

A Publication of Community Legal Resources

In-house counsel at Comerica Bank assists supportive housing lender

The Corporation for Supportive Housing (CSH) is a national nonprofit organization that provides loans, grants, and technical support to nonprofit supportive housing developers in nine states, including Michigan. By making relatively high-risk and pre-development loans to nonprofits developing affordable housing to people with developmental and physical disabilities, CSH makes these complex deals possible, allowing more of this critical housing to be built across the country. In the spring, CSH's in-house attorney, who is based in California, contacted Community Legal Resources for assistance locating a Michigan lawyer who could advise him regarding the specifics of Michigan law as it relates to mortgage and loan documents. Most of the relevant documents had already been drafted, but CSH's staff wanted



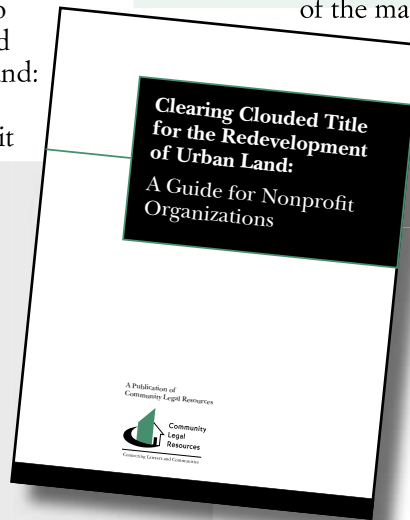
to have a Michigan lawyer review the work and suggest improvements.

Glen Zatz, First Vice-President and Assistant General Counsel at Comerica Bank in Detroit, is an expert in the particulars of loan documents with many years experience as head of the real estate group in Comerica's legal department, Michigan real estate operations. Glen agreed to provide volunteer assistance to the Corporation for Supportive Housing and is reviewing the nonprofit's mortgage documents to ensure their compliance with Michigan law. Glen's advice will also help CSH draft language that will protect its position in housing deals as it works to serve more nonprofit developers in Michigan.

Clearing Clouded Title Manual now available!

Community Legal Resources is pleased to announce the release of Clearing Clouded Title for the Redevelopment of Urban Land: A Guide for Nonprofit Organizations. The manual is intended to assist nonprofit developers "quarterback" the process of acquiring clear title to property, enabling them to work effectively and intelligently with lawyers, title companies, and lenders throughout the complex development process. Chapters focus on how and when to conduct property research, ways to address notice problems, and the importance of obtaining marketable title in a development project. Development

of the manual was made possible through grants from the Community Foundation for Southeastern Michigan, the Michigan State Bar Foundation, Comerica Bank, Equal JusticeWorks and MASCO Corporation. To obtain a copy of the manual or learn about upcoming workshops in Detroit and Oakland County, please contact Alan Reiter at (313) 964-4130 or areiter@michiganlegal.org.



Special thanks to Clark Hill, PLC

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Community Legal Resources would like to recognize the generosity of Clark Hill, PLC, for sponsoring both Alan Reiter and Mitzy Sharp Futro to attend the firm's 20th Annual Employment Law Conference. By supporting our staff in their efforts to increase their expertise, Clark Hill demonstrated their own commitment to providing quality legal services to our nonprofit clients. **Thanks!**

Kerr, Russell and Weber, PLC contributes to the development of Detroit's lower eastside

The Jefferson East Business Association (JEBA) has been improving the quality of life on Detroit's lower eastside since 1992. Bounded by St. Jean, Charlevoix, Alter and the Detroit River, JEBA

works to address the needs of this area's business community. JEBA operates three main program areas to achieve this goal: (1) Business Development, which offers entrepreneurial training classes and one-on-one business counseling; (2) Clean and Safe, which provides community policing, beautification and code enforcement assistance; and (3) Planning and Development which provides businesses with façade matching grants, recruits new businesses to the area and facilitates the development of real estate. As a result of JEBA's hard work and vision, the organization was selected

to be one of five organizations citywide to receive significant funding for commercial real estate development in low-income neighborhoods through the Mayor's Office of Neighborhood Commercial Revitalization.

JEBA is currently in the process of assembling land around East Jefferson Avenue to better market the area to private developers sensitive to the community's needs. The law firm of Kerr, Russell and Weber, PLC has volunteered to assist JEBA with many of the complicated real estate issues associated with the redevelopment of land in Detroit. Led by attorneys Kurt Vilders, Jeffrey Brantley and Kevin Block, Kerr, Russell and Weber has become an integral partner to the redevelopment of Detroit's lower eastside.



Vacant commercial building on East Jefferson slated for redevelopment

CLR staff attorney Mitzy Sharp Futro named "Volunteer of the Year" by VAST Michigan

The Volunteer Accounting Service Team of Michigan, or VAST Michigan (formerly Accounting Aid Society), awarded Community Legal Resources staff attorney Mitzy Sharp Futro with its 2002 Volunteer of the Year award for her work with their nonprofit services division. VAST provides free tax preparation assistance to low-income individuals and also supports Michigan nonprofit organizations through workshops, trainings and publications. In 2002 Mitzy led "Getting Started" workshops for new nonprofits at VAST and provided brief legal advice to individuals attempting to start new nonprofit organizations. Mitzy began a two-year fellowship with Community Legal Resources in 2001 through Equal Justice Works (formerly NAPIL) and has been developing publications and trainings for CLR's direct education initiative. **Congratulations Mitzy!**

Community Legal Resources partners with LISC in training effort

Community Legal Resources has partnered with the Neighborhood Partnership Academy (NPA) program of the Detroit Local Initiatives Support Corporation (LISC) to provide the legal education component of NPA's organizational development training series. The trainings, which are free of charge to members of the Community Development Advocates of Detroit and nonprofits operating within Detroit's

Empowerment Zone boundaries, are offered periodically on topics geared toward building the capacity of nonprofit community development organizations building affordable housing and working to improve the quality of life in Detroit's low-income neighborhoods. Since February, Community Legal Resources' staff and volunteer attorneys have led five sessions at three of these trainings, addressing employee policies;

financial controls and oversight; and downsizing options in tough economic times. Special thanks to several volunteer attorneys who have provided training materials or led workshop sessions through this initiative to date: Larry Rochkind and Michelle Coakley of Jaffe, Raitt, Heuer & Weiss PC; Tom Nowinski of Clark Hill PLC; and Tom Paxton of Garan Lucow Miller PC.

Community Legal Resources honors Cy Moscow

On May 13, colleagues, family members, CLR clients, staff and Board Members surprised outgoing Board Member Cy Moscow with a reception at Honigman Miller Schwartz & Cohn. Cy, who returned from a trip to Europe the day before, had agreed to meet with clients later that evening, so the assembled well-wishers were forced to limit the time they took to say all the good things they wanted to say.

Cy served on the Board of Directors from its beginning, offering wise counsel and gentle common sense. Board Chair Sally Schwartz explained that she and cofounder Steve Tobocman had asked Cy to serve because his stature in the legal community would confer instant respectability on the new organization. However, CLR was also treated to five years of Cy's generous sharing of his legal skills and time –not to mention the bagels at the Board meetings.

Angie Zemboy stood in for State Representative Tobocman and presented Cy with a Resolution of the House honoring his work with CLR. A contribution to Preservation Wayne was also made in Cy's honor, courtesy of CLR staff and Board members. The program closed with Cy heading off to give his clients the same outstanding representation he had given to CLR for so long.

Carless, Luce and Meisner join Community Legal Resources Board of Directors

Timothy Carless, a partner in the Assurance and Advisory Business Services Department of Ernst & Young; Robin Luce, a shareholder with Butzel Long PC; and Mitch Meisner, a partner at Honigman, Miller, Schwartz and Cohn LLP, have been appointed to the CLR Board of Directors. Tim, a CPA, has been with Ernst & Young for 16 years, serving the firm's financial services industry clients. Robin, whose practice at Butzel Long focuses on employment, commercial litigation and media law, has been an active volunteer lawyer with CLR and heads Butzel's Community Partnership with YouthBuild Detroit/ Young Detroit Builders, as well as serving on our Finance committee. Mitch is also an active volunteer lawyer and heads Honigman's Community Partnership with Bridging Communities. Mitch contributed his significant expertise in real estate law to the production of our title clearance manual (see page 1).

Robin, Tim and Mitch join the following Community Legal Resources board members for the 2003-2004 term:

Erica Eisinger, Wayne State University Law School

Anika Goss-Foster, Local Initiatives Support Corporation

Abed Hammoud, Wayne County Prosecutor's Office

Vicki R. Harding, Pepper Hamilton LLP

Joel D. Kellman, Dykema Gossett PLLC

Rochelle Lento, University of Michigan Law School

Jerry Loeser, Comerica Bank

Marilyn Mullane, Michigan Legal Services

Sally W. Schwartz, Business Law Section, American Bar Association

Rosa C. Sims, RCS & Associates

Steve Tobocman, Michigan House of Representatives

Dennis A. White, General Motors Corporation

Summer law interns hit the ground running

Community Legal Resources' workforce has temporarily expanded this summer with the addition of two law school interns. Working directly with various Michigan nonprofit organizations, both interns have already made an impact on our community.

David Milligan has completed his first year of law school at the University of Michigan. He chose to clerk at Community Legal Resources because of his belief that developing economic, housing and educational infrastructure is the key to solving many of the issues facing low-income communities. David brings a unique perspective to the internship having fifteen years of professional experience working as a business consultant, manager and entrepreneur. David has also helped

create several businesses and previously worked for the Small Business Development Center while getting his MBA at the University of Houston.

Valissia Allen is a native Detroiter and will begin her second year of law school at the University of Wisconsin this fall. After receiving a Bachelor's Degree in English from the University of Michigan, Valissia spent two years working in various areas of youth development both as a middle school teacher and as a youth program coordinator for Mosaic Youth Theatre of Detroit. As an intern with both Community Legal Resources and



David Milligan and Valissia Allen

Michigan Legal Services this summer, Valissia hopes to learn more about the numerous ways in which law can be used to fight social and economic injustices. After graduating, she hopes to continue her work in the public interest sector.

Nonprofit celebrates groundbreaking on new retail development



Warren/Conner Development Coalition Director Maggie Desantis (center) breaks ground with Detroit Mayor Kwame Kilpatrick and members of the development team.

Congratulations to the Warren/Conner Development Coalition, a Community Legal Resources client since 1998, who broke ground June 17th on Mack Alter Square, a \$9 million retail project on Detroit's eastside. Attorneys from the law firm of Dykema Gossett provided legal support on property acquisition, brownfield designation, and development financing aspects of the project. The 8-acre project will include a service station housing a coffee shop and convenience store; the expansion of an existing Family Dollar store; as well as a bank branch, pharmacy and other retail.

Community Legal Resources is a joint project of Michigan Legal Services and the Pro Bono Committee of the Business Law Section of the American Bar Association working in conjunction with the Michigan Litigation Assistance Partnership Program.

Our mission is to foster pro bono legal representation for unfulfilled legal needs of nonprofit community organizations in Michigan that serve low-income individuals and communities, with an emphasis on community economic development activities.

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Who we are...



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Connecting Lawyers and Communities

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