## FREE seminar shows how to build your own home.

Discover the unique homebuilding program that allows you to obte work or the succentracting pounded. By eliminating the modernam, you can save money and earn ecuty potential. We'll provide attractive construction financing, with no money down or ""extends or money for subcontracting work.

Car. .oday and make reservations for our free semil

1-800-343-2884

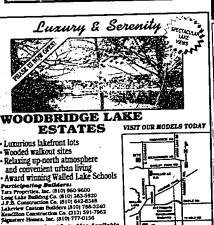
SEMINAR DATE: Tuesday, March 14

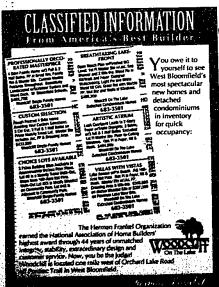
TIME: 7:30 P.M.

LOCATION: Comfort Inn. Livonia 29235 Buckingham Ave.









## Detroit development roadblocks cited land, then get out of the way," said Garry Carley, executive vice president for Standard Federal Bank beadquartered in Troy. Businesse in the private sector have more resources and expertise than government to actually get things done and fuel growth, Carley and other panellate indicated. "We've been looking at institutional solutions rather than entrepreneurial solutions," said Jeffrey A. Kacamaek, manager of development and planning for Oakland County. "Get rid of the city income tax and identify the whole city as a gan control district," said Katherine Beebe, a Birmingham resident and president of Premise Associates, a real estate consulting firm. Beebe was chief planner of Mayor Dennis Archer's land use task force. B'it would decree that each developer in the room have a piece of property on Cass, Woodward or Brush to develop in 10 years," add Lawrence R. Marantette, vice president of community and environmental affairs for ANP Pipeline. "Land would be given by the city as would incentives for development within the years," he continued. "Don't get on the Lodge or Chrysler (freeways) when you leave this meeting. Drive out Woodward and pick out that lot." Marantette's inference was to develop a more personal understanding of the deteriors— tion. "Detroit has lost one million people, but there's still one million there," he said. "They are underserved (by retail) in overy area you can think of."

Unreasonably strict state environmental re-sponsibility laws. A tendency to talk things to death and dwell more on ideology than specif-ic issues. A laborious permit acquisition pro-

ic issues. A laborious permit saquestors recess.

High taxes and crime. Lack of personal knowledge about the actual state of deterioration in the city.

Those are major impediments to urban redevelopment in Detroit identified by a panel of government, civic and business leaders.

Problems and possible solutions were discussed during a seminar aponsored by Grubb & Ellis, a commercial brokersge/property management firm headquartered in South-field, and Butzel Long, a law firm with offices in Birmingham.

field, and Butzel Long, a law firm with offices in Birmingham.
Given ultimate authority as king or queen for the day, here's what panelists said they'd do to spur redevelopment in Detroit.

If "I would change environmental laws to permit companies access to land and not be concerned about legal liability." said John Rakolta Jr., president of Walbridge Aldinger, a construction management. Joentracting company. "There's not enough money in the world that can fix what needs to be fixed downtown there," the Bloomfield Hills resident said of current state environmental clean-up standards.

current state environmental clean-up standards.

"Time is money in the development business," said Stuart Frankel, president of a
commercial development company in 'roy.
"We need a short fuse to get decisions.
Frankel has developed some five million
square feet of shopping centers in the suburbs
during the past 20 years.

"Streamline the licensing and permitting
process," said Marge Byington, former economic development director for the city of Detroit.

troit.

"It's important for the city to assemble



**COMING SOON!** 



Maintenance-Free Living Among Acre Natural Woodlands, Life At Its Best Can Be Found In These Distinctly Designed Ranch, 2-Story & Loft Homes Are LACOONS Prierd From the 180's **THE STATE** 

- Unique floor plans

· First floor laundry

First floor master suite
 2-Car exached garage

Harm Fai Open Daily 12-6 p.m. (Closed Thursday) (810) 681-5000

HVINE An Irvine-Jacobson Community 📵



Berwyck on the Park from the \*180's



Berwyck Place from the 280'S DVINE (810) 684-2600

or Unitysier (treeways) when you leave this meeting. Drive out Woodward and pick out that lot."

"Detrolt has lost one million people, but there's still one million there," he said. "They are understreed (by retail) in every area you more personal understanding of the deteriors.

## **BUSINESS DATEBOOK**

Datebook features upcoming events around the suburban business community. To list an event, write: Datebook, Building & Business, Observer & Eccentic Newspapers, 36251 Schookcaft, Livonia, 48150. Our fax number is (313) 591-7279.

FRIDAY, MARCH 10

INSURANCE SEMBLAR
Maygrove Codege and Cygnet Institute of Certified Financial Plannial present a seminar for insurance professionals: "Financial Plannial into Windplace", 7:30 a.m. to 12:30 p.m. on compute in Detroit. The focus is strengthening customic business relationships and increasing boreful program parapholic and cales. Cost is \$30. To register, call Briss Lish Jose in (10) 532-54500.

MONDAY, MARCH 13

ENVIRONMENTAL CLEANUP

Michigan Manufactures Association and the law farm
of Buttel Long co-sponsor a workshop "New Options
for Environmental Remodation" But 5 to 1 p.m. at the
Westin Hotol, Ripmassared Centiler, Defort, Cast Including continental breafman and hunn, is \$35. To
register, cell (31) 963-7415.

FUCK DRIVING.
Schoolcraft Codego's Continuing Education Services offers a four-week basic truck driver training at the frackafte Center in Garden City and Wilsow Run Arport 8 a.m. to 5:30 p.m. starting this date. Training in-Cudes classroom and on-the-need instruction. Applicants must be at least 21 years of age, pass a physicians must be at least 21 years of age, pass a physicians.

cal/drug screening and have a good driving record. Cost is \$3,095. For information, call (600) 448-7101 or (313) 462-4448 d

IN 1313/ #02-#####

IAMENT PROGRAM
The American Society of Employers sponsors a senting
that "How to Duad on Effective Safety Program" 9
am. to 1 pm. at its offices, 239315 Northwestern,
Southfield, Presenter: Michigan Dept. of Labor. Cost
18 220. Advance registration requested at (810) 3534500.

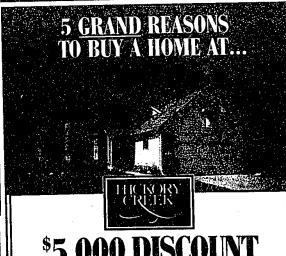
TUESDAY, MARCH 14

OME BUILDING
Miles Homes presents a free seminer featuring
owner-involved home building for the do-it-yourself
7:30-8:30 p.m. at the Livonia Comfort Inn, Middle-bett at I-96. For information, call (313) 458-7111.

WEDNESDAY, MARCH 15

ORISPLACE KLIMOOB
The Oddand Executives Association, business owners or senior management, presents a kuncheon program "them on the Workplace" noons the Bermain ham Athelic Calo, Presenter Comedian Mary Miller, Cost 16 S.18. To register, call Maria Tester at (810) 645-0740.

The At Conditioning Contractors of America Metro Detrot Chapter presents a program "Refrigerant Handling Safety and Indoor Afr Quality" "Safe op m. at the Saylice Caub, 2000 Town conter Suite 2800, Southfield, Free for members, 300 for non-members. To register, call (810) 543-6565.



## \$5,000 DISCO

This community of detached site consominum assets in roturniar forwards in antiphorhood of maintenance-free residences designed to be appealing to your lifestyle. A wide variety of ranch, 1/1, and two-mory plans feature souring vasiled and cathedral cellings, weed-braning firesplace, intriguing art niches, columns, plant shelves and many other costom details designed for today's lifestyles.

At Hickory Creek, you'll know you are getting a home of impressive styling, endur-ing beasty and superior quality, because every S.R. Jacobson home is built to meet the highest standards....your. After all, we didn't become one of Michigan's largest builders by delivering empty promises.

DETACHED CONDOMINIUMS HOMES FROM \$210,000

GIS 348-7878 Special Financing Analishin Through UNITED CAPITAL FINANCIAL 

SRIMORSON