

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION**

-----X	:	
In re:	:	Chapter 9
	:	
CITY OF DETROIT, MICHIGAN,	:	Case No. 13-53846
	:	
Debtor.	:	Hon. Steven W. Rhodes
	:	
-----X		

NOTICE OF FILING RECORD OF SITE VISIT

PLEASE TAKE NOTICE THAT:

1. On August 8, 2014, the Court-approved site visit took place whereby the Court and representatives of counsel to the City of Detroit (the "City") and certain of the City's creditors were driven around the City in a City-owned bus (the "Site Visit"). The Site Visit lasted approximately three hours.

2. A video recording of the Site Visit was posted on the City's website on or around August 11, 2014 (<http://www.detroitmi.gov/EmergencyManager/BankruptcyChapter9/BusTourofDetroit.aspx>). Attached hereto as Exhibit A is a PDF file with video file attachments of the Site Visit.

3. During the Site Visit a court reporter transcribed statements made during the Site Visit. Attached hereto as Exhibit B is the official copy of the Site Visit transcript.

Dated: December 11, 2014

Respectfully submitted,

/s/ Heather Lennox

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Heather Lennox (OH 0059649)

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ATTORNEYS FOR THE CITY

CERTIFICATE OF SERVICE

I, Heather Lennox, certify that the foregoing Notice was filed and served via the Court's electronic case filing and noticing system on this 11th day of December, 2014.

/s/ Heather Lennox
Heather Lennox

EXHIBIT A

Exhibits Attached to PDF as Attachments

EXHIBIT B

1 UNITED STATES BANKRUPTCY COURT
2 EASTERN DISTRICT OF MICHIGAN
3 SOUTHERN DIVISION
4
5 IN RE:
6
7 CITY OF DETROIT, MICHIGAN, Chapter 9
8 Debtor. Case No. 13-53846
9 Hon. Steven W. Rhodes
10
11 _____/
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13
14 BUS TOUR OF THE CITY OF DETROIT
15
16
17 DATE: Friday, August 8, 2014
18 TIME: 9:55 a.m.
19 LOCATION: Detroit, Michigan
20 REPORTER: Karen Fortna, CRR/RMR/RPR/CSR-5067
21 VIDEO: Jim Kafantaris
22 JOB NO: 216467
23
24
25

1 APPEARANCES:

2

3 UNITED STATES BANKRUPTCY COURT

4 Honorable Steven W. Rhodes

5 211 West Fort Street, Suite 1800

6 Detroit, Michigan 48226

7 313.234.0020

8

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10 By: Mr. Gregory M. Shumaker

11 Mr. Dan T. Moss

12 51 Louisiana Avenue, NW

13 Washington, DC 20001

14 202.879.3679

15 Appearing on behalf of City of Detroit

16

17 PEPPER HAMILTON, LLP

18 By: Mr. Robert S. Hertzberg

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20 Southfield, Michigan 48075

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22 Appearing on behalf of City of Detroit

23

24

25

1 APPEARANCES: (Cont.)

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4 By: Mr. Ernest J. Essad, Jr.

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8 Appearing on behalf of FGIC

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10 CHADBOURNE & PARKE, LLP

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15 Appearing on behalf of Assured Guaranty

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17 YOUNG & ASSOCIATES, PC

18 By: Ms. Jaye Quadrozzi

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22 Appearing on behalf of Oakland County

23

24

25

1 APPEARANCES: (Cont.)

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9

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15 Appearing on behalf of National Public Finance

16 Guarantee Corporation

17

18 ALSO PRESENT: Mr. Gary Brown, City of Detroit

19

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1 Friday, August 8, 2014

2 Detroit, Michigan

3 9:55 a.m.

4 * * * *

5 VIDEOGRAPHER: We are on the record.

6 MR. HERTZBERG: This is the city bus
7 tour. I'm going to ask for appearances.

8 Robert Hertzberg, Pepper Hamilton, for
9 the City.

10 MR. SHUMAKER: Greg Shumaker, Jones Day,
11 on behalf of the City.

12 MR. HAGE: Paul Hage, Jaffe, Raitt, Heuer
13 & Weiss, on behalf of National Public Finance
14 Guarantee Corporation.

15 MR. ESSAD: Ernie Essad, Williams,
16 Williams, Rattner & Plunkett, on behalf of
17 Financial Guaranty.

18 MR. GADHARF: Joshua Gadharf from
19 McDonald Hopkins, on behalf of Syncora.

20 MR. MOSS: Dan Moss, Jones Day, on behalf
21 of the City.

22 MR. SCHWINGER: Robert Schwinger,
23 Chadbourne & Parke, for Assured Guaranty Municipal
24 Corporation.

25 MS. QUADROZZI: Jaye Quadrozzi, Young &

1 Associates, on behalf of Oakland County.

2 MR. HERTZBERG: And the judge is on with
3 his staff.

4 We are now traveling to the west side of
5 the city and we're going to head towards the
6 Brightmoor neighborhood.

7 We are now in the west side of the city.
8 We are entering the Brightmoor neighborhood in a
9 few blocks. This will be an example of a blighted
10 area. Once we enter the area, you'll see that
11 there used to be houses on every lot on each
12 street.

13 We are entering Brightmoor now.

14 If you look up above, you'll see some of
15 the newly-installed LED lights that have just been
16 put in recently.

17 On the left-hand side of the bus, across
18 the street, is a new charter school.

19 Once again, you'll notice new LED street
20 lights above that were recently put in.

21 On the right, we're now passing the
22 Majestic Garden Project. It's an urban farm.

23 We are now leaving Brightmoor.

24 We are now driving through the Virginia
25 Park area. This is a blighted neighborhood.

<http://www.yeslaw.net/help>

1 We are now entering the Dexter-Davison
2 area. This is geographically the center of the
3 city. This is the old Jewish neighborhood. This
4 is one of the oldest neighborhoods in the city. It
5 is where the 1967 riots started. It's being shown
6 as an example of some of the oldest blight in the
7 city. This area is made up of multi-family flats,
8 not single-family homes.

9 After we make a left turn, you'll see a
10 new senior facility called Oak Village Square. It
11 is federally subsidized. It will be on the right
12 of the bus.

13 This is an old synagogue on the right.

14 We are now driving through the
15 neighborhood located near the University of Detroit
16 Mercy College, which is on your left, the college.
17 This is being shown to you as an example of a
18 stable neighborhood. There are approximately 1,400
19 homes in this district. University of Detroit is
20 on your left. We are on the northwest side of
21 Detroit.

22 We are now entering the Sherwood Forest
23 and Palmer Woods neighborhoods. It is an
24 historical district of the city. These are the
25 most expensive and upscale neighborhoods in the

1 city.

2 The first one is Sherwood Forest. That
3 happens to be Gary Brown's house over there.

4 We are leaving Sherwood Forest. We are
5 going to make a left on Seven Mile and then we're
6 going to make another left and enter Palmer Woods,
7 which is the most upscale neighborhood in the city.

8 This is Palmer Woods.

9 We're now going to head east on Seven
10 Mile again.

11 We're going to cross over Woodward
12 Avenue.

13 We are now driving through the Havana
14 Street neighborhood. This is an Arab/Chaldean
15 neighborhood. This is an example of a blighted
16 area. You'll see some new housing being built.
17 There's major infrastructure issues in the area.
18 We're still on the northwest side of the city.

19 After we turn right, on the left-hand
20 side, you'll see the Penrose Village Farmhouse
21 Community Center right there.

22 On the right side of the bus, you are now
23 passing a new public charter school.

24 Off the record.

25 (Off record.)

1 MR. HERTZBERG: On the right-hand side,
2 we will be passing the state fairgrounds just after
3 we get through the light, and you'll also see on
4 the right-hand side a DDOT bus terminal. The bus
5 terminal is on your right.

6 This is the Eight Mile and Woodward area
7 of the city. Eight Mile is the northern border of
8 the city.

9 We're going to enter a new shopping
10 center on the right. The Meijer store opened
11 approximately one year ago. It is only the second
12 major chain supermarket opened in Detroit. The
13 first major supermarket was Whole Foods, in the
14 Midtown area, that opened approximately a year ago.
15 There are no other chain supermarkets in the city.

16 We are now heading towards the east side
17 of the city and we'll be traveling on Eight Mile
18 Road. On the left-hand side of the bus is not the
19 city, only on the right-hand side.

20 We are now on Gratiot. This is the
21 northeast side of the city. Take this street all
22 the way and you'll be in downtown Detroit.

23 On the right-hand and the left-hand side
24 of the bus, if you look up, you'll see new LED
25 street lights.

1 We are now entering a neighborhood on the
2 northeast side. It is a blighted area.

3 We are now going to be stopping at the
4 combined 5th and 9th Police Precinct. We're going
5 to exit the bus. When you walk through the front
6 door, the scaffolding you see is the structural
7 support for the front brickwork. It's holding up
8 the front of the building. It is a former car
9 dealership. This precinct covers approximately 33
10 square miles of the city. According to the
11 precinct, the water is not safe to drink in the
12 building.

13 We are also going to go through the
14 parking lot, and I assume we're going to see in the
15 parking lot some of the new police vehicles that
16 were donated to the City and some of the old police
17 cars.

18 Off the record.

19 (Walking tour through precinct.)

20 (Off video record; written record only follows.)

21 THE COURT: We're going to go back on the
22 record. We just had a conversation off the record
23 in which I stated to the attorneys that it appeared
24 to me that our videographer had inadvertently
25 included me in some video that he was shooting, and

1 I stated that that's fine for the official record,
2 that stays in, but I asked counsel if anyone had
3 any objection to that being deleted from the
4 version of the video that goes to the press, and
5 there was no objection. And that was what was
6 discussed off the record.

7 So in the version that goes to the press,
8 I will ask you to review the video from inside the
9 precinct, and if there are any shots of me, please
10 delete those for the version that goes to the
11 press. You may keep them in for the official
12 version.

13 VIDEOGRAPHER: Okay. So as far as this
14 clip, the entire precinct just should not be given
15 to the press?

16 MR. HERTZBERG: No, you can give it to
17 the press --

18 VIDEOGRAPHER: It's a continuous file,
19 which means I would have to go onto someone's
20 system and edit there, at least as a deliverable
21 for them to get.

22 MR. HERTZBERG: That's fine. If they
23 have to wait, they have to wait.

24 VIDEOGRAPHER: I don't know if I got you
25 in or not, but I think I may have.

1 THE COURT: I think you did.

2 VIDEOGRAPHER: All right.

3 THE COURT: At one point when we were all
4 sort of turning around, you pointed right at me.

5 VIDEOGRAPHER: Okay.

6 MR. HERTZBERG: So you can't give it to
7 the press today, you'll have to take it with you
8 and edit out the judge and then you can release it
9 to the press.

10 VIDEOGRAPHER: If we've got time, if you
11 want, I can delete this clip and we can redo it,
12 without the judge there, actually, in a couple
13 minutes.

14 MR. HERTZBERG: No. Just take it with
15 you. Before we give it to the press, you will
16 delete that portion out that has the judge in,
17 you'll keep the official one on file with the
18 Court, and the judge in it is fine, but the one
19 we're going to give to the press, before we give it
20 to them, you have to edit any picture of the judge
21 out of it.

22 VIDEOGRAPHER: Should I give them
23 everything else minus the Detroit precinct version
24 here?

25 MR. HERTZBERG: No, you can give it to

1 them, just edit the judge out.

2 VIDEOGRAPHER: So they're not going to
3 get anything today now?

4 MR. HERTZBERG: No. Unless you want to
5 give them everything minus that.

6 VIDEOGRAPHER: I can try to do that.

7 MR. HERTZBERG: That's fine. Tell them
8 you'll follow up with the second piece later.

9 VIDEOGRAPHER: Okay.

10 (Video record resumes.)

11 MR. HERTZBERG: Back on the record.
12 We're now going to head down Gratiot to what's
13 called the Heidelberg Street Project, part of
14 which is burned down, and we will see the old
15 7th Precinct, and we're going to go down through
16 the Eastern Market area, which is made up of
17 wholesalers of food, flowers and restaurants, and
18 down towards the DIA is our last stop.

19 If you look out of the front of the bus,
20 you can see downtown Detroit.

21 After we turn left, on the right-hand
22 side, you'll see a building. That building is the
23 old 7th Police Precinct, right here on the right.

24 We are now in the Heidelberg Street
25 Project area where the Heidelberg art is located.

<http://www.yeslaw.net/help>

1 Part of it is burned down. If you look on your
2 right, you'll now see what is known as the
3 Heidelberg Art Project. It's also on the left-hand
4 side of the bus.

5 We're going off the record on the video
6 only to change the tape.

7 (Off record.)

8 MR. HERTZBERG: Back on the record. We
9 are now going to drive through the Eastern Market.
10 The main street is made up of wholesalers: Food,
11 flowers, plants and restaurants.

12 We're going to take Mack to Woodward and
13 turn right, heading north on Woodward, picking up
14 where the M-1 route will be, which starts at
15 downtown Detroit around the Compuware Building, and
16 head up to Grand Boulevard, heading north. We're
17 going to pick it up at Mack and Woodward, so you'll
18 miss the stadiums, Comerica Park and Ford Field.
19 We're going to turn right in front of those.

20 On your right is part of the Detroit
21 Medical Center complex.

22 Across the street on your right is the
23 Whole Foods store we spoke about earlier.

24 The next light, we're going to turn right
25 on Woodward and head to the DIA. On the left -- we

1 varied the route because of time constraints --
2 would have been Comerica Park, Ford Field and the
3 Fox Theater, and also the site of the new hockey
4 arena. That's about two miles -- about a mile down
5 on the left, heading towards downtown. And this is
6 the route of the M-1 route which would start
7 downtown and head this way to Grand Boulevard. And
8 they broke ground on the M-1 route approximately
9 ten days ago right in front of the Compuware
10 Building.

11 We are now on Woodward, picking up the
12 M-1 route.

13 As we pass the street light here, you'll
14 be entering the area where Wayne State University
15 is on the left-hand side of the bus. We're going
16 to turn right in a minute and go to the back
17 entrance of the DIA where groups enter.

18 We're going to be led up to the Rivera
19 Hall where the mural is, in through a gallery where
20 the self-portrait of van Gogh is, and then through
21 a photography exhibit that's new on the City of
22 Detroit, "People in Detroit," and that's it.

23 That's the DIA on the right.

24 Off the record.

25 (Walking tour of Detroit Institute of Arts.)

1 MS. ERICKSON: This is the Detroit
2 Institute's murals by Diego Rivera, the famed
3 Mexican muralist.

4 We really look at this as the heart of
5 the Detroit Institute of Arts. Rivera did these in
6 nine months. He spent a great deal of time at the
7 Rouge plant and this represents the making of a car
8 from start to finish, and also is an allegory for
9 the conflict between the more natural way of life,
10 which you see in the agricultural panels up there,
11 and the industrial way of life, which you see in
12 the industrial panels there.

13 Rivera was very bold in his approach. He
14 talked about the very good things that can come out
15 of research and industry. The panel on the far
16 right of this wall is "Vaccination." And then he
17 talks about the very bad things that you can get
18 from industry, and that's the panel on the far
19 left where we're looking at people in gas masks
20 and the damage that can come from some of those
21 chemicals.

22 All around on the main walls, the two
23 main walls, is the production of the automobile.

24 If you look at this panel right back
25 here, the gentleman in the bowler hat is Diego

1 Rivera. He put himself into the mural. He was
2 very proud of the murals and these murals are
3 considered to be the best example of Rivera's work
4 outside of Mexico. The Mexicans would certainly
5 have a different impression of that.

6 We are preparing in 2015, the spring of
7 2015, to do an exhibition that will only be at this
8 museum. It's called, "Diego Rivera and Frida Kahlo
9 in Detroit." Detroit was a very pivotal time for
10 them. Frida Kahlo got pregnant here and
11 miscarried. Diego Rivera, of course, did this fine
12 work.

13 And one of the things we discovered in
14 our research leading up to this exhibition is the
15 panel over there with the baby was originally
16 supposed to be an agricultural panel. It was all
17 threshing and harvesting, and after Ms. Kahlo's
18 miscarriage, Rivera did a new panel for that and
19 showed the primacy of the infant. It's a great
20 story we'll be able to tell in our catalog for this
21 exhibition.

22 This is one of several galleries that
23 display impressionist and post-impressionist art at
24 the DIA. We have some really wonderful works of
25 art in this gallery. I will draw a few of them to

1 your attention.

2 Over here is the self-portrait of
3 Vincent van Gogh. The DIA was the first public
4 museum to buy a van Gogh, so we were way ahead of
5 the curve in front of the art market in purchasing
6 this self-portrait, and it is one of our most loved
7 van Goghs.

8 Right next to it is a very generous gift
9 from Josephine Ford, the "Postman Roulin." He was
10 one of van Gogh's models in the south of France.
11 Van Gogh was very poor and a little different from
12 his neighbors, and most of them wouldn't deal with
13 him, and he could not afford models, so he often
14 painted his friends over and over and over again.

15 There are multiple pictures of the
16 Postman Roulin. This one I think is a little bit
17 special because, from a letter van Gogh wrote to
18 his brother about the blue background, he said it
19 reminded him of "Starry Night." If you look at the
20 frame, you can see stars in the frame, so the frame
21 and the art reference each other.

22 Also, here's another one of our van
23 Goghs. I don't want to give it a short shrift.
24 This is "Diggers."

25 MR. HERTZBERG: We're just going to walk

1 through now. We are now going to enter the
2 photography exhibit we talked about.

3 MS. ERICKSON: This exhibition is an
4 exhibition of contemporary photography, very
5 contemporary, taken just a short time ago by a
6 photographer named Bruce Weber. He made his name
7 as a fashion photographer, but has since branched
8 out, and you may have seen some of the ads he shot
9 for Shinola here in Detroit.

10 He brought the model Kate Moss here, who
11 is in the picture right there, and did a fashion
12 shoot in and around Detroit, and became so enamored
13 with the city and its people that he continued to
14 take pictures, and this is the result of some of
15 his work in Detroit. And he really wanted to show
16 everyone that Detroit was much more than blight and
17 poverty and that Detroiters were strong, positive
18 people, and so you can see that in all of these
19 photographs. They are very uniquely Detroiters,
20 but they are very good snapshots of the people who
21 populate our city.

22 (Off record.)

23 THE COURT: The marshals are going to be
24 in charge of my transportation from here and my
25 staff and they have agreed that they can

1 accommodate our interest in having lunch here.

2 Is that okay with everybody?

3 So this is the end of my participation
4 with you, so thank you. I appreciate your
5 willingness to join us today.

6 And we'll see you in court, as they say.

7 MR. HERTZBERG: And this concludes the
8 tour.

9
10 (Concluded.)

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1 STATE OF MICHIGAN)

2 COUNTY OF OAKLAND)

3

4 Certificate of Notary Public

5 I do hereby certify the witness, whose attached
6 testimony was taken in the above matter, was first duly
7 sworn to tell the truth; the testimony contained herein
8 was reduced to writing in the presence of the witness, by
9 means of stenography; afterwards transcribed; and is a
10 true and complete transcript of the testimony given. I
11 further certify that I am not connected by blood or
12 marriage with any of the parties, their attorneys or
13 agents, and that I am not interested directly, indirectly
14 or financially in the matter of controversy.

15 In witness whereof, I have hereunto set my hand
16 this day at Royal Oak, Michigan, State of Michigan.

17 I hereby set my hand this day, August 8, 2014.

18

19

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21



22

Karen Fortna, CRR/RMR/RPR/CSR-5067

23

Notary Public, Oakland County, Michigan

24

My Commission expires 4/30/2019

25

1	approximately 7:18 9:11,14 10:9 15:8	23	15:9	15:17,23 17:24 18:3
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