



# Detroit Expediting and Development Group, LLC

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[www.mydetroitexpedor.com](http://www.mydetroitexpedor.com)

## Mission Statement

*Our mission is to provide clients with expert consulting in Real Estate Development, Construction Management and Permit Expediting.*



**Henry Bright**, President, started Detroit Expediting and Development Group, LLC to assist individuals and companies with the process of real estate development and expediting City processes. His aim is to provide the best consulting services from permit expediting to acting as a fee developer.

He is a Construction Project Manager with a 23 year record of success overseeing all phases of multimillion-dollar residential, senior living, mixed-use development and demolition projects utilizing detailed project analysis and team organization measures. He has proven history of resolving challenges with innovative solutions and process improvements proven to increase projected outcomes.

Henry is a Licensed Builder with 29 years of experience. He spent 23 years working for the City of Detroit, Planning and Development Department managing development projects so he understands how daunting development and governmental processes can be. Utilizing experience and relationships he is able to perform tasks that will benefit Contractors, Business Owners, Homeowners and Real Estate Developers.



**Sonya Delley**, principal, has participated as a lead banker in over \$500 million dollars of investment in Detroit as a career banker. With 30 years in the banking industry, including NBD Bank, National City Bank, Standard Federal Bank, Bank of America, and Invest Detroit, she has worked in the field of real estate finance with a focus on development in the urban environment. Sonya is also the former Executive Director of Community Development Advocates of Detroit.

Sonya works with community stakeholders developing the capital structures by leveraging federal, state and local tools such as, New Market Tax Credits, Historic Tax Credits, State Community Revitalization Program dollars, MEDC Commercial incentives, Real Estate Tax Abatements, and Brownfield Tax Increment Financing, "GAPS" in "As Complete" Value and Development COST can be filled. She has participated as the lender in the revitalization of numerous forgotten Detroit structures, such as, Crystal Lofts, 55 Canfield, Broderick Tower, Canfield Lofts, Research Lofts, The Elliott, The Carola, The Carlton, Springfield Lofts, Leland Lofts, The Plaza, The Iconic Commercial Building and numerous other projects including LIHTC, HOPE VI-Woodbridge Estates, Garden View Estates, NMTC, HTC projects. In the community, Sonya has worked with many Community Development Corporations providing affordable housing utilizing HOME, CDBG and LISC funding.

Within the community, Sonya has had the pleasure of working with over twenty non-profit boards and loan committees, as well as Board Member and Officer Roles of the Downtown Development Authority(DDA), Detroit Economic Growth Corporation(DEGC), and Detroit Housing Commission.

Sonya has been privileged to receive recognition from Crain's Detroit 40 under 40 and the 2006 Inaugural addition of Who's Who in Black Detroit. In addition, Sonya had the honor of selection as a recipient of The Michigan Chronicle's Distinguished Women of Detroit.

Her Participation in Detroit's Renaissance continues as a priority and a pleasure.

## Services

### Development Consultant

As Development Consultant, Detroit Expediting and Development Group (DEDG) will provide consultation to the owner/developer regarding any requested elements in the development process. This could include, but would not necessarily be limited to: input on concept and design, site analysis and selection, review of real estate contracts, market analysis, review of cost analysis and pro-formas, review of contractor's bids, assisting in entitlement/permitting, and review of marketing/leasing plan. This service is best utilized by owners/developers who plan on taking an active role in developing their project, but would like the benefit of professional, objective advice on an as-needed basis. Development Consulting services are provided on an hourly fee basis or project cost affording great flexibility to the owner/developer.

### Project/Construction Management

DEDG provides comprehensive Project and Construction Management services. This service includes, but is not necessarily limited to: coordination of the development team, scheduling and directing all development team meetings, establishing and maintaining the project schedule, obtaining necessary permits, reviewing and approving all contractors' and subcontractors' bids, assuring compliance to project budget, field inspections of project progress, troubleshooting design and construction problems, scheduling and attending inspections, approving all change orders, coordinating owner/tenant concerns, preparing punch-lists, obtaining occupancy certificates, and placing the building in service. As Project/Construction Manager, DEDG becomes the primary point of communication for the owner/developer during construction.

DEDG prides itself on bringing projects in on time and on budget. Our established relationships with professional service providers, contractors, and government officials assure a successful construction phase. Our attentiveness and persistence allow us to quickly and effectively resolve project-related issues, when they do arise.

Project/Construction Management services are provided on a percentage fee basis. The fee is based on the **total construction cost**. DEDG's percentage fee is on a sliding scale, reducing as the size of the project increases.

## **Permit Expediter**

DEDG building permit expeditors are consultants that play a behind-the-scenes role in helping get permits through City Departments. We have the expertise in local building codes and advise the owner's architects and engineers on how to get their building projects approved quickly. We are knowledgeable on all local code and zoning laws for new construction and rehabilitation of commercial and residential projects. We know when applications must be submitted, as well as what information is required and how much it is going to cost. We know when codes change, and what the most current building codes entail. Hiring a permit expeditor can save you time and money. Many building departments require you to conduct business during specific hours or make an appointment to pick up a permit. With DEDG contracted to take care of that for you, you will never have to miss hours of work or battle Metro Detroit traffic to make it to the building department on time. Many areas, like Detroit, also require permit updates to be given in-person or by phone. DEDG will be responsible for getting the most up-to-date information and relaying that information to you each step of the way.

## **Owner's Representative**

As an Owner's Representative, DEDG will take on all responsibilities of an absentee or passive owner in the development process. A detailed agreement with the Owner will specify the scope of duties and authority assigned to DEDG. In this capacity, DEDG effectively acts as the owner in their absence, while maintaining ongoing communication and reporting to apprise the Owner of the project's status.

DEDG will assemble and direct the Project Team, including the architect, contractor, engineer, and other necessary professional services. We will carefully define each team member's role to assure that his/her expertise is best utilized and duplication of effort is avoided. DEDG will coordinate all Project Team meetings and communication. We become the primary contact for the Owner, streamlining the communication process.

DEDG and the Project Team will: carry out all activity necessary to define the project's market; conceptualize, plan, and design the project to meet that market; obtain all entitlements for the project; build public and governmental support of the project; attract interest in the project from prospective tenants and/or purchasers; arrange debt and/or equity for the project, as required; and prepare the project for construction.

DEDG's fee as an Owner's Representative is based on **total project cost** taking into account the time, expenses and the anticipated scope of involvement.

## Fee Developer

As a Fee Developer, DEDG will take on all responsibilities of the development process. A detailed agreement with the Owner will specify the scope of duties and authority assigned to DEDG.

DEDG will assemble and direct the Project Team, including architect, contractor, engineers, and other necessary professional services. We will carefully define each Team member's role to ensure their expertise is best utilized and duplication of effort is avoided. DEDG will coordinate all Project Team meetings and communication. We become the primary contact for the Owner, streamlining the communication process.

DEDG and the Project Team will carry out all activity necessary to define the project's market: conceptualize, plan, and design the project to meet that market; obtain all entitlements for the project; build public and governmental support of the project; attract interest in the project from prospective tenants and/or purchasers; and prepare the project for construction. Additionally, DEDG will establish and maintain the project schedule, review and approve all contractors' and subcontractors' bids, ensure compliance to project budget, conduct field inspections of project progress, resolve design and construction problems, schedule and attend inspections, approve all change orders, coordinate owner-tenant concerns, prepare punch-lists, obtain occupancy certificates, and place the building in service.

Fee Developer services are provided on a percentage fee basis. The fee is based on the **total project cost**. DEDG's percentage fee is on a sliding scale, reducing as the size of the project increases.

Contact Detroit Expediting and Development Group, LLC in Detroit for a free consultation. We will discuss your project in detail and explain how we can help your company operate effectively and efficiently. When we handle your project, you are free to work on the most important aspects of your business. You do your job and we will do ours to assist in keeping your project on time and on budget.

Henry Bright  
President