis: Any One Occurrence

Amount of Insurance: 500,000
Subject of Insurance: Business Income with Extra Expense and Rental Value
Valuation: Actual Loss Sustained Agreed Amount: No
Limit: 500,000
Cause of Loss: Special (Including Theft)

Amount of Insurance: 75,000
Subject of Insurance: Building Ordinance or Law Coverage B & C
Cause of Loss: Special (Including Theft)

RECEIVED
CITY OF DETROIT
12 28 11 11 32 21

Hiring Policy Compliance

Summary

City of Detroit Ordinance No. 29-11 approved by the City Council on November 22, 2011 amends, the City's Purchasing Ordinance, Chapter 18 of the 1984 Detroit City Code, *Finance and Taxation, Article V, Purchases and Supplies*, by adding Division 6, *Criminal Conviction Questions for City Contractors*, which consists of Sections 18-5-81, 18-5-82, 18-5-83, 18-5-84, 18-5-85 and 18-5-86. This added language provides for prohibiting City contractors from inquiring regarding criminal conviction questions for applicants to fulfill City contracts until the contractor interviews the applicant or determines the applicant is qualified. It further provides for certain exceptions to the prohibition and requires City contractors to submit an affidavit with a copy of their application to make bids or proposals. Bids which do not comply with this division are deemed non-responsive and the City is permitted to deem contractor(s) in breach.

Hiring Policy Compliance Affidavit

I, MICHELLE MOORHEAD being duly sworn, state that I am the TREASURER
_____ of MOPIA TITLE HOLDING CORP.
Title Name of Bidder Corporation or Other Business Entity

and that I have reviewed the hiring policies of this employer. I affirm that these policies are in compliance with the requirements of Article V, Division 6 of the Detroit City Code of 1984, being Sections 18-5-81 through 18-5-86 thereof. I further affirm that this employer will not inquire or consider the criminal convictions of applicants for employment needed to fulfill the terms of any City contract that may result from the competitive procedure in connection with which this affidavit is submitted, until such times as the employer interviews the applicant or determines that the applicant is qualified.

In support of this affidavit, I attach a copy of the application form that will be used to hire employees needed to fulfill the terms of any City contract that may result from the competitive procedure in connection with which this affidavit is submitted.

SIGNED,

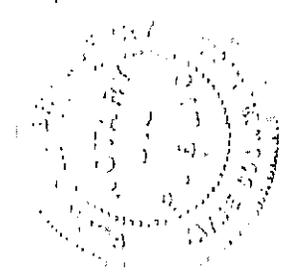
Michelle Moorhead

Title: TREASURER Date: JULY 6, 2015

STATE OF Michigan)
) SS
COUNTY OF Wayne)

The foregoing Affidavit was acknowledged before me the 6 day of July, 2015,
by [Signature]

Notary Public, County of Wayne
State of Michigan
My commission expires: 6/14/2018



CITY OF DETROIT
SLAVERY ERA RECORDS AND INSURANCE DISCLOSURE AFFIDAVIT

1. Name of Contractor: MSPIT TITLE HOLDING CORP.

2. Address of Contractor: 3245 E. JEFFERSON AVE
DETROIT, MI 48207

3. Name of Predecessor Entities (if any): _____

4. Prior Affidavit submission? No Yes, on: _____
(Date of prior submission)

If "No", complete Items 5 and 6.

If "Yes", list date of prior submission above, go to Item 6 and execute this Affidavit.

5. Contractor was established in 2002 (year) and did not exist during the slavery era in the United States, is not a successor in interest to any entity that existed during such time, and therefore has no relevant records to search, or any pertinent information to disclose.

____ Contractor has searched their records and those of any predecessor entity, and has found no records that they or any predecessor(s) made any investments in, or derived profits from the slave industry or from slave holder insurance policies.

____ Contractor has found records that they or their predecessor(s) made investments in, or derived profits from, the slave industry or slave holder insurance policies. The nature of the investment, profits, or insurance policies, including the names of any slaves or slave holders, is disclosed in the attached document(s).

6. I declare that the representations made in this Affidavit are accurate to the best of my knowledge and are based upon a diligent search of records in the Contractor's possession or knowledge. All documentation attached to this Affidavit reflects full disclosure of all records that are required to be disclosed to the City of Detroit. I also acknowledge that any failure to conduct a diligent search, or to make a full and complete disclosure, shall render this contract voidable by the City of Detroit.

MICHELLE MOORHEAD (Printed Name) TREASURER (Title)

Michelle Moorhead (Signature) JULY 6, 2015 (Date)

Subscribed and sworn to before me
this 6 day of July 2015

Doni J. P.
Notary Public, Wayne County, Michigan
My Commission expires: 06/14/2018



SLAVERY ERA RECORDS AND INSURANCE DISCLOSURE ORDINANCE

**NOTICE OF ENACTMENT OF ORDINANCE
TO: THE PEOPLE OF DETROIT, MICHIGAN
(On June 23, 2004, the City of Detroit adopted the following Ordinance)**

**ORDINANCE NO. 20-04
CHAPTER 18
ARTICLE V**

AN ORDINANCE TO AMEND CHAPTER 18, ARTICLE V, OF THE 1984 DETROIT CITY CODE, TITLED "PURCHASES AND SUPPLIES," BY ADDING DIVISION 7, TITLED "SLAVERY ERA RECORDS AND INSURANCE DISCLOSURE," WHICH SHALL CONSIST OF SECTIONS 18-5-91 THROUGH 18-5-93, TO REQUIRE, AS PART OF THE CONTRACTING PROCESS, THAT EACH CONTRACTOR WITH WHICH THE CITY ENTERS INTO A CONTRACT SEARCH ITS RECORDS AND THOSE OF ANY PREDECESSOR ENTITY, AND SUBMIT AN AFFIDAVIT DISCLOSING ANY RECORDS WITHIN ITS POSSESSION OR KNOWLEDGE RELATING TO INVESTMENTS OR PROFITS FROM THE SLAVE INDUSTRY, INCLUDING INSURANCE POLICIES ISSUED TO SLAVE HOLDERS THAT PROVIDED COVERAGE FOR INJURY, DEATH OR OTHER LOSS RELATED TO SLAVES WHO WERE HELD DURING THE SLAVERY ERA IN THE UNITED STATES.

AN ORDINANCE to amend Chapter 18, Article V, of the 1984 Detroit City Code, titled "Purchases and Supplies," by adding Division 7, titled "Slavery Era Records and Insurance Disclosure," which shall consist of Sections 18-5-91 through 18-5-93, to require, as part of the contracting process, that each contractor with which the City enters into a contract search its records and those of any predecessor entity, and submit an affidavit disclosing any records within its possession or knowledge relation to investments or profits from the slave industry, including insurance policies issued to slave holders that provided coverage for injury, death or other loss related slaves who were held during the slavery era in the United States.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

Section 1. Chapter 18, Article V, of the 1984 Detroit City Code, titled "Purchases and Supplies," by adding Division 7, titled "Slavery Era Records and Insurance Disclosure," which shall consist of Sections 18-5-91 through 18-5-93, to read as follows:

DIVISION 7. SLAVERY ERA RECORDS AND INSURANCE DISCLOSURE.

Sec. 18-5-91. Scope.

- (a) This division shall apply to each contractor for goods or services with which the City enters into a contract, whether or not the contract is subject to competitive bid.**
- (b) Each contractor shall be responsible for searching and disclosing records of the entity which proposes to enter into a contract with the City as well as all records of any predecessor entity that are within the possession or knowledge of the contractor regarding records of investments or profits from the slave industry, including records of any insurance policies issued to slave holders which provided coverage for injury, death, or other loss related to slaves who were held during the slavery era in the United States.**

SLAVERY ERA RECORDS AND INSURANCE DISCLOSURE ORDINANCE

Sec. 18-5-92. Affidavit of disclosure required.

- (a) As part of its contract package, each contractor with which the City enters into a contract shall submit to the Finance Department Purchasing Division prior to the submission to City Council or approval of such contract, an affidavit that discloses the information indicated in Subsection (b) and (c) of this section. The affidavit shall be on a form provided by the Finance Department Purchasing Division.
- (b) The affidavit shall verify that the contractor has searched all records of the entity which proposes to enter into a contract with the City, as well as all records of any predecessor entity, that are within the possession or knowledge of the contractor regarding records of investments or profits from the slave industry, including records of any insurance policies issued to slave holders which provided coverage for injury, death, or other loss related to slaves who were held during the slavery era in the United States.
- (c) The affidavit shall disclose any information discovered during the search regarding investments or profits from slavery or slave holder insurance policies which accrued to the current entity or to any predecessor entity, including the names of any slaves or slave holders that are described in such records or are otherwise within the knowledge of the contractor.

Sec 18-5-93. Voidability of contract.

- (a) Failure to comply with this division shall render the contract voidable by the City.
- (b) A determination to void the contract for failure to comply with this division shall be made by the Director of the Finance Department at any time after reviewing, or become aware of, information which indicates that a contractor has failed to comply with this division.

Sec 18-5-94—18-5-100. Reserved.

Section 2. All ordinances, or parts of ordinances, that conflict with this ordinance are repealed.

Section 3. This ordinance is declared necessary for the preservation of the public peace, health, safety, and welfare of the People of the City of Detroit.

Section 4. In the event that this ordinance is passed by a two-thirds majority of City Council Members serving, it shall be given immediate effect and shall become effective upon publication in accordance with Section 4-116 of the 1997 Detroit City Charter. Where this ordinance is passed by less than a two-thirds (2/3) majority of City Council Members serving, it shall become effective no later than thirty (30) days after enactment, or on the first business day thereafter in accordance with Section 4-115 of the 1997 Detroit City Charter.

(J.C.C.p.) May 5, 2004
Passed: June 23, 2004
Published: July 19, 2004
Effective: July 19, 2004
 JACKIE L. CURRIE
 City Clerk

**CITY OF DETROIT BUDGET DEPARTMENT
CONTRACT TRANSMITTAL SHEET**

DEPARTMENT:	Health & Wellness Promotion	LOG # <i>5702</i>
CONTRACT:	2912085	DATE RECEIVED: 8/17/2015
NAME:	MBPIA Title Holding Corporation	CHANGE ORDER#: 000
ADDRESS:	Detroit, MI	AMOUNT: \$994,500.00
PURPOSE:	To Lease Office Space for the Health Dept. Administration.	

RECOMMENDATION	DATE COMPLETED <u>August 18, 2015</u>
<input type="checkbox"/> Date Up Front	ANALYST <u>Walter Esaw</u>
<input checked="" type="checkbox"/> APPROVE	DATE RELEASED <u>AUG 20 2015</u>
<input type="checkbox"/> DENY	MANAGEMENT COD _____
MANAGEMENT	
APPROVAL DATE:	

Contract Summary: The Health and Wellness Department seek approval to enter into a Lease Agreement with MBPIA Title Holding Corporation, to lease approximately 11,700 rentable square feet on the First Floor of the building located at 3245 East Jefferson Ave., Detroit, Mi. 48207. The City shall have exclusive use of the Premises for use as office space for the City of Detroit Health Department.

Account String: Multiple Account Strings See Attached

Original Contract Period: (60 Months or 5 years)
Contract Amount: \$994,500.00

Note: The contract change order is fully executed

Zenola Holland - RE: MBPIA Title Holding Corp Lease

From: "Bunia Parker" <parker@summitcommercialllc.com>
To: "Scott Brinkmann" <sbrinkma@detroitmi.gov>, "Barbara Cerda" <CerdaBa@det...>
Date: 9/11/2015 10:08 AM
Subject: RE: MBPIA Title Holding Corp Lease
Cc: "Charlie Beckham" <BeckhamC@detroitmi.gov>, "Zenola Holland" <HollandZ@d...>
Attachments: Summary of Health Department Prospects.pdf

Boysie,

Regarding your questions, see below:

- 2) I have attached a summary of properties that we received proposals from for the Health Department.
- 3) I communicate directly with the Broker for the Building - Paul Debono. His Mobile number is 248-470-3015. His email address is debono@farbman.com
- 5) Health would ultimately have to give you their rationale. But I feel it is by far the best option because we are getting it at well below market value (Their listed price is \$18.50 plus electric); we are able to get a Gross Rate that includes all utilities and market is Gross plus electric; the space is move-in ready; we are getting a class A property at a class B price; we are getting the use of new furniture at no additional cost; close to downtown, but also easily accessible for customers; and we are getting free surface parking for employees and customers.

Feel free to call me if you have any additional questions. I have also CCed Dave Manardo and Jill Bryant on this email.

Bunia Parker
(M) [313-282-1630](tel:313-282-1630)

----- Original Message -----

Subject: Re: MBPIA Title Holding Corp Lease
From: "Scott Brinkmann" <sbrinkma@detroitmi.gov>
Date: Fri, September 11, 2015 9:00 am
To: "Barbara Cerda" <CerdaBa@detroitmi.gov>, "Boysie Jackson" <JacksonBo@detroitmi.gov>, "Deborah Whiting" <WhitingD@detroitmi.gov>, <parker@summitcommercialllc.com>
Cc: "Charlie Beckham" <BeckhamC@detroitmi.gov>, "Zenola Holland" <HollandZ@detroitmi.gov>

Boysie -

Regarding 1 and 4:

1. The landlord has switched insurance companies since their insurance expired 9/1/2015. Health should have the new property insurance from the broker any day now,

however we understand that this cannot go to Council until the insurance comes in.

4. The effective date of the lease will be the date of FRC approval. The FRC date should be written into the lease in the blanks provided upon FRC approval.

Bunia -

Can you please answer Boysie's questions 2, 3 and 5 below regarding the Health Dept. lease?

Thanks.

- Scott

D. Scott Brinkmann, Esq.
Assistant Corporation Counsel
City of Detroit, Law Department
Transactional & Economic Development Division
313.237.3006 - Office
sbrinkma@detroitmi.gov

This communication may be subject to the attorney-client privilege or the work product doctrine. If you are not the intended recipient, you are notified that any use, dissemination, duplication, or retention of the communication is neither allowed nor intended.

>>> Boysie Jackson 09/10/15 6:53 PM >>>

I received the Lease Agreement for this Location for the Health Dept today. I am going to finalize my review of it tomorrow but currently i see several issues.

1. Insurance expires Oct. 1, 2015. I need the new policy that goes beyond this period.
2. I would like to see the other locations that were considered and the rent amounts. I am sure you considered other locations.
3. Contact for the Company??
4. Effective date of this lease.....assume October 26 at next month's FRC meeting. In order for this to be approved by FRC this month, City Council would have to approve by April 15.
5. Brief rationale as to why we chose this facility.

This will help me understand not only what we are doing but why as well. I will need that when i speak to City Council and FRC review.

Boysie Jackson
Chief Procurement Officer
Finance Dept. - Purchasing Division
Coleman A. Young Municipal Ctr.
2 Woodward Ave., Ste. 1008
Detroit, Michigan 48226
Office: 313-224-4619
Cell: 313-701-3433
Fax: 313-628-1160
jacksonbo@detroitmi.gov

Mike Duggan, Mayor
