



April 28, 2023

Honorable City Council  
City of Detroit  
1340 Coleman A. Young Municipal Center  
Detroit, Michigan 48226

Re: **The Brownfield Redevelopment Plan for North End Landing**

Dear Honorable Council Members:

The enclosed Brownfield Plan for the North End Landing Redevelopment Project (the “Plan”) (Exhibit A) was submitted by the Detroit Brownfield Redevelopment Authority Board (the “DBRA”) and to the Community Advisory Committee (the “CAC”). The Plan was considered and reviewed by the CAC at its March 22, 2023 meeting and a public hearing was held by the DBRA on April 10, 2023 to solicit public comments. The Committee’s communication to the City Council and the DBRA, dated April 12, 2023 (Exhibit B), recommending approval of the Plan, including the excerpt of the minutes of the CAC meetings pertaining to the plan and the minutes the public hearing held by the DBRA, are enclosed for the City Council’s consideration.

On April 26, 2023, the DBRA adopted a resolution (Exhibit C) approving the Plan and authorizing the submission of a copy of its resolution and the Plan to the City Clerk, together with a request that the Detroit City Council call a public hearing concerning the Plan and to take all other actions to approve the Plan in accordance with Act 381.

The Plan is now presented to the City Council for approval. The Detroit City Council will, after publication of the notices, hold a public hearing on the Plan. After the public hearing, the City Council shall determine whether the Plan constitutes a public purpose and, if so, may approve or reject the Plan or approve it with modifications.

#### Project Introduction

Avanath North End Parcel Owner I, LLC is the project developer (“Developer”). The project is a residential development across eleven (11) buildings expected to create a total of approximately one hundred seventy-seven (177) new rental apartments and flats as well as eight (8) for-sale townhomes. Two larger buildings will be traditional 3-4 story apartment buildings dedicated to senior living. The remaining buildings will be attached, stacked flats (2-story) containing 6-14 units. It is currently anticipated that construction will begin in early 2024 and that eligible activities will be completed within thirty-six (36) months thereafter. Each building is anticipated to be constructed over a 9–12-month period with construction beginning on 4 buildings in 2024, 3 buildings in 2025, and 4 buildings in 2026.

The total investment is estimated to be \$43.4 million. The Developer is requesting \$7,646,475.00 in TIF reimbursement.

There will be approximately 200 temporary construction jobs and approximately 4 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the "Property") consists of twenty-five (25) parcels, which are bounded by Caniff Street to the north, I-75 to the east, E. Grand Boulevard to the south and Woodward Avenue to the west in North End neighborhood.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) the Property is "Facilities" as defined by Act 381; or (d) adjacent and contiguous to a parcel that is a "Facility" as defined by Act 381.

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include baseline environmental assessment activities, department specific activities, due care activities, site preparation, infrastructure improvements, interest, and the development, preparation and implementation of a brownfield plan and Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

**COSTS TO BE REIMBURSED WITH TIF**

1. Environmental Assessment Activities	\$107,455.00
2. Due Care Activities	\$2,485,381.00
3. Demolition	\$367,552.00
4. Asbestos Assessment and Abatement	\$20,000.00
5. Site Preparation	\$181,497.00
6. Infrastructure Improvements	\$1,933,049.00
7. Stormwater Management	\$229,150.00
8. Brownfield Plan & Work Plan	\$60,000.00
9. Contingency (15%)	\$782,494.00
10. Interest	\$1,479,897.00
<b>Total Reimbursement to Developer</b>	<b>\$7,646,475.00</b>
11. Authority Administrative Costs	\$1,580,759.00
12. State Brownfield Redevelopment Fund	\$871,350.00
13. Local Brownfield Revolving Fund	\$3,718,155.00
<b>TOTAL Estimated Costs</b>	<b>\$13,816,739.00</b>

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which includes local and/or state approval of a Neighborhood Enterprise Zone (PA 147) and a Commercial Rehabilitation Act (PA 210) Tax Abatements.

DBRA's Request

The DBRA is respectfully requesting the following actions from the City Council:

- a.) May 2, 2023  
City Council adoption of the Resolution (Exhibit D), setting the North End Landing Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for June 22, 2023 at a requested time of 10:35 AM.
- b.) June 22, 2023, requested time of 10:25 AM  
Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.
- c.) June 22, 2023, requested time of 10:35 AM  
Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the North End Landing Brownfield Redevelopment Plan.
- d.) June 27, 2023  
City Council adoption of the Resolution approving the North End Landing Brownfield Redevelopment Plan (Exhibit E).

Sincerely,



Jennifer Kanalos  
Authorized Agent

- c City Clerk  
Marcel Todd  
Irvin Corley, Jr.  
David Whitaker  
Derrick Headd  
Marcel Hurt  
Jai Singletary  
Nicole Sherard-Freeman  
Kevin Johnson  
Raymond Scott  
Rico Razo  
Brian Vosburg  
Malik Washington

# EXHIBIT A

## CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

### BROWNFIELD PLAN FOR THE NORTH END LANDING

Prepared by:

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Honigman LLP  
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Detroit, Michigan 48226  
Phone: (313) 465-7308

Developer:

Avanath North End Parcel Owner I, LLC  
Attn: Jun Sakumoto  
1920 Main Street, Suite 150  
Irvine, CA 92614  
Phone: (949) 269-4700

April 26, 2023



**CITY OF DETROIT  
BROWNFIELD REDEVELOPMENT AUTHORITY  
BROWNFIELD PLAN**

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## **I. INTRODUCTION**

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In order to promote the revitalization of environmentally distressed and blighted areas within the boundaries of the City of Detroit, Michigan (the “City”), the City has established the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”).

The primary purpose of this Brownfield Plan (“Plan”) is to promote the redevelopment of and private investment in certain “brownfield” properties within the City. Inclusion of property within this Plan will facilitate financing of environmental response and other eligible activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “brownfields.” By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the DBRA.

This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. A subsequent change to the identification or designation of developer after the approval of this Plan by the governing body (as defined in Act 381) shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property or impair the rights available to the DBRA under this Plan. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan describes the Project to be completed (see Attachment C) and contains all of the information required by Section 13(2) of Act 381.

**II. GENERAL PROVISIONS**

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**A. Description of the Eligible Property (Section 13 (2)(h)) and the Project**

The property consists of twenty-five (25) tax parcels of land, all of which are currently privately owned, together containing approximately 4.697 acres of land. Two of the twenty-five tax parcels contain multiple lots recently submitted to the City assessor for combination. The property and all tangible personal property located thereon will comprise the eligible property and is collectively referred to herein as the “Property.”

Attachment A includes a site map of the Property. The Property is located in the North End neighborhood, east of Woodward, west of I-75, north of E Grand Boulevard and generally south of Caniff.

Parcel information is outlined below. Attachment I includes table of parcels as formerly known.

<b><u>Address (Eligibility)</u></b>	<b><u>Parcel ID</u></b>	<b><u>Owner</u></b>	<b><u>Legal Description</u></b>
202 Smith (Facility)	01002184-209	Avanath North End Parcel Owner I, LLC	The West 15 feet of Lot 139 and all of Lots 140 through 144, both inclusive, WM. Y. HAMLIN AND S.J. BROWN’S SUBDIVISION, according to the plat thereof as recorded in Liber 8, page 72 of Plats, Wayne County Records.
Currently, 203, 259, 267, 271, and 277 Smith; Permanent address designation pending (Facility)	Currently, 01002210-8, 1002219, 1002220, 1002221, and 1002222  Permanent parcel designation pending	Avanath North End Parcel Owner I, LLC	A PARCEL OF LAND SITUATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: LOTS 25 THROUGH 35 INCLUSIVE AND THE ADJACENT SOUTH 18.86 FEET OF THE VACATED CLAY AVENUE OF SAID LOTS, AND LOTS 36, 37 INCLUSIVE, THE WEST 15 FEET OF LOT 38, AND THE ADJACENT SOUTH 19.50 FEET OF VACATED CLAY AVENUE, “WM. Y. HAMLIN AND S.J. BROWN’S SUBDIVISION OF LOTS NO. 3 AND QUARTER SECTION 57, 10,000 ACRE TRACT” AS RECORDED IN LIBER 8, PAGE 12, WAYNE COUNTY RECORDS.
299 Smith (Facility)	01002225.001	Avanath North End Parcel Owner I, LLC	Land in the City of Detroit, County of Wayne, State of Michigan The East 15 feet of Lot 40 and the West 6.65 feet of Lot 41, and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN’S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
303 Smith (Adjacent / contiguous)	01002225.002L	Avanath North End	The East 23.35 feet of Lot 41, and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN’S SUBDIVISION,

		Parcel Owner I, LLC	as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
307 Smith (Facility)	01002226	Avanath North End Parcel Owner I, LLC	Lot 42 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
313 Smith (Adjacent / contiguous)	01002227	Avanath North End Parcel Owner I, LLC	Lot 43 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
319 Smith (Facility)	01002228	Avanath North End Parcel Owner I, LLC	Lot 44 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
325 Smith (Adjacent / contiguous)	01002229	Avanath North End Parcel Owner I, LLC	Lot 45 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
7719 Brush (Facility)	01002230	Avanath North End Parcel Owner I, LLC	Lot 46 and the South 19.56 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
282 Smith (Facility)	01002175	Avanath North End Parcel Owner I, LLC	Lot 131, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.
290 Smith (Facility)	01002174	Avanath North End Parcel Owner I, LLC	Lot 130 of WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4 QUARTER SECTION 57, 10,000 ACRE TRACT according to the Plat thereof, as recorded in Liber 8 of Plats, Page 7, Wayne County Records.
296 Smith (Adjacent / contiguous)	01002173	Avanath North End Parcel Owner I, LLC	Lot 129 of WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4 QUARTER SECTION 57, 10,000 ACRE TRACT according to the Plat thereof, as recorded in Liber 8 of Plats, Page 7, Wayne County Records.
302 Smith (Facility)	01002172	Avanath North End Parcel Owner I, LLC	Lot(s) 128 of WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4 QUARTER SECTION 57, 10,000 ACRE TRACT according to the plat thereof recorded in Liber 8 of Plats, Page 72 of Wayne County Records.

306 Smith (Facility)	01002171	Avanath North End Parcel Owner I, LLC	Lot 127, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.
312 Smith (Facility)	01002170	Avanath North End Parcel Owner I, LLC	Lot 126, WM Y HAMLIN & S.J BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.
309 E. Bethune (Facility)	01002145	Avanath North End Parcel Owner I, LLC	Lot 186, WM Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
313 E. Bethune (Facility)	01002146	Avanath North End Parcel Owner I, LLC	Lot 187, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.
319 E. Bethune (Facility)	01002147	Avanath North End Parcel Owner I, LLC	Lot 188, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.
331 E. Bethune (Adjacent / contiguous)	01002148	Avanath North End Parcel Owner I, LLC	Lots 189 and 190 of WM Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS No 3 AND 4 QUARTER SECTION 57 10,000 ACRE TRACT, according to the plat thereof recorded in Liber 8 of Plats, Page 72 of Wayne County Records.
404 Chandler (Facility)	01002246	Avanath North End Parcel Owner I, LLC	Lots 25 and 26 together with the reversionary interest in the North 19.56 feet of vacated Clay street, of CHANDLER AVENUE SUBDIVIDION OF PARK LOT 5, OF THE SUBDIVISION OF SECTION 57, 10,000 ACRE TRACT, according to the plat thereof recorded in Liber 13 of Plats, Page 96 of Wayne County Records.
410 Chandler (Facility)	01002245	Avanath North End Parcel Owner I, LLC	
7718 Brush (Facility)	01002232	Civic Tekton North End LLC	The North 54.44 feet of Lot 47, and the South 19.56 feet of Vacant Clay Avenue adjacent, WM. Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
405 Smith (Facility)	01002231	Civic Tekton North End LLC	The South 65.50 feet of Lot 47, WM. Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
409 Smith (Adjacent / contiguous)	01002233	Civic Tekton North End LLC	Lot 48 and the South 19.56 feet of vacant Clay Avenue adjacent, WM. Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.

<p>Currently, 501, 511, 519, 525, 529, 535, 545, 555, and 561 E. Bethune;  Permanent address designation pending  (Facility)</p>	<p>Currently, 3001900, 3001901, 3001902, 3001903, 3001904, 3001905.001, 03001905.002L, 3001906, and 3001907  Permanent parcel designation pending</p>	<p>Avanath North End Multifamily, LLC</p>	<p>A PARCEL OF LAND SITUATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: LOTS 201 THROUGH 211 INCLUSIVE, "WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND QUARTER SECTION 57, 10,000 ACRE TRACT" AS RECORDED IN LIBER 8, PAGE 12, WAYNE COUNTY RECORDS.</p>
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The primary developer is Avanath North End Parcel Owner I, LLC, except as to the townhomes developed by Civic Tekton North End LLC and a parcel recently submitted to the City assessor for combination developed by Avanath North End Multifamily, LLC (referred to collectively as "Developer"). The project is a residential development across eleven (11) buildings expected to create a total of approximately one hundred seventy-seven (177) new rental apartments and flats as well as eight (8) for-sale townhomes. Two larger buildings will be traditional three-to-four story apartment buildings dedicated to senior living. The remaining buildings will be attached, stacked flats containing six-to-fourteen units, i.e. units will either be ground level or on a second floor accessed by a stairway. It is currently anticipated that construction will begin in early 2024 and that eligible activities will be completed within thirty-six (36) months thereafter. Each building is anticipated to be constructed over a 9-12 month period with construction beginning on 4 buildings in 2024 (buildings 1, 3a, 3b, and 4), 3 buildings in 2025 (buildings 2a, 5, and T), and 4 buildings in 2026 (buildings 2b, 6, 7a, and 7b).

The project description provided herein is a summary of the proposed development at the Property at the time of the adoption of the Plan. The actual development may vary from the project description provided herein (including, without limitation, the references to square footage and number of units), without necessitating an amendment to this Plan, so long as such variations are not material and/or arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project. Any material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

Attachment C provides a detailed description of the project to be completed at the Property (the "Project") and Attachment D includes letters of support for the Project.

**B. Basis of Eligibility (Section 13 (2)(h) and Section 2 (p))**

The Property is considered “eligible property” as defined by Act 381, Section 2, because (a) it was previously utilized for a residential, commercial purpose and/or public purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) is determined to be a facility, as defined in Act 381, or adjacent and contiguous to parcels that are a facility, the development of which is estimated to increase the taxable value of the adjacent and contiguous parcels.

The following tax parcels are known to be a facility: 01002184-209; 01002210-8; 1002219; 1002220; 1002221; 1002222; 01002225.001; 01002226; 01002228; 01002230; 01002175; 01002174; 01002172; 01002171; 01002170; 01002145; 01002146; 01002147; 01002231; 01002232; 01002246; 01002245; 3001901; 3001902; 3001903; 3001904; 3001905.001; 03001905.002L; 3001906; 3001907; and 3001900. These parcel numbers may be adjusted with the recent parcel combinations.

The following tax parcels are adjacent and contiguous to parcels that are a facility: 01002225.002L; 01002227; 01002229; 01002173; 01002148; and 01002233.

For the parcels that are part of a facility, hazardous substances including arsenic and lead are present in soil or groundwater above Part 201 unrestricted residential criteria.

**C. Summary of Eligible Activities and Description of Costs (Section 13 (2)(a),(b))**

The “eligible activities” that are intended to be carried out at the Property pursuant to this Plan are considered “eligible activities” as defined by Section 2 of Act 381 because they include baseline environmental assessment activities, department specific activities, due care activities, site preparation, infrastructure improvements, development, preparation and implementation of a brownfield plan and work plan, and interest.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be reimbursed with tax increment revenues generated and captured from the Property are shown in the table attached hereto as Attachment E. The eligible activities include response activities to properly manage contaminated soils on the Property; geotechnical evaluations; site and other demolition, asbestos assessment and abatement, removal and replacement of fill material; soil erosion management; storm water management features; relocation and/or installation of public franchise utilities including water and sewer and other improvements in rights of way of adjacent streets and public alleys. The eligible activities described in Attachment E are not exhaustive. Subject to the approval of DBRA staff in writing, additional eligible activities may be carried out at the Property, without requiring an amendment to this Plan, so long as such eligible activities are permitted by Act 381 and the costs of such eligible activities do not exceed the total costs stated in Attachment E.

Unless otherwise agreed to in writing by the DBRA, all eligible activities shall commence within thirty (30) months after the date the governing body approves this Plan and be completed within four (4) years after execution of the Reimbursement Agreement (as that term is defined below). Construction of various buildings is expected to commence in 2024, 2025 and 2026, with building construction and all eligible activities to be completed by



2027. Any long-term monitoring or operation and maintenance activities or obligations that may be required will be performed in compliance with the terms of this Plan and any documents prepared pursuant to this Plan.

The Developer desires to be reimbursed for the costs of eligible activities as described below. Eligible activities began in 2021<sup>1</sup> with environmental response activities including Phase I, Phase II and baseline environmental assessment activities. Some eligible activities may commence prior to the adoption of this Plan and, to the extent permitted by Act 381, the costs of such eligible activities shall be reimbursable pursuant to the Reimbursement Agreement. To the extent permitted by Act 381, tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the terms of a Reimbursement Agreement to be executed by the DBRA and the Developer after approval of this Plan (the “Reimbursement Agreement”), to the extent permitted by Act 381. In the event this Plan contemplates the capture of tax increment revenue derived from “taxes levied for school operating purposes” (as defined by Section 2(vv) of Act 381 and hereinafter referred to as “School Taxes”), the Developer acknowledges and agrees that DBRA’s obligation to reimburse the Developer for the cost of eligible activities with tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, (as these capitalized terms are defined by Act 381) is contingent upon: (i) the Developer receiving at least the initial applicable work plan approvals by the Michigan Strategic Fund (MSF) and the Michigan Department of Environment, Great Lakes, and Energy (EGLE), as may be required pursuant to Act 381, within 270 days after this Plan is approved by the governing body; or (ii) the Developer providing the DBRA with evidence, satisfactory to DBRA, that the Developer has the financial means to complete the Project without the capture of, and subsequent reimbursement with, the contemplated School Taxes.

The costs listed in Attachment E are estimated costs and may increase or decrease depending on the nature and extent of any environmental contamination and other unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues generated from the Property and captured by the DBRA shall be governed by the terms of the Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Act 381. The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment or reimbursement, provided that the total cost of eligible activities subject to payment or reimbursement under the Reimbursement Agreement shall not exceed the estimated costs set forth in Attachment E. As long as the total aggregate costs are not exceeded, line item costs of eligible activities may be adjusted after the date this Plan is approved by the governing body, to the extent the adjustments do not violate the terms of the approved EGLE or MSF work plan.

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<sup>1</sup> Approximately \$63,380 was incurred prior to March 1, 2022.

**D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(2)(c)); Beginning Date of Capture of Tax Increment Revenues (Section 13(2)(f)); Impact of Tax Increment Financing on Taxing Jurisdictions (Section 13(2)(g))**

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Subject to Section 13(b)(16) of Act 381, a table of estimated tax increment revenues to be captured pursuant to this Plan is attached to this Plan as Attachment F. The figures included in Attachment F are estimates and are subject to change depending on actual assessed values and changes to annual millage rates.

Tax increments are projected to be captured and applied to (i) the reimbursement of eligible activity costs and payment of DBRA administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund, and (iii) make deposits into the DBRA’s Local Brownfield Revolving Fund, as follows:

	Reimbursement of Costs and Interest (if applicable)	DBRA Admin. Costs	State Redev. Fund	Local Brownfield Revolving Fund	Total	Administrative Adjustment*	Adjusted Total			
<b>School Taxes</b>										
School Operating	\$ 3,830,502	\$ -	\$ -	\$ 1,161,818	\$ 4,992,320	\$ (229,665)	\$ 4,762,655			
State Education Tax	\$ 514,948	\$ -	\$ 923,967	\$ 409,019	\$ 1,847,934	\$ (80,854)	\$ 1,767,080			
<b>Total</b>	\$ 4,345,450	\$ -	\$ 923,967	\$ 1,570,837	\$ 6,840,254	\$ (310,519)	\$ 6,529,735			
<b>City Non-School Taxes</b>										
Library	\$ 371,110	\$ 187,973	\$ -	\$ 331,548.62	\$ 890,632	\$ (65,491)	\$ 825,140			
City Operating	\$ 1,597,766	\$ 809,291	\$ -	\$ 1,427,438	\$ 3,834,496	\$ (281,964)	\$ 3,552,532			
<b>County Non-School Taxes</b>										
Wayne County Operating-Summer	\$ 449,244	\$ 227,548	\$ -	\$ 401,352.56	\$ 1,078,144	\$ (79,280)	\$ 998,865			
Wayne County Operating-Winter	\$ 78,711	\$ 39,868.31	\$ -	\$ 70,320.22	\$ 188,900	\$ (13,890)	\$ 175,009			
Wayne County Parks-Winter	\$ 19,571	\$ 9,913	\$ -	\$ 17,484.22	\$ 46,967	\$ (3,454)	\$ 43,514			
Wayne County Jail-Winter	\$ 74,996	\$ 37,987	\$ -	\$ 67,001	\$ 179,984	\$ (13,235)	\$ 166,749			
Huron Clinton Metropolitan Authority (HCMA)	\$ 16,589	\$ 8,403	\$ -	\$ 14,821	\$ 39,813	\$ (2,928)	\$ 36,885			
Wayne County ISD (RESA and Sp Ed)	\$ 275,678	\$ 139,635	\$ -	\$ 246,290	\$ 661,603	\$ (48,650)	\$ 612,953			
Wayne County Special ISD/RESA	\$ 159,289	\$ 80,682	\$ -	\$ 142,308	\$ 382,279	\$ (28,110)	\$ 354,169			
Wayne County Community College	\$ 258,071	\$ 130,717	\$ -	\$ 230,560	\$ 619,347	\$ (45,543)	\$ 573,805			
<b>Total Incremental Local Taxes Paid</b>	\$ 3,301,025	\$ 1,672,017	\$ -	\$ 2,949,124	\$ 7,922,165	\$ (582,544)	\$ 7,339,621			
<b>Total School and Non-School Capturable</b>	\$ 7,646,475	\$ 1,672,017	\$ 923,967	\$ 4,519,961	\$ 14,762,419	\$ (893,063)	\$ 13,869,356			
	\$ -	\$ (91,258)	\$ -	\$ (801,806)	\$ (893,063)					Administrative adjustment*
	\$ 7,646,475	\$ 1,580,759	\$ 923,967	\$ 3,718,155	\$ 13,869,356					Total

\* Administrative adjustment due to modification of table

In addition, the following taxes are projected to be generated but shall not be captured during the life of this Plan:

City Debt	\$ 198,853
School Debt	\$ 287,231
DIA Tax	\$ 4,388
Zoo Tax	\$ 2,192
<b>Total Debt Millages</b>	<b>\$ 492,664</b>

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body’s resolution approving this Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body’s resolution approving this Plan or such other date authorized by Act 381. The beginning date of the capture of tax increment revenues is anticipated to be the 2023 tax year (commencing with the Summer 2023 property taxes) with the base tax year being 2022.

**E. Plan of Financing (Section 13(2)(d)); Maximum Amount of Indebtedness (Section 13(2)(e))**

The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan.

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan are intended to authorize the DBRA to fund such reimbursements and does not obligate the DBRA or the City to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by this Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

If agreed upon by the Developer and the DBRA, and so long as the applicable agency/department of the State of Michigan approves an Act 381 work plan including this Plan, the DBRA may incur note or bonded indebtedness to finance the purposes of this Plan; provided that any such note or bonded indebtedness contemplated by this section shall be (i) subject to approval by the DBRA Board of Directors and other approvals required in accordance and compliance with Act 381 and applicable law; (ii) non-recourse to the DBRA; and (iii) in an amount not to exceed the maximum amount of tax increment revenues authorized for capture under this Plan and any subsequent Act 381 work plan approvals.

Interest shall be paid under this Plan as provided in the Reimbursement Agreement, provided that to the extent that the MSF or EGLE does not approve the payment of interest on an eligible activity with School Taxes, interest shall not accrue or be paid under this Plan from School Taxes with respect to the cost of such eligible activity. Unless otherwise agreed upon by the Developer, the DBRA, and the applicable agency/department of the State of Michigan, the DBRA may approve interest on the local portion of the reimbursement to the extent that the projected internal rate of return to the Developer does not exceed twenty percent (20%), as more specifically stated in the Reimbursement Agreement.

Reimbursements under the Reimbursement Agreement shall not exceed the estimated total cost of eligible activities permitted under this Plan. For the avoidance of doubt, if the approved interest rate for interest on eligible activities described in this Plan (i.e. 5%) would result in actual reimbursement to the Developer that would exceed the estimated total costs for reimbursement described in Attachment E (the “Maximum Reimbursement”); notwithstanding the approved interest rate for eligible activities in this

Plan, the actual reimbursement to Developer for all eligible activities (including interest) shall under no circumstances exceed the Maximum Reimbursement.

The Developer anticipates approval of a tax abatement under the Neighborhood Enterprise Zone Act, P.A. 147 of 1992, (“NEZ”) as amended, for up to fifteen (15) years. If the NEZ is approved, this tax abatement will reduce the property tax obligations of the Property for the period applicable under the approved abatement certificate, thereby reducing the amount of tax increment revenues available under this Plan. Assumption of this reduction is included in the tax capture projections provided with this Plan.

The Developer further anticipates approval of one or more tax abatements under the Commercial Rehabilitation Act, P.A. 210 of 2005 (“PA 210”), as amended, for up to ten (10) years after completion of construction. If the PA 210 abatements are approved, this tax abatement will reduce the property tax obligations of the Property for the period applicable under the approved abatement certificates, thereby reducing the amount of tax increment revenues available under this Plan. Assumption of this reduction is included in the tax capture projections provided with this Plan.

Notwithstanding the tax capture projections described in Attachment F, the DBRA shall be permitted to capture tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, during the abatement periods.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities permitted under this Plan. Furthermore, the Developer acknowledges and agrees that any eligible activities funded by a grant or loan that is forgiven, or for which the Developer receives a credit for, shall be ineligible for reimbursement under this Plan and shall not be included in any reimbursement requests to DBRA by or on behalf of the Developer. However, any loans that the Developer is required to unconditionally repay shall be eligible for reimbursement under the Plan, subject to the Reimbursement Agreement.

**F. Duration of Plan (Section 13(2)(f))**

Subject to Section 13b(16) of Act 381, the beginning date and duration of capture of tax increment revenues for the Property shall occur in accordance with the tax increment financing (TIF) table described in Attachment F. In no event, however, shall this Plan extend beyond the maximum term allowed by Section 13(b)(16) of Act 381 for the duration of this Plan.

Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of any of the following:

- a. The governing body may abolish this Plan (or any subsequent amendment thereto) when it finds that the purposes for which this Plan was established have been accomplished.

b. The governing body may terminate this Plan (or any subsequent amendment thereto), in whole or in part, if the project for which eligible activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least five (5) years following the date of the governing body's resolution approving this Plan (or any subsequent amendment thereto), provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

Notwithstanding anything in this subsection to the contrary, this Plan (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on bonds, if any, issued under Section 17 of Act 381 and all other obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

**G. Effective Date of Inclusion in Brownfield Plan**

The Property will become a part of this Plan on the date this Plan is approved by the governing body (i.e., the Detroit City Council).

**H. Displacement/Relocation of Individuals on Eligible Property (Section 13(2)(i-l))**

There are no persons or businesses residing on the Property and no occupied residences or businesses will be acquired or cleared, therefore there will be no displacement or relocation of persons or businesses under this Plan.

**I. Local Brownfield Revolving Fund ("LBRF") (Section 8; Section 13(2)(m))**

The DBRA has established a Local Brownfield Revolving Fund (LBRF). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LBRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the DBRA. It may also include funds appropriated or otherwise made available from public or private sources.

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$3,718,155. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

**J. Brownfield Redevelopment Fund (Section 8a; Section 13(2)(m))**

The DBRA shall pay to the Department of Treasury at least once annually an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the DBRA pays an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13b(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if 50% of the taxes levied

under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

**K. Developer's Obligations, Representations and Warrants (Section 13(2)(m))**

The Developer shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property and shall use the Property in accordance with this Plan.

The Developer, at its sole cost and expense, shall be solely responsible for and shall fully comply with all applicable federal, state, and local relocation requirements in implementing this Plan.

The Developer represents and warrants that a Phase I Environmental Site Assessment ("ESA"), and if appropriate, a Phase II ESA, baseline environmental assessment, and due care plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*), have been performed or will be performed on the Property ("Environmental Documents"). Attached hereto as Attachment G is the City of Detroit's Department of Buildings, Safety Engineering and Environmental acknowledgement of its receipt of the baseline environmental assessment, which includes the Phase I ESA, and if appropriate, the Phase II ESA.

The Developer further represents and warrants that the Project does not and will not include a City of Detroit Land Bank Authority, Wayne County Land Bank Authority or State of Michigan Land Bank financing component.

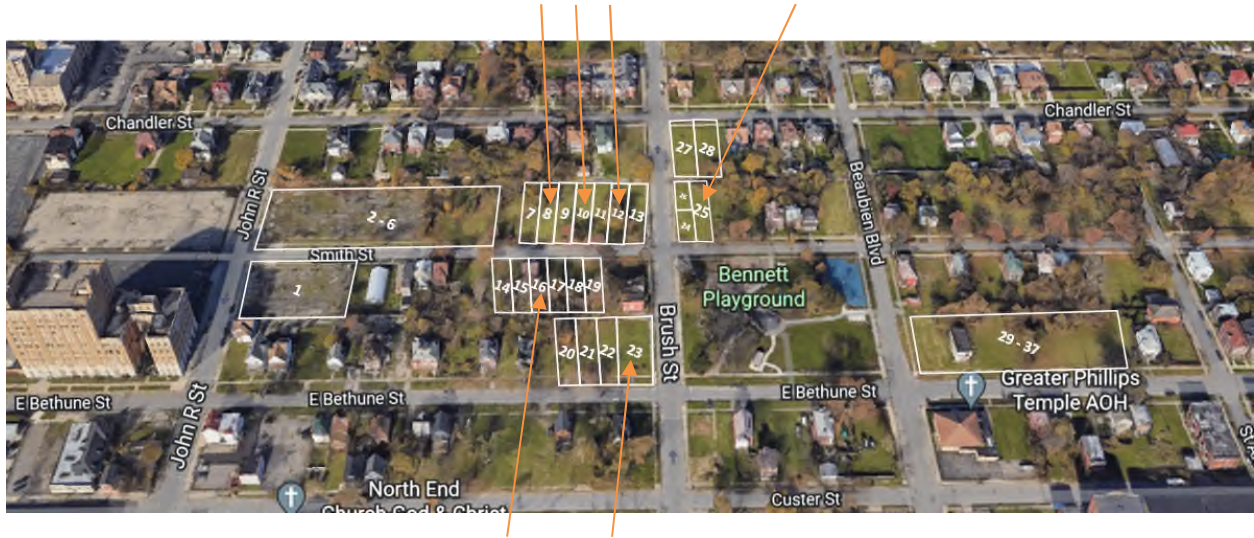
Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to cure as described in the Reimbursement Agreement.

### **III. ATTACHMENTS**



# ATTACHMENT A-1

## Parcels as currently identified



→ Parcels qualify as “adjacent / contiguous”

All parcels qualify as “facilities,” except for those as noted.

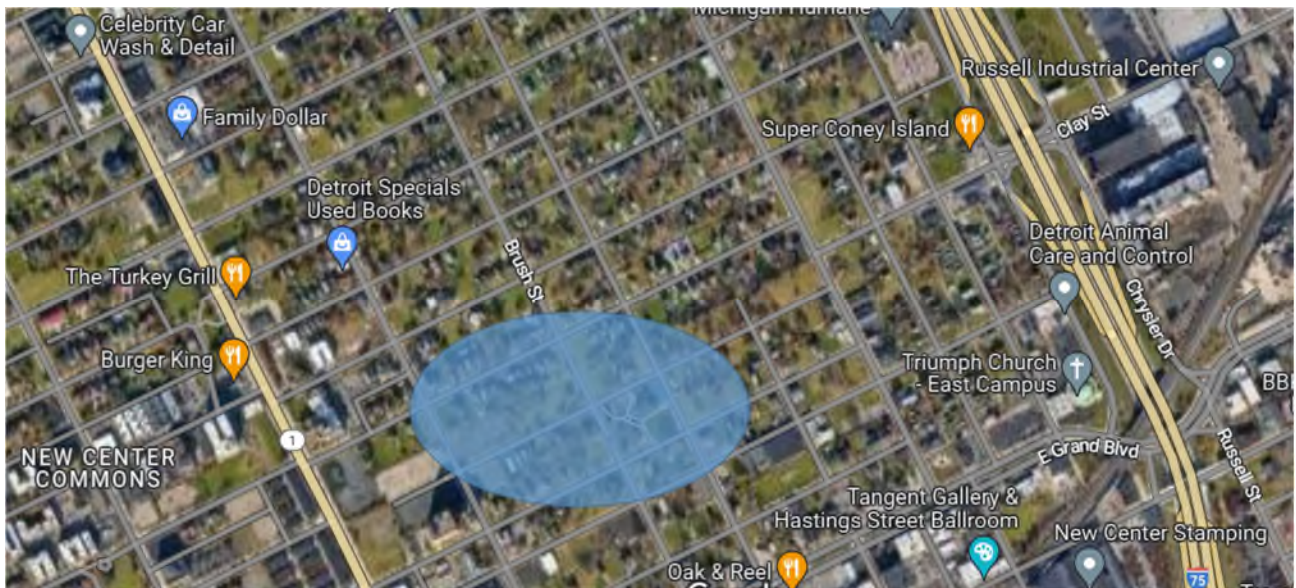




Exhibit A  
North End Landing  
Brownfield Plan

<b><u>PARCEL</u></b>	<b><u>TAX PARCEL ID</u></b>	<b><u>ADDRESS</u></b>	<b><u>ELIGIBILITY</u></b>
1	01002184-209	202 SMITH	FACILITY
2	01002210-8	203 SMITH	FACILITY / COMBINED
3	1002219	259 SMITH	
4	1002220	267 SMITH	
5	1002221	271 SMITH	
6	1002222	277 SMITH	
7	1002225.001	299 SMITH	FACILITY
8	01002225.002L	303 SMITH	ADJACENT / CONTIGUOUS
9	1002226	307 SMITH	FACILITY
10	1002227	313 SMITH	ADJACENT / CONTIGUOUS
11	1002228	319 SMITH	FACILITY
12	1002229	325 SMITH	ADJACENT / CONTIGUOUS
13	1002230	7719 BRUSH	FACILITY
14	1002175	282 SMITH	FACILITY
15	1002174	290 SMITH	FACILITY
16	1002173	296 SMITH	ADJACENT / CONTIGUOUS
17	1002172	302 SMITH	FACILITY
18	1002171	306 SMITH	FACILITY
19	1002170	312 SMITH	FACILITY
20	1002145	309 E. BETHUNE	FACILITY
21	1002146	313 E. BETHUNE	FACILITY
22	1002147	319 E. BETHUNE	FACILITY
23	1002148	331 E. BETHUNE	ADJACENT / CONTIGUOUS
24	1002231	405 SMITH	FACILITY
25	1002233	409 SMITH	ADJACENT / CONTIGUOUS
26	1002232	7718 BRUSH	FACILITY
27	1002246	404 CHANDLER	FACILITY
28	1002245	410 CHANDLER	FACILITY
29	3001901	511 E. BETHUNE	FACILITY / COMBINED
30	3001902	519 E. BETHUNE	
31	3001903	525 E. BETHUNE	

Exhibit A  
North End Landing  
Brownfield Plan

32	3001904	529 E. BETHUNE	
33	3001905.001	535 E. BETHUNE	
34	03001905.002L	545 E. BETHUNE	
35	3001906	555 E. BETHUNE	
36	3001907	561 E. BETHUNE	
37	3001900	501 E. BETHUNE	

**ATTACHMENT A-2**

**Parcels as formerly identified, prior to combination**



ATTACHMENT A-3

Site Plan

OVERALL SITE PLAN



**ATTACHMENT A-4**

**Aerial Concept Plan**



**NORTH END LANDING**

HamiltonAnderson  DEVELOPMENT LLC  VANGUARD  avanath+  TEKTON  | NOVEMBER 2022 |

**ATTACHMENT B**

**Legal Description of Eligible Property to which the Plan Applies**

LAND SITUATED IN THE COUNTY OF WAYNE, CITY OF DETROIT, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

<b>Legal Description</b>	<b>Address</b>
The West 15 feet of Lot 139 and all of Lots 140 through 144, both inclusive, WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION, according to the plat thereof as recorded in Liber 8, page 72 of Plats, Wayne County Records.	202 Smith
A PARCEL OF LAND SITUATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: LOTS 25 THROUGH 35 INCLUSIVE AND THE ADJACENT SOUTH 18.86 FEET OF THE VACATED CLAY AVENUE OF SAID LOTS, AND LOTS 36, 37 INCLUSIVE, THE WEST 15 FEET OF LOT 38, AND THE ADJACENT SOUTH 19.50 FEET OF VACATED CLAY AVENUE, "WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND QUARTER SECTION 57, 10,000 ACRE TRACT" AS RECORDED IN LIBER 8, PAGE 12, WAYNE COUNTY RECORDS.	Currently,  203, 259, 267, 271, and 277 Smith;  Permanent address pending designation
Land in the City of Detroit, County of Wayne, State of Michigan The East 15 feet of Lot 40 and the West 6.65 feet of Lot 41, and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.	299 Smith
The East 23.35 feet of Lot 41, and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.	303 Smith
Lot 42 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.	307 Smith
Lot 43 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.	313 Smith
Lot 44 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.	319 Smith
Lot 45 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.	325 Smith
Lot 46 and the South 19.56 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.	7719 Brush
Lot 131, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.	282 Smith
Lot 130 of WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4 QUARTER SECTION 57, 10,000 ACRE TRACT according to the Plat thereof, as recorded in Liber 8 of Plats, Page 7, Wayne County Records.	290 Smith

Exhibit A  
North End Landing  
Brownfield Plan

Lot 129 of WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4 QUARTER SECTION 57, 10,000 ACRE TRACT according to the Plat thereof, as recorded in Liber 8 of Plats, Page 7, Wayne County Records.	296 Smith
Lot(s) 128 of WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4 QUARTER SECTION 57, 10,000 ACRE TRACT according to the plat thereof recorded in Liber 8 of Plats, Page 72 of Wayne County Records.	302 Smith
Lot 127, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.	306 Smith
Lot 126, WM Y HAMLIN & S.J BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.	312 Smith
Lot 186, WM Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.	309 E. Bethune
Lot 187, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.	313 E. Bethune
Lot 188, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.	319 E. Bethune
Lots 189 and 190 of WM Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS No 3 AND 4 QUARTER SECTION 57 10,000 ACRE TRACT, according to the plat thereof recorded in Liber 8 of Plats, Page 72 of Wayne County Records.	331 E. Bethune
Lots 25 and 26 together with the reversionary interest in the North 19.56 feet of vacated Clay street, of CHANDLER AVENUE SUBDIVISION OF PARK LOT 5, OF THE SUBDIVISION OF SECTION 57, 10,000 ACRE TRACT, according to the plat thereof recorded in Liber 13 of Plats, Page 96 of Wayne County Records.	404 Chandler
	410 Chandler
The North 54.44 feet of Lot 47, and the South 19.56 feet of Vacant Clay Avenue adjacent, WM. Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.	7718 Brush
The South 65.50 feet of Lot 47, WM. Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.	405 Smith
Lot 48 and the South 19.56 feet of vacant Clay Avenue adjacent, WM. Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.	409 Smith
A PARCEL OF LAND SITUATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: LOTS 201 THROUGH 211 INCLUSIVE, "WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND QUARTER SECTION 57, 10,000 ACRE TRACT" AS RECORDED IN LIBER 8, PAGE 12, WAYNE COUNTY RECORDS.	Currently, 501, 511, 519, 525, 529, 535, 545, 555, and 561 E. Bethune;  Permanent address pending designation



## ATTACHMENT C

### Project Description (Including Development Team Information)

#### Development Team

**Avanath Development, RMC Development and Vanguard Community Development** have joined forces for the sole purpose of redeveloping a blighted neighborhood in Detroit's North End. Avanath/RMC/Vanguard and its team of consultants represent a combination of development, financial, design, marketing, and managerial talent to ensure the successful development of this project.

The team brings nationwide expertise to the project while retaining a local sensitivity that will transform North End Landing into one of the City's most innovative and unique developments. Several of the key team members have direct and various experiences with the neighborhood which ensures added appreciation and sensitivity for what will be required for it to be redeveloped successfully.

The Avanath/Vanguard team's development approach is centered around key participants with extensive personal experience in the North End neighborhoods and the City of Detroit. Specifically, our team offers:

**Avanath Development** serves as the managing venturer for the Avanath/RMC/Vanguard team. Avanath Development is an affiliate of Avanath Capital Management ("Avanath"), a real estate investment company with over \$3.0 billion (AUM) assets under management. Avanath owns and operates 14,000 affordable and workforce housing units in 14 states and 54 cities. Daryl J. Carter, a Detroit native and investment executive with a 40-year track record in building and managing successful commercial real estate enterprises, founded Avanath in 2008. Avanath is vertically integrated with its own in-house property management company. The company has over 250 employees.

A primary focus of our mission is to provide hard working families higher quality, well maintained, and safe value rental housing – a base for their pursuit of the American Dream. We invest not only in brick and mortar but in on-site services, amenities and activities that add value to properties and bring our residents' desired lifestyles within reach.

Families with incomes of \$30,000 to \$80,000 represent the largest segment of the rental housing market. We regard the ability to serve this market as a social, cultural and financial opportunity.

Avanath invests in high-quality multifamily communities in established residential neighborhoods and focuses on markets with high income growth and a significant supply/demand imbalance. Avanath's communities typically enjoy amenities found in market-rate multifamily properties, such as a pool, gym, clubhouse, and well-appointed unit interiors. Targeted assets generally enjoy occupancy of 98% or higher, with significant waitlists, and are typically acquired on an off-market basis.



**RMC Development, LLC** is a privately held full-service real estate development, finance and investment company that has considerable experience handling all aspects of today's sophisticated development projects and real estate transactions, both public and private. Headquartered in the greater Washington DC/Baltimore region, RMC is a multi-disciplinary, nationwide developer and development manager of mixed-use, transit-oriented development (TOD), military base redevelopment (BRAC) and student, market-rate and affordable housing. The company provides start to finish development and support services from acquisition and project conception through the stages of planning, design, construction, leasing, property management and disposition. Ron McDonald, a Detroit native with 30 years of commercial real estate experience, founded RMC in 2003. RMC has been directly involved in the acquisition, brokerage, financing, development and management of over \$6B in real estate equities.

The Company's experience and deep relationships in the capital markets combined with consistent performance makes it a preferred and trusted real estate partner for developers, public interests, investors and lenders. RMC has completed several successful engagements for a wide range of constituents to include both public and private companies, developers, REITS, municipalities, public housing agencies and private investors. Competence, experience, execution and key industry relationships were vertically integrated to deliver superior results for a wide mix of impressive real estate clients and collaborators to include: Actus Lend Lease, United States of America-GSA, Urban America, Avanath Capital Management, Disney, Google, HUD, TeleCommunication Systems Inc., Red Rock Global and a host of others.

**Vanguard Community Development (VDC)** was founded a quarter of a century ago to create positive change in Detroit's Historic North End communities and the people who live here. Vanguard and our executive staff have a demonstrated track record of success in Detroit real estate development. The company worked doggedly to produce affordable housing; eliminate slums and blight; and to reclaim communities from the devastation brought on by massive disinvestment.

Institutionally, VDC has a rich and varied history in affordable housing development. VDC has produced a total of 279 new construction, affordable homes and leveraged a total investment in Detroit's North End of Detroit of \$50.1 million through these developments. These projects are still affordable and still occupied.

Vanguard has evolved over the 25 years of its history into a broad-based community economic development organization, with a programmatic focus on housing development, economic development and community engagement. Bishop Edgar Vann remains as the founder.

**Project Details**

The project has multiple attractive components within the residential development expected to create a total of approximately one hundred eighty-five (185) new residential living units. The tax parcels for the new development were acquired from private parties as well as from a Detroit City Council approved purchase from the Detroit Land Bank Authority.

The project is expected to include eleven (11) total buildings consisting of various unit make-ups. The units are expected to be made up of approximately one-hundred seventy-seven (177) rental apartments, including approximately twenty-eight (28) two-bedroom apartments, approximately one hundred eight (108) one-bedroom apartments, and approximately forty-one (41) studio apartments (see Table 1). Approximately ninety-five (95) apartments will be intended for senior housing. There will be an overall affordability component for the apartment portion of the project. The remaining units consist of approximately eight (8) for-sale, market rate townhomes. Approximately one hundred thirty-five (135) on-site surface parking spaces will be included within the project. It is currently anticipated that construction will begin in early 2024 and eligible activities will be completed within 36 months thereafter. Each building is anticipated to complete construction in 9-12 months with construction beginning on 4 buildings in 2024 (buildings 1, 3a, 3b, and 4), 3 buildings in 2025 (buildings 2a, 5, and T), and 4 buildings in 2026 (buildings 2b, 6, 7a, and 7b).

**Table 1.**

Bldg	Units	Type	Unit breakdown			
			Studio	1-bed	2-bed	Town
1	33	Apt	9	20	4	
2a	62	Apt	32	30		
2b	12	Flat		8	4	
3a	6	Flat		6		
3b	10	Flat		8	2	
4	10	Flat		4	6	
5	10	Flat		8	2	
6	10	Flat		6	4	
7a	14	Flat		10	4	
7b	10	Flat		8	2	
Subtotal	177		41	108	28	0
T	8	Town				8
	185		41	108	28	8

The total investment is expected to be approximately \$43,407,843. An estimated two hundred (200) construction jobs are expected for the Property. An estimated two to four permanent jobs are expected to be created at the Property for facilitating the rental property. Approximately one hundred eighty-five (185) households are expected to live at the Property and pay city income taxes.

The Developer team has extensive experience in property development and management with 15,000 units nationwide and \$3 billion in assets. The Developer identified the North End neighborhood as the opportunity to return to Detroit. The Developer is dedicated to the community and City at large with its key principals having been raised in Detroit along with a demonstrated commitment to adjusting plans from neighborhood input.

The Developer entities have applied or will apply for property tax abatements under the Neighborhood Enterprise Zone Act and Commercial Rehabilitation Act (P.A. 210). If approved, the abatements will have the combined effect of reducing the property tax obligations of the owners of the units for the periods applicable under the applicable abatement certificates (as to the townhomes, only if the townhome is occupied as a principal residence), thereby reducing the amount of tax increment revenues available pursuant to this Plan.

**ATTACHMENT D**

**Support Letters**

**(See attached support letters and PD&D letter)**



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

Phone 313•224•1339  
www.detroitmi.gov

March 16, 2023

Ms. Jennifer Kanalos  
Authorized Agent  
Detroit Brownfield Redevelopment Authority  
500 Griswold, Suite 2200  
Detroit, Michigan 48226

**RE: North End Landing Brownfield Redevelopment Plan**

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has received the North End Landing Brownfield Redevelopment Plan (the "Plan") for consideration.

Avanath North End Parcel Owner I, LLC is the project developer ("Developer"). The property in the Plan consists of twenty-five (25) parcels bounded by Caniff Street to the north, I-75 to the east, E. Grand Boulevard to the south and Woodward Avenue to the west in North End neighborhood.

The project is a residential development across eleven (11) buildings expected to create a total of approximately one hundred seventy-seven (177) new rental apartments and flats as well as eight (8) for-sale townhomes. Two larger buildings will be 3-4 story apartment buildings dedicated to senior living. The remaining buildings will be attached, stacked flats (2-story) containing 6-14 units.

The project will redevelop many parcels of vacant land, many of which were tax foreclosed, to provide new residential units in the North End neighborhood of Detroit. Total investment is estimated at \$43.4 million.

The review for this brownfield plan is complete and all comments have been forwarded to the developer. No adverse comments were received. The Planning and Development Department recommends approval of the brownfield plan as submitted.

Sincerely,

Russell Baltimore  
Assistant Director Design  
Planning and Development Department

c: B. Vosburg  
C. Capler



April 12, 2023

The Honorable City Council  
City of Detroit  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226

City of Detroit Brownfield Redevelopment Authority  
Board of Directors  
500 Griswold Street, Suite 2200  
Detroit, Michigan 48226

Re: Recommendation for Approval of the North End Landing Brownfield Redevelopment Plan

Honorable Members of the Detroit City Council and the City of Detroit Brownfield Redevelopment Authority Board of Directors:

In accordance with the resolution of the Detroit City Council creating the City of Detroit Brownfield Redevelopment Authority (the "Authority"), the Community Advisory Committee, at its meeting of April 12, 2023, adopted a resolution approving the proposed Brownfield Plan for North End Landing and recommending adoption of this Brownfield Plan by the Authority and City Council.

Please accept this letter of recommendation for approval from the Community Advisory Committee on the Brownfield Plan for North End Landing.

Very truly yours,

By:  \_\_\_\_\_

Rico Razo, Chairperson  
Community Advisory Committee to the City of Detroit  
Brownfield Redevelopment Authority

February 7, 2023  
Detroit City Council  
2 Woodward Ave., #1340  
Detroit, MI 48226

Re: North End Landing Project

Dear Honorable City Council:

Please accept this letter as my support for the proposed North End Landing development, which is expected to include 95 apartments for senior citizens, 82 additional apartments not restricted to seniors, and 8 for-sale townhomes. Each part of the development will have affordable rental or purchase opportunities and design elements consistent with the requests of the community.

We understand the development team is seeking tax abatements under Act 147 (NEZ for the townhomes) and Act 210 (for the apartments) as well as brownfield tax increment financing (TIF) in order for the project to be financially feasible.

By using the TIF program, the developer will be able to successfully revitalize this important portion of our neighborhood and provide housing with a variety of rents, including affordable rental opportunities.

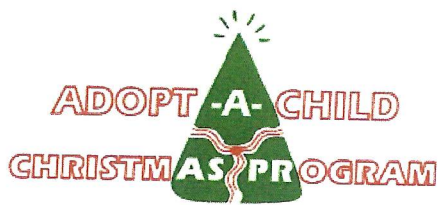
We appreciate the developer's actions over the two years to meet with the community on multiple occasions. At community meetings, the development team presented its vision, including its conceptual plan, project layout and project timing, and engaged in discussions about our community's needs. This engagement resulted in the developer's voluntary agreement to provide various benefits for the community including support of local businesses, a commitment to make exterior improvements to existing homes, inclusion of additional green space and a greater mix of apartments for seniors in the proposed development. These efforts, coupled with ongoing engagement with the community, are the type of commitments we expect from a developer and are appreciated.

I am pleased to support the North End Landing project's requests and the addition of the proposed types of housing to the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Quincy Jones', with a stylized, cursive script.

Quincy Jones  
North End Resident  
Chandler Street



*An Important Gift of Clothing  
A Greater Gift of Time and Love*

January 31, 2023

Council President Pro Tem James Tate, Chairperson  
Planning and Economic Development Committee

Re: North End Landing development

As the CEO of the North End Youth Improvement Council (NEYIC), I am proud to support the North End Landing development project. The Avanath development group has been very supportive of our work. We look forward to an ongoing relationship as the new housing comes online.

As you may know the NEYIC was founded by my mother, the late Dolores Bennet, who blazed the trail and she set the standard for community engagement in the North End. We know that Avanath will continue to be a key supporter of the work we do with the youth of the North End.

Avanath has held meetings with community leaders and residents and agreed to a series of community benefits, including support to another development team to build for-sale homes.

We look forward to continuing to work with the Avanath development team and their ongoing community engagement to implement the commitments made to the community in addition to for-sale housing.

Best regards,

Mary Bennett King  
CEO  
North End Youth Improvement Council



February 7, 2023  
Detroit City Council  
2 Woodward Ave., #1340  
Detroit, MI 48226

Re: North End Landing Project

Dear Honorable City Council:

Please accept this letter as my support for the proposed North End Landing development, which is expected to include 95 apartments for senior citizens, 82 additional apartments not restricted to seniors, and 8 for-sale townhomes. Each part of the development will have affordable rental or purchase opportunities and design elements consistent with the requests of the community.

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By using the TIF program, the developer will be able to successfully revitalize this important portion of our neighborhood and provide housing with a variety of rents, including affordable rental opportunities.

We appreciate the developer's actions over the two years to meet with the community on multiple occasions. At community meetings, the development team presented its vision, including its conceptual plan, project layout and project timing, and engaged in discussions about our community's needs. This engagement resulted in the developer's voluntary agreement to provide various benefits for the community including support of local businesses, a commitment to make exterior improvements to existing homes, inclusion of additional green space and a greater mix of apartments for seniors in the proposed development. These efforts, coupled with ongoing engagement with the community, are the type of commitments we expect from a developer and are appreciated.

I am pleased to support the North End Landing project's requests and the addition of the proposed types of housing to the neighborhood.

Sincerely,



Patricia House  
North End Resident  
Melrose Street

Dorothy Burrell  
Ralph Burrell

February 7, 2023

Re: North End Landing Project

Honorable Detroit City Council:

Please accept this letter as my support for the proposed North End Landing development.

We understand the development team is seeking tax abatements in order for the project to be financially feasible.

We appreciate the developer's actions over the past two years to meet with the community on multiple occasions. At these meetings, the team presented its vision, including its concept plan, site plan and project timeline, and engaged in discussions about our community's needs. As a result, the developer has agreed to provide various benefits to us including the support of local businesses, much needed funds for exterior improvements to some of the worn houses, more green space and additional apartments for seniors in the proposed development. We appreciate their efforts in working with us.

I am pleased to reaffirm my support for the North End Landing project and any tax abatements necessary to make this project real.

Sincerely,


## Steven Harris

February 7, 2023

Re: North End Landing Project

Honorable Detroit City Council:

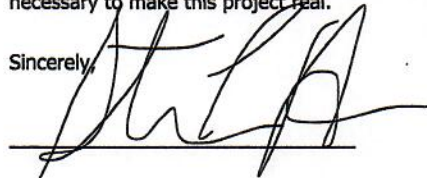
Please accept this letter as my support for the proposed North End Landing development.

We understand the development team is seeking tax abatements in order for the project to be financially feasible.

We appreciate the developer's actions over the past two years to meet with the community on multiple occasions. At these meetings, the team presented its vision, including its concept plan, site plan and project timeline, and engaged in discussions about our community's needs. As a result, the developer has agreed to provide various benefits to us including the support of local businesses, much needed funds for exterior improvements to some of the worn houses, more green space and additional apartments for seniors in the proposed development. We appreciate their efforts in working with us.

I am pleased to reaffirm my support for the North End Landing project and any tax abatements necessary to make this project real.

Sincerely,

A handwritten signature in black ink, appearing to be "S. Harris", written over a horizontal line. The signature is stylized and cursive.

February 7, 2023  
Detroit City Council  
2 Woodward Ave., #1340  
Detroit, MI 48226

Re: North End Landing Project

Dear Honorable City Council:

Please accept this letter as my support for the proposed North End Landing development, which is expected to include 95 apartments for senior citizens, 82 additional apartments not restricted to seniors, and 8 for-sale townhomes. Each part of the development will have affordable rental or purchase opportunities and design elements consistent with the requests of the community.

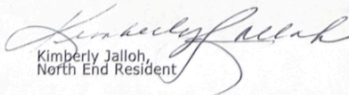
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By using the TIF program, the developer will be able to successfully revitalize this important portion of our neighborhood and provide housing with a variety of rents, including affordable rental opportunities.

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I am pleased to support the North End Landing project's requests and the addition of the proposed types of housing to the neighborhood.

Sincerely,



Kimberly Jalloh,  
North End Resident

February 7, 2023

Re: North End Landing Project

Honorable Detroit City Council:


Please accept this letter as my support for the proposed North End Landing development.

We understand the development team is seeking tax abatements in order for the project to be financially feasible.

We appreciate the developer's actions over the past two years to meet with the community on multiple occasions. At these meetings, the team presented its vision, including its concept plan, site plan and project timeline, and engaged in discussions about our community's needs. As a result, the developer has agreed to provide various benefits to us including the support of local businesses, much needed funds for exterior improvements to some of the worn houses, more green space and additional apartments for seniors in the proposed development. We appreciate their efforts in working with us.

I am pleased to reaffirm my support for the North End Landing project and any tax abatements necessary to make this project real.

Sincerely,



Jaeger Smith



February 7, 2023  
Detroit City Council  
2 Woodward Ave., #1340  
Detroit, MI 48226

Re: North End Landing Project

Dear Honorable City Council:

Please accept this letter as my support for the proposed North End Landing development, which is expected to include 95 apartments for senior citizens, 82 additional apartments not restricted to seniors, and 8 for-sale townhomes. Each part of the development will have affordable rental or purchase opportunities and design elements consistent with the requests of the community.

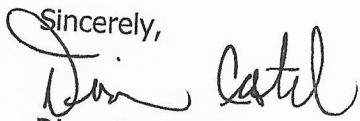
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I am pleased to support the North End Landing project's requests and the addition of the proposed types of housing to the neighborhood.

Sincerely,



Dirra Castelow  
North End Resident  
Chandler Street

April 6, 2023

Detroit Brownfield Redevelopment Authority  
500 Griswold, Suite 2200  
Detroit, MI. 48226

Re: Support of North End Landing Project

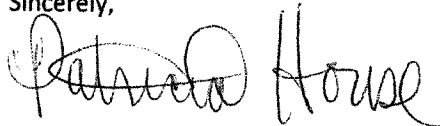
To Whom It May Concern:

I am submitting this letter of support for the North End Landing housing development. I am a North End resident, currently residing on Melrose Street and a volunteer with the North End Safety Patrol.

I have attended several community meetings hosted by Avanath. I believe Avanath has responded to the community desires for the project and made changes accordingly. This development will bring more families to the neighborhood and contribute positively.

I am pleased to offer support the North End Landing project and the addition of the new housing to the neighborhood.

Sincerely,

A handwritten signature in black ink that reads "Patricia House". The signature is written in a cursive style with a large, stylized initial "P".

Patricia House,  
North End Resident, Melrose Street  
North End Safety Patrol, Volunteer

April 5, 2023

Detroit Brownfield Redevelopment Authority  
500 Griswold, Suite 2200  
Detroit, MI. 48226

Re: Support of North End Landing Project Brownfield Plan

To Whom It May Concern:

I am writing this letter of support for the North End Landing development. I am a legacy resident of the North End and currently reside on Chandler Street for the last 40 years. I am also the President of the Men of the North End, responsible for the maintenance of Delores Bennett Park and also free snow removal for seniors in the North End.

I appreciate Avanath's engagement with the community over the last two years, having met with the community on multiple occasions making requested changes to the NEL project. These efforts, coupled with ongoing engagement with the community, are the type of commitments we expect from a developer and are appreciated.

I am pleased to support the North End Landing project's requests and the addition of the proposed types of new housing to the neighborhood.

Sincerely,



Dirra Castelow, Resident  
Men of the North End



April 4, 2023

Detroit Brownfield Redevelopment Authority  
500 Griswold, Suite 2200  
Detroit, MI. 48226

Re: Support of North End Landing Housing Project

To Whom It May Concern:

As a current resident and homeowner in the North End, residing on King Street, I am submitting this letter of support for the North End Landing housing development. I have served the North End community for over 10 years as the former president of the North End Safety Patrol.

I believe this project will bring more people to the community and provide needed housing to the neighborhood.

I am pleased to offer support the North End Landing project and the addition of the new housing to the neighborhood.

Sincerely,

A handwritten signature in black ink that reads "Phillis Judkins". The signature is written in a cursive style with a long horizontal flourish at the end.

Phillis Judkins,  
North End Resident, King Street

**ATTACHMENT E**

**Estimated Cost of Eligible Activities Table**

	<b>Estimated Costs</b>
<b>MSF Eligible Activities</b>	
1. Site Preparation	\$181,497
2. Asbestos Assessment and Abatement	20,000
3. Demolition	367,552
4. Infrastructure Improvements (includes \$229,150 of incremental storm water management costs)	<u>2,162,199</u>
<b>Subtotal MSF Eligible Activities</b>	2,731,248
3. MSF Activities Contingency (15%)	409,687
4. Brownfield Plan and Work Plan Preparation (50%)	15,000
5. Brownfield Plan Implementation (50%)	<u>15,000</u>
<b>Subtotal MSF Eligible Activities</b>	3,170,935
6. Interest on MSF Eligible Activities	<u>775,285</u>
<b>Total MSF Eligible Activities</b>	\$3,946,220
<b>EGLE Eligible Activities</b>	
1. Phase I, Phase II, BEA and Due Care Plans (approx. \$63,380 prior to 3/1/22)	\$107,455
2. Due Care Activities	<u>2,485,381</u>
<b>Subtotal EGLE Eligible Activities</b>	2,592,836
4. EGLE Activities Contingency (15% of Due Care)	372,807
5. Brownfield Plan and Work Plan Preparation (50%)	15,000
6. Brownfield Plan Implementation (50%)	<u>15,000</u>
<b>Subtotal EGLE Eligible Activities</b>	2,995,643
7. Interest on EGLE Eligible Activities	704,611
<b>Total EGLE Eligible Activities</b>	\$3,700,255
<b>Total Payments to Developer</b>	\$7,646,475
DBRA Administrative Fees	1,580,759
Local Brownfield Revolving Fund	3,718,155
State Brownfield Redevelopment Fund	<u>923,967</u>
<b>Total Eligible Costs</b>	<b>\$13,869,356</b>

**ATTACHMENT F**

**TIF Tables**

(See attached)

**North End Landing Brownfield Plan  
Capture Table (BRA)**

Rev. 04.26.23

Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Brownfield Plan Capture Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Year of NEZ incentive				1	2	3	4	5	6	7	8	9	10	11	12
Year of PA 210 incentive (Bldg 4)			1	2	3	4	5	6	7	8	9	10	11		
Year of PA 210 incentive (Bldg 1, 3a, 3b)			1	2	3	4	5	6	7	8	9	10	11	12	
Year of PA 210 incentive (Bldg 2a, 5, 6)			1	2	3	4	5	6	7	8	9	10	11	12	13
Year of PA 210 incentive (Bldg 2b, 7a, 7b)			1	2	3	4	5	6	7	8	9	10	11	12	13

Assumed annual increase in TV: **2.0%**

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Base/Initial Taxable Value															
Building - PA 210		\$20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109
Building - Brownfield		\$7,500	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152
Land		See Land Tab													
New value															
Building		-	80,192	721,728	3,353,875	5,640,156	10,122,420	11,218,348	11,442,715	11,671,570	11,905,001	12,143,101	12,385,963	12,633,682	12,886,356
Land		See Land Tab													
Total Real Property Taxable Value															
Captured Taxable Value: Real Estate	\$0	\$0	\$0	\$3,333,766	\$5,620,046	\$10,102,311	\$11,198,239	\$11,422,606	\$11,651,460	\$11,884,892	\$12,122,992	\$12,365,854	\$12,613,573	\$12,866,247	\$13,123,974

	Ad Valorem Captured by BRA		Taxable value (after initial value increases by CPI factor)														
	Full Millages		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>Taxable value (after initial value increases by CPI factor)</b>			-	80,192	721,728	3,353,875	5,640,156	10,122,420	11,218,348	11,442,715	11,671,570	11,905,001	12,143,101	12,385,963	12,633,682	12,886,356	13,144,083
Total taxable value			-	80,192	721,728	3,353,875	5,640,156	10,122,420	11,218,348	11,442,715	11,671,570	11,905,001	12,143,101	12,385,963	12,633,682	12,886,356	13,144,083
Incremental taxable value			0	-	-	3,333,766	5,620,046	10,102,311	11,198,239	11,422,606	11,651,460	11,884,892	12,122,992	12,365,854	12,613,573	12,866,247	13,123,974
<b>School Taxes</b>																	
School Operating	17.0430	17.0430	1,383	12,317	56,978	82,276	158,539	176,944	180,489	184,105	187,793	191,555	195,392	199,307	203,488	207,560	
State Education Tax	6.0000	6.0000	192	4,336	17,110	30,828	57,676	64,193	65,479	66,791	68,129	69,493	70,885	72,305	73,820	75,297	
<b>Total</b>	23.0430	23.0430	1,575	16,653	74,088	113,103	216,215	241,137	245,968	250,895	255,922	261,049	266,278	271,612	277,308	282,857	
<b>City Non-School Taxes</b>																	
Library	4.6307	0.0000	376	3,347	1,442	1,442	1,442	1,471	1,500	1,530	1,560	1,591	1,623	1,656	5,228	22,293	
City Operating	19.9520	0.0000	1,619	14,419	6,212	6,212	6,212	6,336	6,463	6,591	6,723	6,857	6,994	7,133	22,524	100,601	
<b>County Non-School Taxes</b>																	
Wayne County Operating-Summer	5.6099	0.0000	455	4,054	1,747	1,747	1,747	1,782	1,817	1,853	1,890	1,928	1,966	2,006	6,333	28,286	
Wayne County Operating-Winter	0.9829	0.9829	80	710	306	306	306	312	318	325	331	338	345	351	1,110	4,956	
Wayne County Parks-Winter	0.2442	0.2442	20	176	76	76	76	78	79	81	82	84	86	87	276	1,176	
Wayne County Jail-Winter	0.9358	0.9358	76	676	291	291	291	297	303	309	315	322	328	335	1,056	4,505	
Huron Clinton Metropolitan Authority (HCMA)	0.2070	0.0000	17	150	64	64	66	67	68	70	71	73	74	74	234	997	
Wayne County ISD (RESA and Sp Ed)	3.4399	3.4399	279	2,486	1,071	1,071	1,071	1,092	1,114	1,136	1,159	1,182	1,206	1,230	3,883	16,560	
Wayne County Special ISD/RESA	1.9876	1.9876	161	1,436	619	619	619	631	644	657	670	683	697	711	2,244	9,569	
Wayne County Community College	3.2202	0.0000	261	2,327	1,003	1,003	1,003	1,023	1,043	1,064	1,085	1,107	1,129	1,151	3,635	15,503	
<b>Total Incremental Local Taxes Paid</b>	41.2102	7.5904	3,344	29,782	12,831	12,831	12,831	13,087	13,348	13,614	13,886	14,163	14,445	14,733	46,522	204,445	
<b>Total School and Non-School Capturable</b>	64.2532	30.6334	4,919	46,435	86,919	125,935	229,047	254,224	259,316	264,510	269,808	275,211	280,723	286,345	323,830	487,302	
<b>Non-Capturable Taxes</b>																	
City Debt	9.0000	0.0000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
School Debt	13.0000	0.0000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
DIA Tax	0.1986	0.0000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Zoo Tax	0.0992	0.0000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Non-Capturable Millages</b>	22.2978	0.0000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Millages</b>	86.551	30.6334	4,919	46,435	86,919	125,935	229,047	254,224	259,316	264,510	269,808	275,211	280,723	286,345	323,830	487,302	
<b>Total Millage PRE</b>	69.508	13.5904															
<i>Total taxes w/o incentive</i>			6,941	62,466	290,281	488,161	876,106	970,959	990,378	1,010,186	1,030,390	1,050,998	1,072,017	1,093,458	1,115,327	1,137,634	

**North End Landing Brownfield Plan**

**Capture Table (BRA)**

Rev. 04.26.23

	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	Totals
	15	16	17	18	19	20	21	22	23	24	25	
	13	14	15									

14

Assumed annual increase in TV

<b>Base/Initial Taxable Value</b>												
Building - PA 210	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109
Building - Brownfield	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152
Land												
<b>New value</b>												
Building	13,406,965	13,675,104	13,948,606	14,227,578	14,512,130	14,802,372	15,098,420	15,400,388	15,708,396	16,022,564	16,343,015	
Land												
<b>Total Real Property Taxable Value</b>												
Captured Taxable Value: Real Estate	\$13,386,855	\$13,654,995	\$13,928,497	\$14,207,469	\$14,492,021	\$14,782,263	\$15,078,311	\$15,380,279	\$15,688,287	\$16,002,455	\$16,322,906	

<b>BUILDING CAPTURE</b>	<b>Taxable value (after initial value increases by CPI fa</b>												
	Total taxable value	13,406,965	13,675,104	13,948,606	14,227,578	14,512,130	14,802,372	15,098,420	15,400,388	15,708,396	16,022,564	16,343,015	
	Incremental taxable value	13,386,855	13,654,995	13,928,497	14,207,469	14,492,021	14,782,263	15,078,311	15,380,279	15,688,287	16,002,455	16,322,906	
	<b>School Taxes</b>												
	School Operating	211,713	216,071	220,393	224,801	229,297	233,883	238,560	243,332	248,198	253,162	258,225	4,615,760.0
	State Education Tax	80,399	82,051	83,692	85,365	87,073	88,814	90,591	92,402	94,250	96,135	98,058	1,715,365.2
	<b>Total</b>	292,112	298,122	304,085	310,166	316,370	322,697	329,151	335,734	342,449	349,298	356,283	6,331,125
	<b>City Non-School Taxes</b>												
	Library	49,001	62,748	64,592	65,884	67,201	68,545	69,916	71,315	72,741	74,196	75,680	788,318
	City Operating	208,690	267,872	275,766	283,869	289,546	295,337	301,244	307,269	313,414	319,682	326,076	3,393,662
<b>County Non-School Taxes</b>													
Wayne County Operating-Summer	58,677	75,318	77,537	79,815	81,412	83,040	84,701	86,395	88,123	89,885	91,683	954,195	
Wayne County Operating-Winter	10,281	13,196	13,585	13,984	14,264	14,549	14,840	15,137	15,440	15,749	16,064	167,183	
Wayne County Parks-Winter	2,584	3,309	3,406	3,474	3,544	3,615	3,687	3,761	3,836	3,913	3,991	41,572	
Wayne County Jail-Winter	9,902	12,681	13,053	13,314	13,580	13,852	14,129	14,412	14,700	14,994	15,294	159,308	
Huron Clinton Metropolitan Authority (HCMA)	2,190	2,805	2,887	2,945	3,004	3,064	3,125	3,188	3,252	3,317	3,383	35,239	
Wayne County ISD (RESA and Sp Ed)	36,400	46,612	47,982	48,941	49,920	50,919	51,937	52,976	54,035	55,116	56,218	585,599	
Wayne County Special ISD/RESA	21,032	26,933	27,724	28,279	28,844	29,421	30,010	30,610	31,222	31,846	32,483	338,364	
Wayne County Community College	34,076	43,635	44,917	45,816	46,732	47,667	48,620	49,592	50,584	51,596	52,628	548,198	
<b>Total Incremental Local Taxes Paid</b>	432,835	555,109	571,450	586,321	598,048	610,009	622,209	634,653	647,346	660,293	673,499	7,011,637	
<b>Total School and Non-School Capturable</b>	724,948	853,231	875,535	896,488	914,417	932,706	951,360	970,387	989,795	1,009,591	1,029,782	13,342,762	
<b>Non-Capturable Taxes</b>													
City Debt	-	-	-	-	-	-	-	-	-	-	-	-	
School Debt	-	-	-	-	-	-	-	-	-	-	-	-	
DIA Tax	-	-	-	-	-	-	-	-	-	-	-	-	
Zoo Tax	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Non-Capturable Millages</b>	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Millages</b>	724,948	853,231	875,535	896,488	914,417	932,706	951,360	970,387	989,795	1,009,591	1,029,782	13,342,762	
<b>Total Millage PRE</b>													
<i>Total taxes w/o incentive</i>	1,160,386	1,183,594	1,207,266	1,231,411	1,256,039	1,281,160	1,306,783	1,332,919	1,359,577	1,386,769	1,414,504	25,315,711	

**North End Landing Brownfield Plan**

**Land Capture Table (BRA)**

Rev. 04.26.23

Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Brownfield Plan Capture Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Year of NEZ incentive				1	2	3	4	5	6	7	8	9	10	11	12
Year of PA 210 incentive (Bldg 4)			1	2	3	4	5	6	7	8	9	10	11		
Year of PA 210 incentive (Bldg 1, 3a, 3b)		1	2	3	4	5	6	7	8	9	10	11	12		
Year of PA 210 incentive (Bldg 2a, 5, 6)		1	2	3	4	5	6	7	8	9	10	11	12	13	
Year of PA 210 incentive (Bldg 2b, 7a, 7b)		1	2	3	4	5	6	7	8	9	10	11	12	13	

Assumed annual increase in TV: **2.0%**

Base/Initial Taxable Value															
Building	See Building Tab														
Land		229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189
New value															
Building	See Building Tab														
Land		333,669	903,652	921,725	940,160	958,963	978,142	997,705	1,017,659	1,038,013	1,058,773	1,079,948	1,101,547	1,123,578	1,146,050
Incremental Real Property Taxable Value		\$104,480	\$674,463	\$692,536	\$710,971	\$729,774	\$748,953	\$768,516	\$788,470	\$808,823	\$829,584	\$850,759	\$872,358	\$894,389	\$916,861
Captured Taxable Value: Real Estate		\$104,480	\$674,463	\$692,536	\$710,971	\$729,774	\$748,953	\$768,516	\$788,470	\$808,823	\$829,584	\$850,759	\$872,358	\$894,389	\$916,861

<b>Taxable value (after initial value increases by CPI factor)</b>															
Taxable value	-	333,669	903,652	921,725	940,160	958,963	978,142	997,705	1,017,659	1,038,013	1,058,773	1,079,948	1,101,547	1,123,578	1,146,050
Incremental taxable value	-	104,480	674,463	692,536	710,971	729,774	748,953	768,516	788,470	808,823	829,584	850,759	872,358	894,389	916,861

LAND CAPTURE

	Full Millages	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>School Taxes</b>																
School Operating	17.0430	1,781	11,495	11,803	12,117	12,438	12,764	13,098	13,438	13,785	14,139	14,499	14,868	15,243	15,626	
State Education Tax	6.0000	627	4,047	4,155	4,266	4,379	4,494	4,611	4,731	4,853	4,978	5,105	5,234	5,366	5,501	
<b>Total</b>	23.0430	2,408	15,542	15,958	16,383	16,816	17,258	17,709	18,169	18,638	19,116	19,604	20,102	20,609	21,127	
<b>City Non-School Taxes</b>																
Library	4.6307	484	3,123	3,207	3,292	3,379	3,468	3,559	3,651	3,745	3,842	3,940	4,040	4,142	4,246	
City Operating	19.9520	2,085	13,457	13,817	14,185	14,560	14,943	15,333	15,732	16,138	16,552	16,974	17,405	17,845	18,293	
<b>County Non-School Taxes</b>																
Wayne County Operating-Summer	5.6099	586	3,784	3,885	3,988	4,094	4,202	4,311	4,423	4,537	4,654	4,773	4,894	5,017	5,143	
Wayne County Operating-Winter	0.9829	103	663	681	699	717	736	755	775	795	815	836	857	879	901	
Wayne County Parks-Winter	0.2442	26	165	169	174	178	183	188	193	198	203	208	213	218	224	
Wayne County Jail-Winter	0.9358	98	631	648	665	683	701	719	738	757	776	796	816	837	858	
Huron Clinton Metropolitan Authority (HCMA)	0.2070	22	140	143	147	151	155	159	163	167	172	176	181	185	190	
Wayne County ISD (RESA and Sp Ed)	3.4399	359	2,320	2,382	2,446	2,510	2,576	2,644	2,712	2,782	2,854	2,927	3,001	3,077	3,154	
Wayne County Special ISD/RESA	1.9876	208	1,341	1,376	1,413	1,450	1,489	1,528	1,567	1,608	1,649	1,691	1,734	1,778	1,822	
Wayne County Community College	3.2202	336	2,172	2,230	2,289	2,350	2,412	2,475	2,539	2,605	2,671	2,740	2,809	2,880	2,952	
<b>Total Incremental Local Taxes Paid</b>	41.2102	\$ 4,306	\$ 27,795	\$ 28,540	\$ 29,299	\$ 30,074	\$ 30,865	\$ 31,671	\$ 32,493	\$ 33,332	\$ 34,187	\$ 35,060	\$ 35,950	\$ 36,858	\$ 37,784	
<b>Total School and Non-School Capturable</b>	64.2532	\$ 6,713	\$ 43,336	\$ 44,498	\$ 45,682	\$ 46,890	\$ 48,123	\$ 49,380	\$ 50,662	\$ 51,969	\$ 53,303	\$ 54,664	\$ 56,052	\$ 57,467	\$ 58,911	
<b>Non-Capturable Taxes</b>																
City Debt	9.0000	940	6,070	6,233	6,399	6,568	6,741	6,917	7,096	7,279	7,466	7,657	7,851	8,050	8,252	
School Debt	13.0000	1,358	8,768	9,003	9,243	9,487	9,736	9,991	10,250	10,515	10,785	11,060	11,341	11,627	11,919	
DIA Tax	0.1986	21	134	138	141	145	149	153	157	161	165	169	173	178	182	
Zoo Tax	0.0992	10	67	69	71	72	74	76	78	80	82	84	87	89	91	
<b>Total Non-Capturable Millages</b>	22.2978	2,330	15,039	15,442	15,853	16,272	16,700	17,136	17,581	18,035	18,498	18,970	19,452	19,943	20,444	
<b>Total Millages</b>	86.5510	9,043	58,375	59,940	61,535	63,163	64,823	66,516	68,243	70,004	71,801	73,634	75,503	77,410	79,355	

<b>Other applicable incentive analysis</b>																
Total taxes w/o incentive		28,879	78,212	79,776	81,372	82,999	84,659	86,352	88,079	89,841	91,638	93,471	95,340	97,247	99,192	

LAND CAPTURE

**North End Landing Brownfield Plan**

**Land Capture Table (BRA)**

Rev. 04.26.23

	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	Totals
	15	16	17	18	19	20	21	22	23	24	25	
	13	14	15									
	14											
Assumed annual increase in TV												
Base/Initial Taxable Value												
Building												
Land	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	
New value												
Building												
Land	1,168,971	1,192,350	1,216,197	1,240,521	1,265,331	1,290,638	1,316,451	1,342,780	1,369,635	1,397,028	1,424,969	
Incremental Real Property Taxable Value	<u>\$939,782</u>	<u>\$963,161</u>	<u>\$987,008</u>	<u>\$1,011,332</u>	<u>\$1,036,142</u>	<u>\$1,061,449</u>	<u>\$1,087,262</u>	<u>\$1,113,591</u>	<u>\$1,140,446</u>	<u>\$1,167,839</u>	<u>\$1,195,780</u>	
Captured Taxable Value: Real Estate	\$939,782	\$963,161	\$987,008	\$1,011,332	\$1,036,142	\$1,061,449	\$1,087,262	\$1,113,591	\$1,140,446	\$1,167,839	\$1,195,780	

LAND CAPTURE												
<b>Taxable value (after initial value increases by CPI fa</b>												
Taxable value	1,168,971	1,192,350	1,216,197	1,240,521	1,265,331	1,290,638	1,316,451	1,342,780	1,369,635	1,397,028	1,424,969	
Incremental taxable value	939,782	963,161	987,008	1,011,332	1,036,142	1,061,449	1,087,262	1,113,591	1,140,446	1,167,839	1,195,780	
<b>School Taxes</b>												
School Operating	16,017	16,415	16,822	17,236	17,659	18,090	18,530	18,979	19,437	19,903	20,380	\$ 376,560
State Education Tax	5,639	5,779	5,922	6,068	6,217	6,369	6,524	6,682	6,843	7,007	7,175	\$ 132,568
<b>Total</b>	<b>21,655</b>	<b>22,194</b>	<b>22,744</b>	<b>23,304</b>	<b>23,876</b>	<b>24,459</b>	<b>25,054</b>	<b>25,660</b>	<b>26,279</b>	<b>26,911</b>	<b>27,554</b>	<b>\$ 509,129</b>
<b>City Non-School Taxes</b>												
Library	4,352	4,460	4,571	4,683	4,798	4,915	5,035	5,157	5,281	5,408	5,537	\$ 102,314
City Operating	18,751	19,217	19,693	20,178	20,673	21,178	21,693	22,218	22,754	23,301	23,858	\$ 440,834
<b>County Non-School Taxes</b>												
Wayne County Operating-Summer	5,272	5,403	5,537	5,673	5,813	5,955	6,099	6,247	6,398	6,551	6,708	\$ 123,949
Wayne County Operating-Winter	924	947	970	994	1,018	1,043	1,069	1,095	1,121	1,148	1,175	\$ 21,717
Wayne County Parks-Winter	229	235	241	247	253	259	266	272	278	285	292	\$ 5,396
Wayne County Jail-Winter	879	901	924	946	970	993	1,017	1,042	1,067	1,093	1,119	\$ 20,676
Huron Clinton Metropolitan Authority (HCMA)	195	199	204	209	214	220	225	231	236	242	248	\$ 4,574
Wayne County ISD (RESA and Sp Ed)	3,233	3,313	3,395	3,479	3,564	3,651	3,740	3,831	3,923	4,017	4,113	\$ 76,004
Wayne County Special ISD/RESA	1,868	1,914	1,962	2,010	2,059	2,110	2,161	2,213	2,267	2,321	2,377	\$ 43,915
Wayne County Community College	3,026	3,102	3,178	3,257	3,337	3,418	3,501	3,586	3,672	3,761	3,851	\$ 71,149
<b>Total Incremental Local Taxes Paid</b>	<b>\$ 38,729</b>	<b>\$ 39,692</b>	<b>\$ 40,675</b>	<b>\$ 41,677</b>	<b>\$ 42,700</b>	<b>\$ 43,743</b>	<b>\$ 44,806</b>	<b>\$ 45,891</b>	<b>\$ 46,998</b>	<b>\$ 48,127</b>	<b>\$ 49,278</b>	<b>\$ 910,528</b>
<b>Total School and Non-School Capturable</b>	<b>\$ 60,384</b>	<b>\$ 61,886</b>	<b>\$ 63,418</b>	<b>\$ 64,981</b>	<b>\$ 66,575</b>	<b>\$ 68,201</b>	<b>\$ 69,860</b>	<b>\$ 71,552</b>	<b>\$ 73,277</b>	<b>\$ 75,037</b>	<b>\$ 76,833</b>	<b>\$ 1,419,657</b>
<b>Non-Capturable Taxes</b>												
City Debt	8,458	8,668	8,883	9,102	9,325	9,553	9,785	10,022	10,264	10,511	10,762	198,853
School Debt	12,217	12,521	12,831	13,147	13,470	13,799	14,134	14,477	14,826	15,182	15,545	287,231
DIA Tax	187	191	196	201	206	211	216	221	226	232	237	4,388
Zoo Tax	93	96	98	100	103	105	108	110	113	116	119	2,192
<b>Total Non-Capturable Millages</b>	<b>20,955</b>	<b>21,476</b>	<b>22,008</b>	<b>22,550</b>	<b>23,104</b>	<b>23,668</b>	<b>24,244</b>	<b>24,831</b>	<b>25,429</b>	<b>26,040</b>	<b>26,663</b>	<b>492,664</b>
<b>Total Millages</b>	<b>81,339</b>	<b>83,363</b>	<b>85,427</b>	<b>87,532</b>	<b>89,679</b>	<b>91,869</b>	<b>94,104</b>	<b>96,382</b>	<b>98,707</b>	<b>101,078</b>	<b>103,496</b>	<b>1,912,321</b>
<b>Other applicable incentive analysis</b>												
Total taxes w/o incentive	101,176	103,199	105,263	107,368	109,516	111,706	113,940	116,219	118,543	120,914	123,332	2,408,235

LAND CAPTURE

**North End Landing Brownfield Plan  
Capture Table (BRA)**

Rev. 04.26.23

Brownfield Plan Years (incl. LBRF 5 years):	25
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Assumed annual increase in TV: **2.0%**

Base/Initial Taxable Value	
Building [See NEZ/PA 210 tabs]	
Land	
New value	
Building [See NEZ/PA 210 tabs]	
Land	
Total Real Property Taxable Value	
Captured Taxable Value: Real Estate	

Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Brownfield Plan Capture Year		1	2	3	4	5	6	7	8	9	10	11
Year of NEZ incentive				1	2	3	4	5	6	7	8	9
Year of PA 210 incentive (Bldg 4)			1	2	3	4	5	6	7	8	9	10
Year of PA 210 incentive (Bldg 1, 3a, 3b)			1	2	3	4	5	6	7	8	9	10
Year of PA 210 incentive (Bldg 2a, 5, 6)			1	2	3	4	5	6	7	8	9	10
Year of PA 210 incentive (Bldg 2b, 7a, 7b)			1	2	3	4	5	6	7	8	9	10
	\$20,109	\$20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109
	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653
	-	80,192	721,728	3,353,875	5,640,156	10,122,420	11,218,348	11,442,715	11,671,570	11,905,001	12,143,101	12,385,963
	-	333,669	903,652	921,725	940,160	958,963	978,142	997,705	1,017,659	1,038,013	1,058,773	1,079,948
	\$268,763	\$682,623	\$1,894,143	\$4,544,363	\$6,849,078	\$11,350,146	\$12,465,253	\$12,709,183	\$12,957,992	\$13,211,776	\$13,470,636	\$13,734,674
	\$413,861	\$1,625,380	\$4,275,600	\$6,580,315	\$11,081,383	\$12,196,491	\$12,440,421	\$12,689,229	\$12,943,014	\$13,201,874	\$13,465,911	

		TOTAL CAPTURE													
		Full Millages													
<b>School Taxes</b>															
School Operating	17.0430		3,164	23,812	68,781	94,393	170,977	189,708	193,587	197,543	201,578	205,694	209,892		
State Education Tax	6.0000		819	8,383	21,265	35,094	62,055	68,687	70,090	71,521	72,982	74,471	75,990		
<b>Total</b>	23.0430		\$ 3,983	\$ 32,195	\$ 90,046	\$ 129,486	\$ 233,032	\$ 258,395	\$ 263,677	\$ 269,064	\$ 274,559	\$ 280,165	\$ 285,882		
<b>City Non-School Taxes</b>															
Library	4.6307		860	6,470	4,649	4,734	4,821	4,939	5,059	5,181	5,306	5,433	5,563		
City Operating	19.9520		3,704	27,876	20,030	20,398	20,773	21,279	21,796	22,323	22,860	23,409	23,968		
<b>County Non-School Taxes</b>															
Wayne County Operating-Summer	5.6099		1,041	7,838	5,632	5,735	5,841	5,983	6,128	6,277	6,428	6,582	6,739		
Wayne County Operating-Winter	0.9829		182	1,373	987	1,005	1,023	1,048	1,074	1,100	1,126	1,153	1,181		
Wayne County Parks-Winter	0.2442		45	341	245	250	254	260	267	273	280	287	293		
Wayne County Jail-Winter	0.9358		174	1,307	939	957	974	998	1,022	1,047	1,072	1,098	1,124		
Huron Clinton Metropolitan Authority (HCMA)	0.2070		38	289	208	212	216	221	226	232	237	243	249		
Wayne County ISD (RESA and Sp Ed)	3.4399		639	4,806	3,453	3,517	3,581	3,669	3,758	3,849	3,941	4,036	4,132		
Wayne County Special ISD/RESA	1.9876		369	2,777	1,995	2,032	2,069	2,120	2,171	2,224	2,277	2,332	2,388		
Wayne County Community College	3.2202		598	4,499	3,233	3,292	3,353	3,434	3,518	3,603	3,690	3,778	3,868		
<b>Total Incremental Local Taxes Paid</b>	<u>41.2102</u>		\$ 7,650	\$ 57,577	\$ 41,371	\$ 42,131	\$ 42,905	\$ 43,952	\$ 45,019	\$ 46,107	\$ 47,218	\$ 48,350	\$ 49,505		
<b>Total School and Non-School Capturable</b>	64.2532		\$ 11,632	\$ 89,771	\$ 131,417	\$ 171,617	\$ 275,937	\$ 302,346	\$ 308,695	\$ 315,172	\$ 321,777	\$ 328,515	\$ 335,387		
<b>Non-Capturable Taxes</b>															
City Debt	9.0000		940	6,070	6,233	6,399	6,568	6,741	6,917	7,096	7,279	7,466	7,657		
School Debt	13.0000		1,358	8,768	9,003	9,243	9,487	9,736	9,991	10,250	10,515	10,785	11,060		
DIA Tax	0.1986		21	134	138	141	145	149	153	157	161	165	169		
Zoo Tax	0.0992		10	67	69	71	72	74	76	78	80	82	84		
<b>Total Non-Capturable Millages</b>	<u>22.2978</u>	<u>0.0000</u>	\$ 2,330	\$ 15,039	\$ 15,442	\$ 15,853	\$ 16,272	\$ 16,700	\$ 17,136	\$ 17,581	\$ 18,035	\$ 18,498	\$ 18,970		
<b>Total Mills</b>	86.5510	0.0000		0.0000											
<b>Total Tax Increment Revenue (TIR) Available</b>	<b>64.2532</b>	<b>0.00000</b>	<b>0.00000</b>	<b>\$ 13,962</b>	<b>\$ 104,810</b>	<b>\$ 146,859</b>	<b>\$ 187,470</b>	<b>\$ 292,209</b>	<b>\$ 319,046</b>	<b>\$ 325,832</b>	<b>\$ 332,753</b>	<b>\$ 339,812</b>	<b>\$ 347,013</b>	<b>\$ 354,357</b>	
<b>Total Tax Increment Revenue (TIR) Available</b>	<b>64.2532</b>	<b>0.00000</b>	<b>0.00000</b>	<b>\$ 11,632</b>	<b>\$ 89,771</b>	<b>\$ 131,417</b>	<b>\$ 171,617</b>	<b>\$ 275,937</b>	<b>\$ 302,346</b>	<b>\$ 308,695</b>	<b>\$ 315,172</b>	<b>\$ 321,777</b>	<b>\$ 328,515</b>	<b>\$ 335,387</b>	



**North End Landing Brownfield Plan**

**Capture Table (BRA)**

Rev. 04.26.23

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	Totals
Brownfield Plan Years (incl. LBRF 5 years):	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
	10	11	12	13	14	15									
	11														
	11	12													
	11	12	13												
	11	12	13	14											
Assumed annual increase in TV:	2.0%														
Base/Initial Taxable Value															
Building [See NEZ/PA 210 tabs]	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	
Land	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	
New value															
Building [See NEZ/PA 210 tabs]	12,633,682	12,886,356	13,144,083	13,406,965	13,675,104	13,948,606	14,227,578	14,512,130	14,802,372	15,098,420	15,400,388	15,708,396	16,022,564	16,343,015	
Land	1,101,547	1,123,578	1,146,050	1,168,971	1,192,350	1,216,197	1,240,521	1,265,331	1,290,638	1,316,451	1,342,780	1,369,635	1,397,028	1,424,969	
Total Real Property Taxable Value	<u>\$14,003,992</u>	<u>\$14,278,697</u>	<u>\$14,558,895</u>	<u>\$14,844,698</u>	<u>\$15,136,217</u>	<u>\$15,433,566</u>	<u>\$15,736,862</u>	<u>\$16,046,224</u>	<u>\$16,361,773</u>	<u>\$16,683,633</u>	<u>\$17,011,931</u>	<u>\$17,346,794</u>	<u>\$17,688,355</u>	<u>\$18,036,747</u>	
Captured Taxable Value: Real Estate	\$13,735,230	\$14,009,934	\$14,290,133	\$14,575,936	\$14,867,454	\$15,164,803	\$15,468,099	\$15,777,461	\$16,093,011	\$16,414,871	\$16,743,168	\$17,078,032	\$17,419,592	\$17,767,984	

TOTAL CAPTURE	School Taxes															Totals	
	Full Millages																
	School Operating	17.0430	214,174	218,731	223,186	227,730	232,487	237,214	242,037	246,956	251,973	257,091	262,310	267,635	273,066	278,605	\$ 4,992,320
	State Education Tax	6.0000	77,540	79,186	80,798	86,038	87,830	89,614	91,433	93,290	95,183	97,114	99,084	101,093	103,142	105,233	\$ 1,847,934
	<b>Total</b>	23.0430	\$ 291,714	\$ 297,917	\$ 303,984	\$ 313,768	\$ 320,316	\$ 326,828	\$ 333,470	\$ 340,245	\$ 347,156	\$ 354,205	\$ 361,394	\$ 368,728	\$ 376,208	\$ 383,838	\$ 6,840,254
	<b>City Non-School Taxes</b>																
	Library	4.6307	5,695	9,369	26,539	53,353	67,208	69,162	70,567	71,999	73,461	74,951	76,471	78,022	79,604	81,217	\$ 890,632
	City Operating	19.9520	24,538	40,369	118,895	227,441	287,089	295,459	304,047	310,219	316,515	322,937	329,487	336,168	342,983	349,934	\$ 3,834,496
	<b>County Non-School Taxes</b>																
	Wayne County Operating-Summer	5.6099	6,899	11,350	33,430	63,950	80,721	83,074	85,489	87,224	88,994	90,800	92,642	94,520	96,436	98,391	\$ 1,078,144
	Wayne County Operating-Winter	0.9829	1,209	1,989	5,857	11,204	14,143	14,555	14,978	15,282	15,593	15,909	16,232	16,561	16,896	17,239	\$ 188,900
	Wayne County Parks-Winter	0.2442	300	494	1,400	2,814	3,544	3,647	3,721	3,797	3,874	3,953	4,033	4,114	4,198	4,283	\$ 46,967
	Wayne County Jail-Winter	0.9358	1,151	1,893	5,363	10,782	13,582	13,977	14,261	14,550	14,845	15,147	15,454	15,767	16,087	16,413	\$ 179,984
	Huron Clinton Metropolitan Authority (HCMA)	0.2070	255	419	1,186	2,385	3,004	3,092	3,154	3,218	3,284	3,350	3,418	3,488	3,558	3,631	\$ 39,813
	Wayne County ISD (RESA and Sp Ed)	3.4399	4,231	6,960	19,714	39,633	49,925	51,377	52,420	53,485	54,570	55,677	56,806	57,958	59,133	60,332	\$ 661,603
	Wayne County Special ISD/RESA	1.9876	2,444	4,021	11,391	22,900	28,847	29,686	30,289	30,904	31,531	32,171	32,823	33,489	34,168	34,860	\$ 382,279
	Wayne County Community College	3.2202	3,960	6,515	18,455	37,102	46,737	48,096	49,072	50,069	51,085	52,121	53,178	54,257	55,357	56,478	\$ 619,347
	<b>Total Incremental Local Taxes Paid</b>	<u>41.2102</u>	<u>\$ 50,683</u>	<u>\$ 83,380</u>	<u>\$ 242,229</u>	<u>\$ 471,564</u>	<u>\$ 594,801</u>	<u>\$ 612,125</u>	<u>\$ 627,999</u>	<u>\$ 640,747</u>	<u>\$ 653,751</u>	<u>\$ 667,015</u>	<u>\$ 680,544</u>	<u>\$ 694,344</u>	<u>\$ 708,420</u>	<u>\$ 722,777</u>	<u>\$ 7,922,165</u>
	<b>Total School and Non-School Capturable</b>	64.2532	\$ 342,397	\$ 381,297	\$ 546,213	\$ 785,332	\$ 915,117	\$ 938,953	\$ 961,469	\$ 980,993	\$ 1,000,907	\$ 1,021,220	\$ 1,041,939	\$ 1,063,072	\$ 1,084,628	\$ 1,106,615	\$ 14,762,419
	<b>Non-Capturable Taxes</b>																
	City Debt	9.0000	7,851	8,050	8,252	8,458	8,668	8,883	9,102	9,325	9,553	9,785	10,022	10,264	10,511	10,762	\$ 198,853
	School Debt	13.0000	11,341	11,627	11,919	12,217	12,521	12,831	13,147	13,470	13,799	14,134	14,477	14,826	15,182	15,545	\$ 287,231
	DIA Tax	0.1986	173	178	182	187	191	196	201	206	211	216	221	226	232	237	\$ 4,388
	Zoo Tax	0.0922	87	89	91	93	96	98	100	103	105	108	110	113	116	119	\$ 2,192
	<b>Total Non-Capturable Millages</b>	<u>22.2978</u>	<u>\$ 19,452</u>	<u>\$ 19,943</u>	<u>\$ 20,444</u>	<u>\$ 20,955</u>	<u>\$ 21,476</u>	<u>\$ 22,008</u>	<u>\$ 22,550</u>	<u>\$ 23,104</u>	<u>\$ 23,668</u>	<u>\$ 24,244</u>	<u>\$ 24,831</u>	<u>\$ 25,429</u>	<u>\$ 26,040</u>	<u>\$ 26,663</u>	<u>\$ 492,664</u>
	<b>Total Mills</b>	86.5510	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$ 15,255,083
	<b>Total Tax Increment Revenue (TIR) Available</b>	<b>64.2532</b>	<b>0.00000</b>	<b>0.00000</b>	<b>0.00000</b>	<b>0.00000</b>	<b>0.00000</b>	<b>0.00000</b>	<b>0.00000</b>	<b>0.00000</b>	<b>0.00000</b>	<b>0.00000</b>	<b>0.00000</b>	<b>0.00000</b>	<b>0.00000</b>	<b>0.00000</b>	<b>\$ 14,762,419</b>

North End Landing Brownfield Plan

Capture Table (BRA)

Rev. 04.26.23

Brownfield Plan Years (incl. LBRF 5 years):	25
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Assumed annual increase in TV: 2.0%

Base/Initial Taxable Value	
Building [See NEZ/PA 210 tabs]	
Land	
New value	
Building [See NEZ/PA 210 tabs]	
Land	
Total Real Property Taxable Value	
Captured Taxable Value: Real Estate	

Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Brownfield Plan Capture Year		1	2	3	4	5	6	7	8	9	10	11	12	13	
Year of NEZ incentive				1	2	3	4	5	6	7	8	9	10	11	
Year of PA 210 incentive (Bldg 4)			1	2	3	4	5	6	7	8	9	10	11		
Year of PA 210 incentive (Bldg 1, 3a, 3b)			1	2	3	4	5	6	7	8	9	10	11	12	
Year of PA 210 incentive (Bldg 2a, 5, 6)			1	2	3	4	5	6	7	8	9	10	11	12	
Year of PA 210 incentive (Bldg 2b, 7a, 7b)			1	2	3	4	5	6	7	8	9	10	11	12	
		\$20,109	\$20,109	\$20,109	\$20,109	\$20,109	\$20,109	\$20,109	\$20,109	\$20,109	\$20,109	\$20,109	\$20,109	\$20,109	
		248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	
		-	80,192	721,728	3,353,875	5,640,156	10,122,420	11,218,348	11,442,715	11,671,570	11,905,001	12,143,101	12,385,963	12,633,682	12,886,356
		-	333,669	903,652	921,725	940,160	958,963	978,142	997,705	1,017,659	1,038,013	1,058,773	1,079,948	1,101,547	1,123,578
		\$268,763	\$682,623	\$1,894,143	\$4,544,363	\$6,849,078	\$11,350,146	\$12,465,253	\$12,709,183	\$12,957,992	\$13,211,776	\$13,470,636	\$13,734,674	\$14,003,992	\$14,278,697
		\$413,861	\$1,625,380	\$4,275,600	\$6,580,315	\$11,081,383	\$12,196,491	\$12,440,421	\$12,689,229	\$12,943,014	\$13,201,874	\$13,465,911	\$13,735,230	\$14,009,934	

Ratios for analysis calculation

Brownfield plan eligible expense ratio	Amount	Percentage	School	Non-School
MSF	3,170,935	51.42%	1,469,271	1,701,663
EGLE	2,995,643	48.58%	1,388,049	1,607,594
Total	6,166,578		2,857,320	3,309,258
<b>Tax ratio</b>				
	Percentage			
School Tax	46.34%			
Non-School Tax	53.66%			

MSF															
<b>Reimbursed expenses</b>		4,874	37,082	51,972	65,988	104,652	115,210	117,565	119,968	122,418	124,917	127,467	130,067	146,299	
- Paid from School Taxes		1,837	14,400	40,835	57,561	103,873	115,210	117,565	119,968	122,418	124,917	127,467	130,067	132,833	
- Paid from Non-School Taxes		3,036	22,682	11,137	8,427	779	-	-	-	-	-	-	-	13,465	
Unreimbursed costs for interest accrual		3,170,935	3,166,061	3,128,979	3,077,007	3,011,019	2,906,367	2,791,157	2,673,591	2,553,624	2,431,206	2,306,288	2,178,821	2,048,754	1,902,456
<b>Interest calculation</b>		Rate during NEZ : 1.8% Rate after NEZ : 5.0%													
Interest accrued		56,859	56,772	56,107	55,175	53,992	52,115	50,049	47,941	45,790	43,595	41,355	39,069	36,737	
Balance of interest accrued (unpaid)		56,859	113,631	169,738	224,913	278,905	331,020	381,070	429,011	474,801	518,396	559,751	598,820	635,557	
Interest Paid		0	0	0	0	0	0	0	0	0	0	0	0	0	
- Paid from School Taxes		0	0	0	0	0	0	0	0	0	0	0	0	0	
- Paid from Non-School Taxes		0	0	0	0	0	0	0	0	0	0	0	0	0	
Remaining balance of interest accrued (unpaid)		56,859	113,631	169,738	224,913	278,905	331,020	381,070	429,011	474,801	518,396	559,751	598,820	635,557	
<b>Reimbursed expenses WITH interest</b>		\$4,874	\$37,082	\$51,972	\$65,988	\$104,652	\$115,210	\$117,565	\$119,968	\$122,418	\$124,917	\$127,467	\$130,067	\$146,299	
<b>EGLE</b>															
<b>Reimbursed expenses</b>		4,604	35,032	49,099	62,340	98,867	108,841	111,066	113,336	115,651	118,012	120,420	122,877	138,211	
- Paid from School Taxes		1,736	13,604	38,578	54,379	98,131	108,841	111,066	113,336	115,651	118,012	120,420	122,877	125,490	
- Paid from Non-School Taxes		2,869	21,429	10,521	7,961	736	-	-	-	-	-	-	-	12,721	
Unreimbursed costs for interest accrual		2,995,643	2,991,039	2,956,007	2,906,907	2,844,568	2,745,701	2,636,859	2,525,793	2,412,457	2,296,807	2,178,795	2,058,375	1,935,498	1,797,287
<b>Interest calculation</b>		Rate during NEZ : 1.8% Rate after NEZ : 5.0%													
Interest accrued		53,716	53,634	53,005	52,125	51,007	49,234	47,283	45,291	43,259	41,185	39,069	36,910	34,706	
Balance of interest accrued (unpaid)		53,716	107,350	160,355	212,480	263,487	312,721	360,004	405,295	448,554	489,739	528,807	565,717	600,423	
Interest Paid		-	-	-	-	-	-	-	-	-	-	-	-	-	
- Paid from School Taxes		-	-	-	-	-	-	-	-	-	-	-	-	-	
- Paid from Non-School Taxes		-	-	-	-	-	-	-	-	-	-	-	-	-	
Remaining balance of interest accrued (unpaid)		53,716	107,350	160,355	212,480	263,487	312,721	360,004	405,295	448,554	489,739	528,807	565,717	600,423	
<b>Reimbursed expenses WITH interest</b>		\$4,604	\$35,032	\$49,099	\$62,340	\$98,867	\$108,841	\$111,066	\$113,336	\$115,651	\$118,012	\$120,420	\$122,877	\$138,211	

INTEREST CALCULATION

North End Landing Brownfield Plan

Capture Table (BRA)

Rev. 04.26.23

Brownfield Plan Years (incl. LBRF 5 years):	25
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Assumed annual increase in TV: 2.0%

Base/Initial Taxable Value	
Building [See NEZ/PA 210 tabs]	
Land	
New value	
Building [See NEZ/PA 210 tabs]	
Land	
Total Real Property Taxable Value	
Captured Taxable Value: Real Estate	

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	Totals
	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
	12	13	14	15														
	13																	
	13	14																
	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	-	-	-	-	-	
	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	
	13,144,083	13,406,965	13,675,104	13,948,606	14,227,578	14,512,130	14,802,372	15,098,420	15,400,388	15,708,396	16,022,564	16,343,015	-	-	-	-	-	
	1,146,050	1,168,971	1,192,350	1,216,197	1,240,521	1,265,331	1,290,638	1,316,451	1,342,780	1,369,635	1,397,028	1,424,969	-	-	-	-	-	
	\$14,558,895	\$14,844,698	\$15,136,217	\$15,433,566	\$15,736,862	\$16,046,224	\$16,361,773	\$16,683,633	\$17,011,931	\$17,346,794	\$17,688,355	\$18,036,747	\$248,653	\$248,653	\$248,653	\$248,653	\$248,653	
	\$14,290,133	\$14,575,936	\$14,867,454	\$15,164,803	\$15,468,099	\$15,777,461	\$16,093,011	\$16,414,871	\$16,743,168	\$17,078,032	\$17,419,592	\$17,767,984	\$0	\$0	\$0	\$0	\$0	

Ratios for analysis calculation

	Amount	Percentage	School	Non-School
Brownfield plan eligible expense ratio				
MSF	3,170,935	51.42%	1,469,271	1,701,663
EGLE	2,995,643	48.58%	1,388,049	1,607,594
Total	6,166,578		2,857,320	3,309,258
Tax ratio	Percentage			
School Tax	46.34%			
Non-School Tax	53.66%			

MSF

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	Totals
Reimbursed expenses	217,966	330,286	396,562	408,360	419,470	419,470	129,811	-	-	-	-	-	-	-	-	-	-	\$3,170,935
- Paid from School Taxes	135,539	139,223	142,129	145,019	147,967	147,967	60,149	-	-	-	-	-	-	-	-	-	-	\$1,978,977
- Paid from Non-School Taxes	82,427	191,063	254,433	263,341	271,504	271,504	69,663	-	-	-	-	-	-	-	-	-	-	\$1,191,958
Unreimbursed costs for interest accrual	1,684,490	1,354,205	957,642	549,282	129,811	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest calculation																		
Interest accrued	34,114	30,205	24,283	17,172	27,464	6,491	-	-	-	-	-	-	-	-	-	-	-	\$775,285
Balance of interest accrued (unpaid)	669,671	699,876	724,159	741,331	768,795	775,285	193,384	-	-	-	-	-	-	-	-	-	-	-
Interest Paid	0	0	0	0	0	581,901	193,384	-	-	-	-	-	-	-	-	-	-	\$775,285
- Paid from School Taxes	0	0	0	0	0	176,628	89,606	-	-	-	-	-	-	-	-	-	-	\$266,234
- Paid from Non-School Taxes	0	0	0	0	0	405,273	103,779	-	-	-	-	-	-	-	-	-	-	\$509,052
Remaining balance of interest accrued (unpaid)	669,671	699,876	724,159	741,331	768,795	193,384	-	-	-	-	-	-	-	-	-	-	-	-
Reimbursed expenses WITH interest	\$217,966	\$330,286	\$396,562	\$408,360	\$419,470	\$711,713	\$193,384	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,946,220

EGLE

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	Totals
Reimbursed expenses	205,916	312,027	374,640	385,786	396,282	396,282	122,635	-	-	-	-	-	-	-	-	-	-	\$2,995,643
- Paid from School Taxes	128,046	131,526	134,272	137,002	139,787	139,787	56,824	-	-	-	-	-	-	-	-	-	-	\$1,869,578
- Paid from Non-School Taxes	77,870	180,501	240,368	248,784	256,495	256,495	65,812	-	-	-	-	-	-	-	-	-	-	\$1,126,065
Unreimbursed costs for interest accrual	1,591,370	1,279,343	904,703	518,917	122,635	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest calculation																		
Interest accrued	32,228	28,536	22,940	16,223	25,946	6,132	-	-	-	-	-	-	-	-	-	-	-	\$732,427
Balance of interest accrued (unpaid)	632,651	661,186	684,127	700,350	726,295	732,427	732,427	72,496	-	-	-	-	-	-	-	-	-	-
Interest Paid	-	-	-	-	-	-	659,931	44,680	-	-	-	-	-	-	-	-	-	\$704,611
- Paid from School Taxes	-	-	-	-	-	-	209,959	20,703	-	-	-	-	-	-	-	-	-	\$230,661
- Paid from Non-School Taxes	-	-	-	-	-	-	449,973	23,977	-	-	-	-	-	-	-	-	-	\$473,950
Remaining balance of interest accrued (unpaid)	632,651	661,186	684,127	700,350	726,295	732,427	72,496	27,816	-	-	-	-	-	-	-	-	-	-
Reimbursed expenses WITH interest	\$205,916	\$312,027	\$374,640	\$385,786	\$396,282	\$122,635	\$659,931	\$44,680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,700,255

INTEREST CALCULATION

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	<b>North End Landing Brownfield Plan</b>														
2	<b>Reimbursement Table (BRA)</b>														
3	Rev. 04.26.23														
4															
5															
6															
7															
8															
9															
10															
11															
12															
13															
14															
15															
16															
17	Total School Incremental Revenue			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
18	State Brownfield Redevelopment Fund (50% of SET); max 25 yrs				\$ 3,983	\$ 32,195	\$ 90,046	\$ 129,486	\$ 233,032	\$ 258,395	\$ 263,677	\$ 269,064	\$ 274,559	\$ 280,165	\$ 285,882
19	School TIR Available for Reimbursement				\$ 409	\$ 4,191	\$ 10,633	\$ 17,547	\$ 31,027	\$ 34,343	\$ 35,045	\$ 35,761	\$ 36,491	\$ 37,235	\$ 37,995
20					\$ 3,573	\$ 28,003	\$ 79,413	\$ 111,940	\$ 202,004	\$ 224,051	\$ 228,632	\$ 233,303	\$ 238,069	\$ 242,929	\$ 247,887
21	Total Local/Non-schools Incremental Revenue				\$ 7,650	\$ 57,577	\$ 41,371	\$ 42,131	\$ 42,905	\$ 43,952	\$ 45,019	\$ 46,107	\$ 47,218	\$ 48,350	\$ 49,505
22	BRA Administrative Fee				\$ 1,745	\$ 13,466	\$ 19,713	\$ 25,743	\$ 41,391	\$ 43,952	\$ 45,019	\$ 46,107	\$ 47,218	\$ 48,350	\$ 49,505
23	Local TIR Available for Reimbursement				\$ 5,905	\$ 44,111	\$ 21,658	\$ 16,388	\$ 1,515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
24	Total School & Local/Non-schools TIR Available				\$ 9,478	\$ 72,114	\$ 101,072	\$ 128,328	\$ 203,519	\$ 224,051	\$ 228,632	\$ 233,303	\$ 238,069	\$ 242,929	\$ 247,887
25															
26	<b>DEVELOPER</b>														
27	Beginning Developer Reimbursement Balance														
28															
29	MSF Non-Environmental Costs and interest (if applicable)	\$ 3,946,220			\$ 4,874	\$ 37,082	\$ 51,972	\$ 65,988	\$ 104,652	\$ 115,210	\$ 117,565	\$ 119,968	\$ 122,418	\$ 124,917	\$ 127,467
30	School Tax Reimbursement				\$ 1,837	\$ 14,400	\$ 40,835	\$ 57,561	\$ 103,873	\$ 115,210	\$ 117,565	\$ 119,968	\$ 122,418	\$ 124,917	\$ 127,467
31	Local Tax Reimbursement				\$ 3,036	\$ 22,682	\$ 11,137	\$ 8,427	\$ 779	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
32	Total MSF Reim. Balance including interest (if applicable)		\$ 3,946,220		\$ 3,941,347	\$ 3,904,265	\$ 3,852,292	\$ 3,786,304	\$ 3,681,652	\$ 3,566,442	\$ 3,448,877	\$ 3,328,909	\$ 3,206,491	\$ 3,081,574	\$ 2,954,107
33															
34	EGLE/Department Specific Environmental Costs and interest (if applicable)	\$ 3,700,255			\$ 4,604	\$ 35,032	\$ 49,099	\$ 62,340	\$ 98,867	\$ 108,841	\$ 111,066	\$ 113,336	\$ 115,651	\$ 118,012	\$ 120,420
35	School Tax Reimbursement				\$ 1,736	\$ 13,604	\$ 38,578	\$ 54,379	\$ 98,131	\$ 108,841	\$ 111,066	\$ 113,336	\$ 115,651	\$ 118,012	\$ 120,420
36	Local Tax Reimbursement				\$ 2,869	\$ 21,429	\$ 10,521	\$ 7,961	\$ 736	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
37	Total EGLE/Dept Specific Reimb Balance including interest (if applicable)		\$ 3,700,255		\$ 3,695,650	\$ 3,660,618	\$ 3,611,519	\$ 3,549,179	\$ 3,450,312	\$ 3,341,471	\$ 3,230,404	\$ 3,117,069	\$ 3,001,418	\$ 2,883,406	\$ 2,762,986
38															
39															
40	Total Annual Developer Reimbursement and Interest Payment (if applicable)				\$ 9,478	\$ 72,114	\$ 101,072	\$ 128,328	\$ 203,519	\$ 224,051	\$ 228,632	\$ 233,303	\$ 238,069	\$ 242,929	\$ 247,887
41															
42	<b>LOCAL BROWNFIELD REVOLVING FUND</b>														
43	LBRF Deposits *														
44	School Tax Capture	Cap=	\$ 2,148,508												
45	Local/Non-Schools Tax Capture	Cap=	\$ 6,094,729												
46	Total LBRF Capture	Total Cap=	\$ 6,094,729												
47	* Limited deposits for up to five years of capture for LBRF Deposits after eligible activities are reimbursed.														
48															

Capture and Reimbursement	Proportionality for all capture	School & Local Taxes for Dev. Pmts	Local-Only Taxes	Total to Developer
School Taxes	46.3356%	\$ 4,345,450		\$ 4,345,450
Local/Non-School Taxes	53.6644%	\$ 3,301,025		\$ 3,301,025
<b>TOTAL</b>		\$ 7,646,475		\$ 7,646,475
EGLE	48.3916%	\$ 3,700,255		\$ 3,700,255
MSF	51.6084%	\$ 3,946,220		\$ 3,946,220
<b>TOTAL</b>		\$ 7,646,475		\$ 7,646,475

Estimated Total Years of Plan: 25

Estimated Capture (net of surplus dist.)	\$ 13,869,356
Administrative Fees	\$ 1,580,759
State Brownfield Redevelopment Fund	\$ 923,967
Local Brownfield Revolving Fund	\$ 3,718,155

	A	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AI	AJ	AK	AL	AM	AN						
1	<b>North End Landing Brownfield Plan</b>																										
2	<b>Reimbursement Table (BRA)</b>																										
3	Rev. 04.26.23																										
4																											
5																											
6																											
7																											
8																											
9																											
10		12	13	14	15	16	17	18	19	20	21	22	23	24	25												
11		10	11	12	13	14	15																				
12		11																									
13		11	12																								
14		11	12	13																							
15		11	12	13	14																						
16		2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	Totals	Administrative Adjustment*	Adjusted Total									
17	Total School Incremental Revenue	\$ 291,714	\$ 297,917	\$ 303,984	\$ 313,768	\$ 320,316	\$ 326,828	\$ 333,470	\$ 340,245	\$ 347,156	\$ 354,205	\$ 361,394	\$ 368,728	\$ 376,208	\$ 383,838	\$ 6,840,254	\$ -	\$ 6,840,254									
18	State Brownfield Redevelopment Fund (50% of SET); max 25 yrs	\$ 38,770	\$ 39,593	\$ 40,399	\$ 43,019	\$ 43,915	\$ 44,807	\$ 45,717	\$ 46,645	\$ 47,591	\$ 48,557	\$ 49,542	\$ 50,547	\$ 51,571	\$ 52,616	\$ 923,967	\$ -	\$ 923,967									
19	School TIR Available for Reimbursement	\$ 252,944	\$ 258,324	\$ 263,585	\$ 270,749	\$ 276,401	\$ 282,021	\$ 287,754	\$ 293,601	\$ 299,564	\$ 305,648	\$ 311,852	\$ 318,181	\$ 324,637	\$ 331,221	\$ 5,916,287	\$ -	\$ 5,916,287									
20																											
21	Total Local/Non-schools Incremental Revenue	\$ 50,683	\$ 83,380	\$ 242,229	\$ 471,564	\$ 594,801	\$ 612,125	\$ 627,999	\$ 640,747	\$ 653,751	\$ 667,015	\$ 680,544	\$ 694,344	\$ 708,420	\$ 722,777	\$ 7,922,165	\$ -	\$ 7,922,165									
22	BRA Administrative Fee	\$ 50,683	\$ 57,195	\$ 81,932	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 1,672,017	\$ (91,258)	\$ 1,580,759									
23	Local TIR Available for Reimbursement	\$ -	\$ 26,186	\$ 160,297	\$ 371,564	\$ 494,801	\$ 512,125	\$ 527,999	\$ 540,747	\$ 553,751	\$ 567,015	\$ 580,544	\$ 594,344	\$ 608,420	\$ 622,777	\$ 6,250,148	\$ (91,258)	\$ 6,341,406									
24	Total School & Local/Non-schools TIR Available	\$ 252,944	\$ 284,510	\$ 423,882	\$ 642,313	\$ 771,203	\$ 794,146	\$ 815,752	\$ 834,348	\$ 853,316	\$ 872,663	\$ 892,397	\$ 912,526	\$ 933,057	\$ 953,999	\$ 12,166,436	\$ (91,258)	\$ 12,257,693									
25																											
26	<b>DEVELOPER</b>																										
27	<b>Beginning Developer Reimbursement Balance</b>																										
28																											
29	MSF Non-Environmental Costs and interest (if applicable)	\$ 130,067	\$ 146,299	\$ 217,966	\$ 330,286	\$ 396,562	\$ 408,360	\$ 419,470	\$ 711,713	\$ 193,384											\$ 3,946,220	\$ -	\$ 3,946,220				
30	School Tax Reimbursement	\$ 130,067	\$ 132,833	\$ 135,539	\$ 139,223	\$ 142,129	\$ 145,019	\$ 147,967	\$ 236,777	\$ 89,606											\$ 2,245,211	\$ -	\$ 2,245,211				
31	Local Tax Reimbursement	\$ -	\$ 13,465	\$ 82,427	\$ 191,063	\$ 254,433	\$ 263,341	\$ 271,504	\$ 474,936	\$ 103,779											\$ 1,701,009	\$ -	\$ 1,701,009				
32	Total MSF Reim. Balance including interest (if applicable)	\$ 2,824,040	\$ 2,677,741	\$ 2,459,776	\$ 2,129,490	\$ 1,732,928	\$ 1,324,567	\$ 905,097	\$ 193,384													\$ -	\$ -	\$ -			
33																											
34	EGLE/Department Specific Environmental Costs and interest (if applicable)	\$ 122,877	\$ 138,211	\$ 205,916	\$ 312,027	\$ 374,640	\$ 385,786	\$ 396,282	\$ 122,635	\$ 659,931	\$ 44,680											\$ 3,700,255	\$ -	\$ 3,700,255			
35	School Tax Reimbursement	\$ 122,877	\$ 125,490	\$ 128,046	\$ 131,526	\$ 134,272	\$ 137,002	\$ 139,787	\$ 56,824	\$ 209,959	\$ 20,703											\$ 2,100,239	\$ -	\$ 2,100,239			
36	Local Tax Reimbursement	\$ -	\$ 12,721	\$ 77,870	\$ 180,501	\$ 240,368	\$ 248,784	\$ 256,495	\$ 65,812	\$ 449,973	\$ 23,977											\$ 1,600,015	\$ -	\$ 1,600,015			
37	Total EGLE/Dept Specific Reimb Balance including interest (if applicable)	\$ 2,640,109	\$ 2,501,898	\$ 2,295,982	\$ 1,983,955	\$ 1,609,314	\$ 1,223,529	\$ 827,247	\$ 704,611	\$ 44,680	\$ 0											\$ -	\$ -	\$ -			
38																											
39																											
40	Total Annual Developer Reimbursement and Interest Payment (if applicable)	\$ 252,944	\$ 284,510	\$ 423,882	\$ 642,313	\$ 771,203	\$ 794,146	\$ 815,752	\$ 834,348	\$ 853,316	\$ 44,680	\$ -	\$ -	\$ -	\$ -	\$ 7,646,475	\$ -	\$ 7,646,475									
41																											
42	<b>LOCAL BROWNFIELD REVOLVING FUND</b>																										
43	<b>LBRF Deposits *</b>																										
44	School Tax Capture											\$ -	\$ 284,945	\$ 311,852	\$ 318,181	\$ 324,637	\$ 331,221	\$ 1,570,837	\$ (310,519)	\$ 1,260,318							
45	Local/Non-Schools Tax Capture											\$ -	\$ 543,038	\$ 580,544	\$ 594,344	\$ 608,420	\$ 622,777	\$ 2,949,124	\$ (491,287)	\$ 2,457,837							
46	Total LBRF Capture											\$ -	\$ 827,983	\$ 892,397	\$ 912,526	\$ 933,057	\$ 953,999	\$ 4,519,961	\$ (801,806)	\$ 3,718,155							
47	* Limited deposits for up to five years of capture for LBRF Deposits after eligible activities are reimbursed.																										
48											* Portion unreimbursed due to DBRA approval limit					* Administrative adjustment due to modification of table											

**ATTACHMENT G**

**BSE&E Acknowledgement and Other Environmental Documents**

## Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: North End Landing, twenty-six (26) scattered land parcels located at 259, 267, 271, 277, 282, 299, 303,306,307, 312, 313, 319, 325, 405, 409 Smith; 309,313,319,525,529,535,545,555,561 E. Bethune; and 7718, 7719 Brush

DATE: 4/10/2023

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by TEG Environmental Services Inc., on behalf of Avanath Development LLC c/o Vanguard CDC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the North End Landing Development project.

1 Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13

1 Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)

\_\_\_\_\_ Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

\_\_\_\_\_ Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that there does appear to have been a measurable release to the subsurface and therefore, the site is considered a Part 201 "facility" with the exception of 545-561 Bethune (EU\_14). The documents received for this project satisfy the DBRA Guidelines.

City of Detroit, Buildings, Safety  
Engineering, and Environmental Department

By: Anita Harrington  
Its: Environmental Specialist III

## Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: North End Landing, five (5) scattered land parcels located at 331, 511, 519 E. Bethune, and 404,410 Chandler, all in the City of Detroit, Wayne County, Michigan. Four (4) of the parcels, 331, 519 E. Bethune and 404, 410 Chandler are currently vacant and undeveloped, while an unoccupied commercial building structure occupies 511 E. Bethune

DATE: 4/11/2023

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by TEG Environmental Services Inc., on behalf of Avanath Development LLC c/o Vanguard CDC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the North End Landing Development project.

- 1 Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13
- Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)
- 1 Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).
- Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that there does appear to have been a measurable release to the subsurface at the parcels located at 404-410 Chandler, and therefore, these parcels are considered a Part 201 "facility." The documents received for this project satisfy the DBRA Guidelines.

City of Detroit, Buildings, Safety  
Engineering, and Environmental Department

By: Anita Harrington  
Its: Environmental Specialist III



## Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: North End Landing, 290 & 301 Smith Vacant, 296 Smith (not included in BEA)

DATE: 4/10/2023

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by TEG Environmental Services Inc., on behalf of Avanath Development LLC c/o Vanguard CDC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the North End Landing Development project.

1 Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13

1 Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)

1 Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

\_\_\_\_\_ Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that there does appear to have been a measurable release to the subsurface and therefore, the site is considered a Part 201 "facility." The documents received for this project satisfy the DBRA Guidelines.

City of Detroit, Buildings, Safety  
Engineering, and Environmental Department

By: Anita Harrington  
Its: Environmental Specialist III

## Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: North End Landing, 202-04 & 203 SMITH

DATE: 4/10/2023

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by TEG Environmental Services Inc., on behalf of Avanath Development LLC c/o Vanguard CDC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the North End Landing Development project.

  1   Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13

  1   Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)

  1   Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

       Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that there does appear to have been a measurable release to the subsurface and therefore, the site is considered a Part 201 "facility." The documents received for this project satisfy the DBRA Guidelines.

City of Detroit, Buildings, Safety  
Engineering, and Environmental Department

By: Anita Harrington  
Its: Environmental Specialist III

**ATTACHMENT H**

**INCENTIVE INFORMATION CHART:**

Project Type	Incentive Type	Investment Amount	District
Residential New Construction	NEZ, PA 210, & Brownfield TIF	\$43,407,843	5

<b>Jobs Available</b>							
<b>Construction</b>				<b>Post Construction</b>			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
5	5	190	0	2	2	0	0

1. What is the plan for hiring Detroiters?
  - Subcontractor selection for the Project (as defined in this Plan) shall include a prequalification assessment prior to bidding. As part of the prequalification process, evaluation of geographic location of the business and their associated staff assigned to the Project will occur along with capacity assessment, relevant work experience, financial standing, and insurance and performance qualifications. It is the team's goal to provide local subcontracts that are qualified with the opportunity to participate within the Project based on a qualified and competitive process.
  
2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.
  - Construction related jobs shall include, but not limited to; skilled trades such as carpentry, electrical, mechanical, plumbing, finish work (painting, flooring and millwork), building facade and enclosure work. These jobs shall be provided via subcontractors selected to the project team. In addition to subcontract related positions, general labor positions will be available as well. Qualifications are subject to the individual business hiring requirements. A contact name and information shall be provided for inquiries.
  - Post construction jobs will be related to building maintenance and operations.

3. Will this development cause any relocation that will create new Detroit residents?
  - Both current city residents and new residents of the City are expected to be attracted to the project. We will not be displacing any current residents as this development will be new construction on vacant lots/buildings.
4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?
  - The developer has met with and has the support of numerous North End residents and businesses and North End community groups.
5. When is construction slated to begin?
  - Construction is slated to begin in early 2024.
6. What is the expected completion date of construction?
  - Construction is estimated to take approximately thirty-six (36) months and be completed in early 2027.

**ATTACHMENT I**

**Parcel Descriptions Prior to Recent Parcel Combinations**

<b>Address</b>	<b>Parcel ID</b>	<b>Legal Description</b>
202 Smith	01002184-209	The West 15 feet of Lot 139 and all of Lots 140 through 144, both inclusive, WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION, according to the plat thereof as recorded in Liber 8, page 72 of Plats, Wayne County Records.
203 Smith	01002210-8	Lots 25 through 33, both inclusive and South 18.86 feet vacated Clay Avenue adjacent, WM Y. HAMLIN AND S.J. BROWN'S SUBDIVISION, according to the plat thereof as recorded in Liber 8, page 72 of Plats, Wayne County Records.
259 Smith	01002219	N SMITH LOT 34 AND S 18.86 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90
267 Smith	01002220	N SMITH LOT 35 AND S 18.86 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90
271 Smith	01002221	N SMITH LOT 36 AND S 19.50 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90
277 Smith	01002222	N SMITH LOT 37 ALSO W 15 FT OF LOT 38 & S 19.5 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 1/103 45 X 138.9
299 Smith	01002225.001	Land in the City of Detroit, County of Wayne, State of Michigan The East 15 feet of Lot 40 and the West 6.65 feet of Lot 41, and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
303 Smith	01002225.002L	The East 23.35 feet of Lot 41, and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
307 Smith	01002226	Lot 42 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
313 Smith	01002227	Lot 43 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
319 Smith	01002228	Lot 44 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
325 Smith	01002229	Lot 45 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
7719 Brush	01002230	Lot 46 and the South 19.56 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
282 Smith	01002175	Lot 131, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.
290 Smith	01002174	Lot 130 of WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4 QUARTER SECTION 57, 10,000 ACRE TRACT according to the Plat thereof, as recorded in Liber 8 of Plats, Page 7, Wayne County Records.
296 Smith	01002173	Lot 129 of WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4 QUARTER SECTION 57, 10,000 ACRE TRACT

Exhibit A  
North End Landing  
Brownfield Plan

		according to the Plat thereof, as recorded in Liber 8 of Plats, Page 7, Wayne County Records.
302 Smith	01002172	Lot(s) 128 of WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4 QUARTER SECTION 57, 10,000 ACRE TRACT according to the plat thereof recorded in Liber 8 of Plats, Page 72 of Wayne County Records.
306 Smith	01002171	Lot 127, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.
312 Smith	01002170	Lot 126, WM Y HAMLIN & S.J BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.
309 Bethune	01002145	Lot 186, WM Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
313 Bethune	01002146	Lot 187, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.
319 Bethune	01002147	Lot 188, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.
331 Bethune	01002148	Lots 189 and 190 of WM Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS No 3 AND 4 QUARTER SECTION 57 10,000 ACRE TRACT, according to the plat thereof recorded in Liber 8 of Plats, Page 72 of Wayne County Records.
404 Chandler	01002246	Lots 25 and 26 together with the reversionary interest in the North 19.56 feet of vacated Clay street, of CHANDLER AVENUE SUBDIVISION OF PARK LOT 5, OF THE SUBDIVISION OF SECTION 57, 10,000 ACRE TRACT, according to the plat thereof recorded in Liber 13 of Plats, Page 96 of Wayne County Records.
410 Chandler	01002245	
7718 Brush	01002232	The North 54.44 feet of Lot 47, and the South 19.56 feet of Vacant Clay Avenue adjacent, WM. Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
405 Smith	01002231	The South 65.50 feet of Lot 47, WM. Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
409 Smith	01002233	Lot 48 and the South 19.56 feet of vacant Clay Avenue adjacent, WM. Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
501 E. Bethune	03001900	Lots 201 and 202, WM Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
511 E. Bethune	03001901	Lot 203 of WM. Y HAMLIN AND S. J. BROWN'S SUBDIVISION, according to the plat thereof recorded in Liber 8 of Plats, Page 72 of Wayne County Records.
519 E. Bethune	03001902	Lot 204 of WM Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4, QUARTER SECTION 57, 10,000 ACRE TRACT, HAMTRAMCK WAYNE CO MICH, according to the plat thereof recorded in Liber 8 of Plats, Page 72 of Wayne County Records.
525 E. Bethune	03001903	N BETHUNE E LOT 205 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115
529 E. Bethune	03001904	N BETHUNE E LOT 206 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115

Exhibit A  
North End Landing  
Brownfield Plan

535 E. Bethune	03001905.001	N BETHUNE E LOT 207 W 1/2 LOT 208 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 45 X 115
545 E. Bethune	03001905.002L	N BETHUNE E E 1/2 LOT 208 ALL OF LOT 209 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 45 X 115
555 E. Bethune	03001906	N BETHUNE E LOT 210 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115
561 E. Bethune	03001907	N BETHUNE E LOT 211 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115

## Exhibit B



April 12, 2023

The Honorable City Council  
City of Detroit  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226

City of Detroit Brownfield Redevelopment Authority  
Board of Directors  
500 Griswold Street, Suite 2200  
Detroit, Michigan 48226

Re: Recommendation for Approval of the North End Landing Brownfield Redevelopment Plan

Honorable Members of the Detroit City Council and the City of Detroit Brownfield Redevelopment Authority Board of Directors:

In accordance with the resolution of the Detroit City Council creating the City of Detroit Brownfield Redevelopment Authority (the "Authority"), the Community Advisory Committee, at its meeting of April 12, 2023, adopted a resolution approving the proposed Brownfield Plan for North End Landing and recommending adoption of this Brownfield Plan by the Authority and City Council.

Please accept this letter of recommendation for approval from the Community Advisory Committee on the Brownfield Plan for North End Landing.

Very truly yours,

By: \_\_\_\_\_

  
Rico Razo, Chairperson  
Community Advisory Committee to the City of Detroit  
Brownfield Redevelopment Authority





**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
MINUTES OF THE  
REGULAR COMMUNITY ADVISORY COMMITTEE MEETING  
WEDNESDAY, MARCH 22, 2023 - 5:00 PM**

**COMMITTEE MEMBERS**

**PRESENT:**

Dr. Regina Randall  
Omar Hasan  
Byron Osbern  
Rico Razo  
George Etheridge  
Ponce Clay  
Marloshawn Franklin  
Jeffrey Evans

**COMMITTEE MEMBERS**

**ABSENT:**

Abir Ali

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Monika McKay-Polly (DEGC/DBRA)  
Jared Belka (Warner Norcross)  
Jason Jones (Tekton Development)  
Richard Barr (Honigman)  
Scott Foess (Honigman)  
Sheila Cockrel (Crossroads Consulting)  
Emmett Moten (Bagley Development Group, LLC)  
Ron McDonald (Avanath)  
Lynn Wiggins  
Mary Bennett King  
Patricia Dockery  
RIGLLC  
Tyson Gersh (Michigan Urban Farming Initiative)  
Joanne Warwick



### **Call to Order**

Mr. Razo called the meeting to order at 5:06 p.m.

Ms. Kanalos took a roll call of the CAC Members present.

### **Projects**

#### **North End Landing Brownfield Redevelopment Plan**

Mr. Vosburg noted that there were members of the public in attendance for this Plan, and asked if the DBRA Board would like to entertain public comment before taking action on this item. Mr. Razo stated that they could hear public comments for this project after Mr. Vosburg's presentation and before taking action on this item. Mr. Etheridge made a motion to receive public comment on the North End Landing Brownfield Plan prior to taking action on the item. Mr. Clay seconded the motion.

Mr. Vosburg presented the North End Landing Brownfield Redevelopment Plan.

#### **Project Introduction**

Avanath North End Parcel Owner I, LLC is the project developer ("Developer"). The project is a residential development across eleven (11) buildings expected to create a total of approximately one hundred seventy-seven (177) new rental apartments and flats as well as eight (8) for-sale townhomes. Two larger buildings will be traditional 3-4 story apartment buildings dedicated to senior living. The remaining buildings will be attached, stacked flats (2-story) containing 6-14 units. It is currently anticipated that construction will begin in early 2024 and that eligible activities will be completed within thirty-six (36) months thereafter. Each building is anticipated to be constructed over a 9-12-month period with construction beginning on 4 buildings in 2024, 3 buildings in 2025, and 4 buildings in 2026.

The total investment is estimated to be \$43.4 million. The Developer is requesting \$7,646,475.00 in TIF reimbursement.

There will be approximately 200 temporary construction jobs and approximately 4 permanent jobs are expected to be created by the project.

#### **Property Subject to the Plan**

The eligible property (the "Property") consists of twenty-five (25) parcels, which are bounded by Caniff Street to the north, I-75 to the east, E. Grand Boulevard to the south and Woodward Avenue to the west in North End neighborhood.

#### **Basis of Eligibility**

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) the Property is "Facilities" as defined by Act 381; or (d) adjacent and contiguous to a parcel that is a "Facility" as defined by Act 381.

#### **Eligible Activities and Projected Costs**

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include baseline environmental assessment activities, department specific activities, due care activities, site preparation, infrastructure improvements, interest, and the development, preparation and implementation of a brownfield plan and Act 381 Work Plan. The

eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

**COSTS TO BE REIMBURSED WITH TIF**

1. Environmental Assessment Activities	\$107,455.00
2. Due Care Activities	\$2,485,381.00
3. Demolition	\$367,552.00
4. Asbestos Assessment and Abatement	\$20,000.00
5. Site Preparation	\$181,497.00
6. Infrastructure Improvements	\$1,933,049.00
7. Stormwater Management	\$229,150.00
8. Brownfield Plan & Work Plan	\$60,000.00
9. Contingency (15%)	\$782,494.00
10. Interest	\$1,479,897.00
<b>Total Reimbursement to Developer</b>	<b>\$7,646,475.00</b>
11. Authority Administrative Costs	\$1,580,759.00
12. State Brownfield Redevelopment Fund	\$871,350.00
13. Local Brownfield Revolving Fund	\$3,718,155.00
<b>TOTAL Estimated Costs</b>	<b>\$13,816,739.00</b>

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which includes local and/or state approval of a Neighborhood Enterprise Zone (PA 147) and a Commercial Rehabilitation Act (PA 210) Tax Abatements.

Attached for the CAC's review and approval were three (3) resolutions: 1.) a resolution supporting the Plan in the event the Committee does not deem it necessary to conduct a CAC public hearing and 2.) a resolution authorizing a public hearing in the project area and 3.) a resolution authorizing a public hearing in the project area and to appoint up to two special CAC members. The public hearing may be held jointly with any public hearing conducted by the Detroit Brownfield Redevelopment Authority.

Mr. McDonald provided more information about the Developer including the development partners involved in the project including their experiences in other projects nationally specializing in affordable and workforce housing developments, as well as military housing development. Mr. McDonald added that the project includes the use of Detroit-based firms for the architecture and other services, the engagement with Detroit City Council President Sheffield's Office and the Housing and Revitalization Department regarding the use of Section 8 vouchers for the project, the design of the development to blend with the current housing structures in the community, the community engagement conducted for the project and the efforts to respond to concerns from the community including the inclusion of for-sale residential units, the addition of greenspace in the development, the creation of a \$100,000 fund for small businesses in the North End neighborhood, \$3,000 to the property owners adjacent to the Property for exterior improvements to their homes, programming for art in the area, and covered the anticipated construction timeline for the project including the phasing of the project so as to limit the impacts of the construction and the influx of new residential units, the inclusion of ADA compliant units, the anticipated rental rates for the affordable units

will be studios at \$1,050 per month and the two-bedroom units at \$1,500 per month, and the market rate studio units will be \$1,250 per month and the two-bedroom units will be \$2,200 per month.

Mr. Razo called for public comment for the North End Landing Brownfield Plan and stated that each person would receive two minutes to provide their public comment.

Ms. Dockery stated that she is a resident of the North End neighborhood and the Executive Director of Stafford House which is a nonprofit that operates in the North End, and that she supports Vanguard CDC and this project and how much work Vanguard CDC has performed in the area and that it is important to the neighborhood that it continues to be built and uplifted and urged the CAC to support the project.

Mr. Gersh stated that over 600 people who either live or own property in the North End signed a petition for the Detroit Land Bank Authority to hold off on selling the properties to the Developer until the Developer made changes to the development in partnership with the Lower North End Block Club, which did not happen and the land sale was pushed through approval and that a lot of the people involved in that petition have decided not to continue to speak up about their requests, and stated that the Developer purchased privately owned parcels above market value for the project and that the sale of those parcels is contingent on the project happening.

Ms. Bennett King stated she represents the North End Youth Improvement Council and has a long standing history in the North End neighborhood including the development of the Bennett Park by the City of Detroit, and that in the last couple of years she has been meeting with the Developer about the project and programming plans for the Park, and that she welcomes the much needed new residents and that the Property included in the project is an eyesore and that she is happy that the Developer will be redeveloping the Property and that over 2,000 signatures were provided in support of the project.

Ms. Warwick stated that the project would completely surround her property and that the project and related approvals have been conducted in secret and with insincere community engagement, and that there should have been a planning study conducted in the neighborhood.

Mr. Clay asked if there are any existing structures present on the Property and if any of the existing structures are occupied. Mr. McDonald stated that there are a couple of existing structures on the Property that will need to be demolished and that those structures are vacant.

Mr. Clay asked what the plans are for parking for the development. Mr. McDonald stated that there will be parking located behind the developments.

Mr. Clay asked if the new residential units will be designed to match the existing housing in the neighborhood. Mr. McDonald stated that the developments will have similar materials to the existing housing in the neighborhood to avoid too much of a contrast in design, and that the developments are planned to be comparative and compatible in scale to the existing housing in the area.

Mr. Clay asked for more information on Mr. McDonald's service in the U.S. Navy. Mr. McDonald stated that when he retired from the U.S. Navy, he was a Surface Warfare Officer.

Dr. Randall stated that there were several support letters included in the Plan, but that the majority of the letters had the same date and appeared to be a form letter.

Mr. Evans asked which companies have been hired so far and the plans to hire Detroit residents for the construction of the development. Mr. McDonald stated that the Developer has brought on TEG Environmental Services and Tekton Development, both of which are Detroit-based and minority-owned firms, and Spalding DeDecker for civil engineering services, and the construction management is being performed by a minority-owned company based in Irvine, California. Mr. McDonald added that there aren't any specific goals for hiring Detroit-based contractors.

Mr. Evans asked why the Developer chose to hire a California-based firm to perform the construction management for the project. Mr. McDonald stated that the Developer chose to hire a California-based firm to perform the construction management for the project because of the existing relationship and experience the Developer has working with the company on other projects and that they have not been chosen as the General Contractor for the project but has helped through the planning process for the construction of the project.

Mr. Evans asked if the Developer would be willing to reach out to Detroit-based companies for the construction of the project. Mr. McDonald confirmed that he would definitely be willing to reach out to Detroit-based companies for the construction of the project.

Mr. Osbern asked for more information on the community engagement conducted for the project. Mr. McDonald stated that the Developer has engaged extensively with community members including Mr. Gersh and Ms. Warwick, in addition to clock clubs in the neighborhood and responded to concerns from the community and made certain modifications to the project plans based on the feedback. Mr. McDonald stated that the parcels that were privately-owned and purchased by the Developer were not contingent on the project being constructed and that those parcels are now fully owned by the Developer.

Mr. Osbern asked how many meetings were held with the community. Mr. McDonald stated that there were several meetings and events held with the community about the project, both larger events and smaller meetings with fewer members of the community. Ms. Cockrel added that the Developer will continue to conduct community engagement while the project moves forward and that there are a number of people from the community that are unwilling to be vocal about the project because of the controversy that has surrounded the project.

Mr. Osbern asked for more information on how the information about the community meetings was sent to the community. Ms. Cockrel stated that the Developer went door-to-door in the area to provide notice, made phone calls through the outreach staff at Vanguard, and also sent emails to those with email addresses and internet access.

Ms. Osbern asked for more information on how the \$3,000 contribution to adjacent property owners was generated and how the money will be distributed. Mr. McDonald stated that because there will be the addition of new construction in the neighborhood, they wanted to enable the existing residents to make upgrades to the exterior of their homes, and that the General Contractor will be responsible for making the repairs to the homes eligible for the upgrades based on the proximity to the development.

Mr. Osbern asked if there is a plan in place to hire residents from the neighborhood for the construction of the project or if there will be a preference given to local companies through the bid process for the work. Mr. McDonald stated that there is not a specific plan in place at this point to hire residents from the neighborhood on the construction or to have a preference given for local companies through the bid process, but that there is a desire to hire as many local companies to complete the work as possible.

Mr. Evans requested that Mr. McDonald's contact information can be shared with the CAC so that the names of local companies can be shared with him and stated that he is happy to see a project in the North End but that it's important that people from the neighborhood be involved in the construction of the project in an area that hasn't seen this kind of investment in a long time.

Mr. Etheridge asked if the project has been through the design review process with the Planning and Development Department given the current zoning for the Property. Mr. McDonald stated that the project is currently undergoing site plan review with the Planning and Development Department and that there will likely be some zoning variances that will require approval.

Mr. Razo asked why there is a significant number of studio and one-bedroom units included in the project. Mr. McDonald stated that the unit mix for the project was based on market analysis for the area.

Mr. Osbern asked what the Developer has learned from the planning and community engagement processes for the project. Mr. McDonald stated that there is a learning curve through the planning and community engagement process for projects and that he hopes that for future projects the process will be shorter and more efficient to limit delays in the development.

Mr. Evans asked if the Property formerly had single-family homes and how the project addresses the need for family housing. Mr. McDonald stated that the project is a catalyst for future developments that can address the need for family housing and for-sale housing and that there is a significant amount of vacant land in the North End neighborhood that can be developed.

Mr. Franklin stated that the Property is located in close proximity to Wayne State University and that could have skewed the results of the market analysis that informed the decision to include a large number of studio and one-bedroom units.

Mr. Franklin asked what the permanent jobs are expected to be. Mr. McDonald stated that the permanent jobs to be created by the project are related to property management and maintenance.

Mr. Franklin asked for clarification about the parcels that were purchased from private owners. Mr. McDonald stated that there was no validity to the statement made during public comment regarding the parcels that were purchased from private owners about the payment for the land being contingent on the completion of the project.

Mr. Razo called for a motion regarding the North End Landing Brownfield Redevelopment Plan, as presented.

Dr. Randall made a motion to hold a public hearing for the North End Landing Brownfield Redevelopment Plan before voting on the Plan. Mr. Clay seconded the motion.

Mr. Razo opposed.

DBRA-CAC Resolution Code 23-03-317-01 was approved.

Mr. Osbern asked where the public hearing will be held. Mr. Vosburg stated that the public hearing will be held via Zoom.

### **Public Comment**

Mr. Razo called for general public comment and stated that each person would receive two minutes to provide their public comment.

Ms. Warwick stated that the North End Landing surrounds her property and that there should have been a planning study conducted by the City, and that the community engagement efforts made by Vanguard CDC did not include all members of the neighborhood and was not inclusive, and that she is not against development in the neighborhood, but that she does not agree with this development and the way the community engagement has been handled.

Mr. Gersh stated that he wanted to apologize if he misspoke in his prior public comment regarding the North End Landing project and that he believes his other criticisms of the project are accurate and hopes that his one mistake will not call into question the legitimacy of his other statements, and added that he has yet to meet any adjacent residents to the project that supports the plans for this project and that they have supported other development projects in the neighborhood.

Ms. Dockery stated that she has a lot of concerns about the North End Landing project and that she is upset that she feels left out of the community engagement conducted for the project, especially considering the location of her home adjacent to the project, and that she would like to know what can be done to change the project to make it more agreeable to the neighborhood.

Mr. Evans asked if Ms. Warwick and the members of the public who are opposed to the North End Landing project would be able to send their alternative proposals to the DBRA Staff for consideration. Mr. Vosburg

stated the Mr. Gersh provided some documentation to DBRA Staff to be included in the minutes for the meeting. Mr. Franklin stated that the public will be able to provide more feedback about the project at the public hearing for the project.

**Adjournment**

Citing no further business, on a motion by Mr. Osbern, seconded by Mr. Franklin, Mr. Razo adjourned the meeting at 6:57 p.m.

*Lower North End Block Club Request To Stop and/or Reject Vote on Sale of Parcels for Proposed Development 'North End Landing' by Vanguard CDC/Avanath Financial*

April 20th, 2021

Leaders of the Detroit Land Bank Authority

On behalf of the Lower North End Block Club in unity with over 500 community members from the greater North End community who have signed our petition, **we strongly oppose the sale or option granting of the DLBA /city-owned land that Avanath & Vanguard Community Development Corporation propose building on.**

We are an organized, reasonable, and pro-development group of community members. We have supported several developments in our neighborhood and willingly share development guidelines, attached to this letter<sup>1</sup>, for groups seeking the support of our Block Club for their development.

We oppose this specific development for several reasons:

- 1) **The proposed development would build 180 units of rental housing in a roughly 2 ½ block space, higher than the peak historical density of any space in the neighborhood.** A more spread out multifamily development across other parcels of land owned by Vanguard or the City of Detroit, that includes opportunities for ownership, is more suitable.
  - a. The Lower North End currently spans 23 blocks and contains approximately 100 households, the majority of which are owner occupied. The proposed development would nearly triple the total number of households in the Lower North End, and place all of the new residents in a 2 ½ block space.
  - b. The proposed development would also dramatically flip the Owner Occupant-to-Renter ratio, making our community a majority rental community overnight. With creative financing tools such as the *Downpayment Toward Equity Act of 2021*<sup>2</sup> on the horizon, we think there's real opportunity for developers and community groups to work together to help the people who live in the community to build wealth and directly prosper from the increased property values that new development will bring.
  - c. The development proposal would build those blocks up to a higher level of density than it has ever held historically by replacing the traditional mix of single-family and multifamily homes on a shared street with a massive multifamily development.
- 2) **The proposed development would involve the sale of DLBA and city-owned land that should be preserved for a Delores Bennett Park or other greenspace expansion.** The Delores Bennett Park is the crown jewel of the North End and members of the community have advocated for a greenspace expansion at every opportunity provided.
  - a. Vanguard's own Greenspace Planning Workshop from 2015 produced a plan<sup>3</sup> to expand athletic courts and streetscape improvements on this land. Vanguard's design proposal from 2015 is attached to this letter.

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<sup>1</sup> LNE Block Club CD Public Statement 2.26.20

<sup>2</sup> Downpayment Toward Equity Act of 2021

<sup>3</sup> 2015 Vanguard NE Greenspace Plan



*Lower North End Block Club Request To Stop and/or Reject Vote on Sale of Parcels for Proposed Development 'North End Landing' by Vanguard CDC/Avanath Financial*

- b. The city owned land next to Delores Bennett Park represents this community's best hope for public-private partnership or other community renewal opportunities like those downtown residents have enjoyed with the Detroit Riverwalk and Detroit Downtown Partnership park renewals.
  - c. Vanguard already owns an estimated 50+ vacant lots in the North End. The Detroit Land Bank Authority has close to 1,000 parcels in the North End. There are countless locations for a multifamily development in the North End that are not on top of our community's hope for a park expansion.
  - d. The most requested support from the Knight Foundation's recent engagement with our block club have been for improvements to Delores Bennett Park, including a park expansion and addition of a statue of Delores Bennett, the late matriarch of the North End. These improvements have been pursued by residents repeatedly over the years across various community planning documents including the Lower North End's own working masterplan<sup>4</sup>
  - e. Recent announcements of private investment and donations expanding outside of the downtown core and into Detroit's neighborhoods give our community new hope that this project can be accomplished. That hope would be destroyed by the city selling all of the land best suited for a park expansion to a developer.
- 3) **From the perspective of the community, it seems like minimal engagement and token concessions are being used to shove through a development proposal that the community strongly opposes.** The community engagement process that resulted in this development proposal is completely inadequate.
- a. The community's strong opposition is clear from the over 500 North End Residents who have rallied to sign the attached petition<sup>5</sup>, all of which was organized over the course of just 5 days during a pandemic. The willingness of our residents to put themselves in harm's way going door to door to collect signatures during a pandemic speaks to how strongly the community opposes the development.
  - b. As is clearly indicated by the attached map<sup>6</sup>, the residents and property owners immediately affected by the proposed development are overwhelmingly opposed to it.
  - c. Any community engagement whatsoever would have resulted in a starkly different development proposal. This should be clear from Vanguard's own community engagement from 2015 that produced a greenspace expansion plan where they now propose a multifamily development.
- 4) **Several "false dilemmas" are being used by persons representing the DLBA, the city, and the developers to push the development proposal, which erodes the trust of the community in the development partnership.**
- a. It has been repeatedly suggested that the community must accept "this development" or live in fear that there will be "no development." Rehabilitation of single family and multifamily homes and infill housing construction in the North End have been happening at an increasing rate for

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<sup>4</sup> Lower North End Master Plan

<sup>5</sup> Petition to Oppose Proposed Development 'North End Landing'

<sup>6</sup> North End Landing Petition Map by the Lower North End Block Club

*Lower North End Block Club Request To Stop and/or Reject Vote on Sale of Parcels for Proposed Development 'North End Landing' by Vanguard CDC/Avanath Financial*

years. If this development partnership is not willing to engage with the community on a suitable proposal, development will continue without them.

- b. It has been repeatedly claimed that the development cannot be built on any site other than the lots on Smith St adjacent to Delores Bennett Park because any other location would not be "transit oriented" enough and the new residents would not have access to transportation. Any resident of the North End is within walking distance of transit available on Woodward, and we are happy to show new residents how to walk from Oakland Ave to the bus stop, as many of us often do for work.

We are ready to provide some ideas on how the community, the city, and the developers could reach a common understanding on a development proposal we would support. An ideal outcome for the community would keep the best parts of the current proposal, which we do not take for granted:

- 1) A minority led development firm.
- 2) A multifamily development partner with a long-term interest in the community and the city.
- 3) The opportunity for some long term residents to personally benefit from selling their land to the developers.

Having stated that, we **absolutely oppose the sale or option granting of the DLBA /city-owned land that Avanath & Vanguard Community Development Corporation propose building on at this time.**

We are relying on you, as the representatives of us as community members and citizens, to exercise your authority on our behalf. Please listen to our unified voice and do not sell or grant the city-owned land on Smith St adjacent to Delores Bennett Park at this time.

Thank you for your time and consideration on this matter.

Respectfully,



Date Signed:

4/20/21

Lynnette Roberson,  
President, Lower North End Block Club  
734-377-9282 - [netteroberson@gmail.com](mailto:netteroberson@gmail.com)  
643 Horton St. Detroit, MI 48202

*Summary of Community Feedback on Revised Development Proposal 'North End Landing' by Avanath Financial/Vanguard CDC*

September 1st, 2021

From July 21st through August 21st, the Lower North End Block Club distributed a survey to the residents of the Lower North End. The purpose of the survey was to:

1. Acknowledge the resident feedback to the [Original North End Landing Plan \(NEL 1\)](#), which was informed by over 600 community members' [Petition Campaign](#) opposing the sale of the DLBA lots for the development.
2. Present the changes made to the Original North End Landing Plan by the Developer (Avanath) based on that feedback via the [Revised North End Landing Plan \(NEL 2\)](#).
3. Capture the community's general feedback on the revised plan and to establish an objective order-of-priority of that feedback, which would be used to inform terms of endorsement by the block club.

**Survey Design/Background:**

Due to the complex nature of neighborhood development, which often has many moving parts, we felt it was important to highlight the specific changes that had been made between NEL 1 and NEL 2 in the survey itself. We included the original and revised site plans. We also included a summary of the changes between the proposals.

Additionally, due to the intensity with which the community responded to the original proposal, we felt it was important to summarize/acknowledge the feedback the community provided to NEL 1. The intention here was to make it easier for people to understand how the changes to NEL 1 had been informed by feedback provided by the community. We also hoped that by emboldening their feedback, it would help people feel like the survey was a continuation of the engagement process as opposed to starting from scratch; we wanted to make sure that the community understood that their feedback on NEL 1 had been heard.

We chose to dedicate a unique section of the survey to each of the core issues the community had with NEL 1.. These points of feedback are captured in the [LNE Block Club's 4-20-21 letter to the DLBA](#), and include concerns around *density, lack of for-sale housing, greenspace, parking, where the profits go, the aesthetics of the project, etc.*

Within each section, we wanted to establish how people felt about how the changes made in NEL 2 impacted their initial concern regarding the issue.. We used 5-point Likert scales to establish the intensity of their feelings, which included "really positive", "positive", "neutral", "negative", and "really negative" response options.

Based on initial feedback to a draft of the survey from a handful of community members, we also chose to include a free response option to each section. The community felt it was important that their literal thoughts were included in the survey results.

In the next section of the survey we asked the community to rank the importance of each issue in and of itself via a likert scale table and relative to each other via a forced choice ranking. The intention here was to understand how important each issue was to the community and separate what the order of priority was for each issue.

We also included a general free response section that asked the community to tell us something they liked and didn't like about the development in general. Additionally, we asked the community what the single most important thing they wanted us to know about how they felt about NEL 2. The purpose of these questions was to capture any reactions to the development that didn't fall within the core issues.

Finally, to assess the internal validity of the survey (to establish whether or not the community felt the survey adequately captured their feelings about the development) we included a section for survey feedback.

*Summary of Community Feedback on Revised Development Proposal 'North End Landing' by Avanath Financial/Vanguard CDC*

Summary of Survey Results:

The full results of the survey are available at the following link:  
[https://docs.google.com/forms/d/1eDISHdGO2-eTcauxew\\_G6VMIFhhBPJYrqSTXqfwm4A/viewanalytics](https://docs.google.com/forms/d/1eDISHdGO2-eTcauxew_G6VMIFhhBPJYrqSTXqfwm4A/viewanalytics)

Our survey of resident feedback on the proposed development revealed that residents rated **overall density of the development, lack of for-sale homes, and preservation of greenspace** as the concerns that were the most important to them.

- 1) **Residents are deeply concerned about the overall density of the development.** 64.7% of respondents evaluated the development as “too dense,” with 43.1% evaluating it as “way too dense.” Only 5.9% felt it should be more dense. 25.5% felt neutral about the density.
  - a. The Lower North End currently spans 23 blocks and contains approximately 100 households. The proposed development would nearly triple the total number of households in the Lower North End, and place all of the new residents in a 2 ½ block space.
  - b. Several other survey responses indicated that residents were concerned about neighborhood streets being effectively converted into parking lots, as the development proposal does not include adequate parking for all residents. Respondents elaborated that the streets are often parked block-to-block with cars using the Delores Bennett park already.
  - c. To satisfy residents' concerns about density, we request that exclusive of senior housing apartments, **no single block or street in the development proposal be built to include more than 20 new residential housing units.**
  - d. Meeting the above request would require a reduction of X units on Smith Street and X units on the block between Custer, Brush, and Smith.
  
- 2) **Residents are overwhelmingly concerned about the lack of home ownership opportunity for residents of the new development.** An overwhelming 88.2% of residents believe that the number of for-sale units in the new development ought to be increased, with 74.5% requesting “a lot more for sale units. 7.8% were neutral. **0% of respondents said they liked or really liked that 100% of the development was rentals** (though 4% indicated doubts about a for-sale market).
  - a. The maximum number of for-sale units Avanath has considered constructing is 6, compared to 172 rental units.
  - b. To satisfy residents' concerns about home ownership opportunity, we request that exclusive of senior housing apartments, **50% of all other housing units be constructed for the purpose of being sold.**
  - c. While the details of the 6 for-sale units to be built by Jason Jones of Tekton development weren't mentioned in the survey (due to the block club not receiving any information about the units until after the survey had been distributed), initial feedback to the idea has been very positive. We propose that Tekton scale up their for-sale housing initiative across the entirety of the DLBA owned land on Smith St.



*Summary of Community Feedback on Revised Development Proposal 'North End Landing' by Avanath Financial/Vanguard CDC*

- d. With creative financing tools such as the *Downpayment Toward Equity Act of 2021*<sup>1</sup> on the horizon, we think there's real opportunity for developers and community groups to work together to help the people who live in the community to build wealth and directly prosper from the increased property values that new development will bring.
- 3) **Residents are concerned about the preservation of greenspace.** 78.5% of residents advocated for the preservation of greenspace for a park expansion, with 70% advocating for more greenspace to be specifically included in the development proposal.
- a. Survey respondents' requests for greenspace are closely linked to their concerns about density and parking. The overarching concern is that the development packs too many housing units into an area under-served by adequate parking and community spaces.
  - b. The city owned land next to Delores Bennett Park represents this community's best hope for public-private partnership or other community renewal opportunities like those downtown residents have enjoyed with the Detroit Riverwalk and Detroit Downtown Partnership park renewals.
  - c. **Spreading the development out to include vacant land owned by Vanguard in the Oakland avenue corridor in lieu of the city land bordering the Delores Bennett park** would mitigate residents' concerns about density and greenspace.\

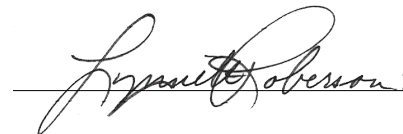
We are ready to provide some ideas on how the community, the city, and the developers could reach a common understanding on a development proposal we would support. An ideal outcome for the community would keep the best parts of the current proposal, which we do not take for granted:

- 1) A minority led development firm.
- 2) A multifamily development partner with a long-term interest in the community and the city.
- 3) The opportunity for some long term residents to personally benefit from selling their land to the developers.

Having stated that, we **absolutely oppose the sale or option granting of the DLBA /city-owned land that Avanath & Vanguard Community Development Corporation propose building on at this time.**

We are relying on you, as the representatives of us as community members and citizens, to exercise your authority on our behalf. Please listen to our unified voice and do not sell or grant the city-owned land on Smith St adjacent to Delores Bennett Park at this time.

Thank you for your time and consideration on this matter.  
Respectfully,

A handwritten signature in black ink, appearing to read 'Lynnette Roberson', is written over a horizontal line.

Date Signed: 9/1/21  
Lynnette Roberson,  
President, Lower North End Block Club  
734-377-9282 - [netteroberson@gmail.com](mailto:netteroberson@gmail.com)

---

<sup>1</sup> Downpayment Toward Equity Act of 2021



*Summary of Community Feedback on Revised Development Proposal 'North End Landing' by Avanath  
Financial/Vanguard CDC*

643 Horton St. Detroit, MI 48202

PETITION TO OPPOSE PROPOSED DEVELOPMENT "NORTH END LANDING"

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Anschutz. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in (and property owners owning property in) the area located between F Grand Blvd. to Chandler St and Woodward to Oakland Ave.

The Lower North End Block Club reviewed the current development proposal on 3/1/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and 4/8/21 remain strongly opposed to the development.

The Lower North End Block Club is a development-friendly block club that has endorsed several proposed developments since its inception. The membership of the Lower North End Block Club is available to review and endorse a revised development proposal at any block club meeting, which is in accordance with bylaws and the first Monday of each month. Meetings are held via Google Meet and are open to the public. The permalink to access the meetings is most google.com/far-pp-qa. The next 6 consecutive block club meetings will take place on 5/9/21, 6/2/21, 6/21/21, 6/22/21, 6/29/21, and 7/6/21.

We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

1. Not sell the following properties to Anschutz and/or Vanguard Community Development Corporation: 239 South, 247 South, 271 South, 277 South, 299 South, 301 South, 307 South, 313 South, 319 South, 325 South, 779 South, 828 South, 832 South, 803 South, 7718 South, 7719 South, 7741 South, 7753 South, 830 Chandler, 533 F. Bethune, 539 F. Bethune, 543 F. Bethune, 549 F. Bethune, 551 F. Bethune, 553 F. Bethune, 561 F. Bethune for the time being.
2. Forgo any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

**WARNING:** A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.

Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
Linda Boyd	Linda Boyd	445 South St	48202	4/18/21		
Victoria Smith	Victoria Smith	515 South St	48202	4/18/21		
MATTIE COCHRAN	Mattie P. Cochran	515 South	48202	4/19/21		
Dwaine Neely II	Dwaine Neely II	556 Smith	48202	4/19/21		
Norrie Nealey	Norrie Nealey	556 Smith	48202	4/19/21		
BANIKHA JONES	Banikha Jones	416 E Bethune	48202	4/23/21		
Andrew Arends	A. Arends	263 E Bethune	48202	4/13/21		
Gay Williams	Gay Williams	930 Clay	48211	4/22/21		
Ronald Glover	Ronald Glover	442 Chandler	48202	4/14/21		
Ronald Glover	Ronald Glover	442 Chandler	48202	4/14/21		

**CIRCULATOR:** Do not sign or date certificate until after circulating petition.  
 Signature: Joanne Warrick  
 Date of signing: April 17, 2021  
 Printed name: Joanne Warrick  
 Street Address or Rural Route: 244 Smith  
 City, State, Zip: Detroit, MI 48202  
 County: USA

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2025  
 Acting in the County of Wayne  
 4-17-21

PETITION TO OPPOSE PROPOSED DEVELOPMENT "NORTH END LANDING"

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2. Forgo any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

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Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
Tyrone Maskey	Tyrone Maskey	452 Chandler	48202	4/14/21		1977
Elizabeth Watkins	Elizabeth Watkins	417 Mt Vernon	48202	4/14/21		39
RONALD SIMMONS	Ronald Simmons	437 Horizon	48208	4-16-21		4140
BEEDEE W BOYD	Bee Dee Boyd	445 South St	48202	4/16/21		0335
Rosal Flaw	Rosal Flaw	550 Smith	48202	4-17-21		74
David Smith	David Smith	7818 Monroe	48201	4/17/21		
Alex Slater	Alex Slater	654 Mt Vernon	48202	4/17/21		
EUNICE RAYMOND	Eunice Raymond	946 Marston St.	48211	4/17/21		
Deborah Hargrave	Deborah Hargrave	927 Marston	48211	4/17/21		
Louise Beck	Louise Beck	927 Marston	48211	4/17/21		

**CIRCULATOR:** Do not sign or date certificate until after circulating petition.  
 Signature: Joanne Warrick  
 Date of signing: April 17, 2021  
 Printed name: Joanne Warrick  
 Street Address or Rural Route: 244 Smith  
 City, State, Zip: Detroit, MI 48202  
 County: USA

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2025  
 Acting in the County of Wayne  
 4-17-21

mosley@att.net



**PETITION TO OPPOSE PROPOSED DEVELOPMENT 'NORTH END LANDING'**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Avianth. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in land property owners owning property in the area located between E Grand Blvd to Chandler St and Woodward to Oakland Ave.

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2. Postpone any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

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# Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1. Mikayla Bowen	<i>Mikayla Bowen</i>	16107 Stehelin	48219	4-17-21		
2. Lower North End Block Club	<i>Louis W. Clark</i>	1410 Washington	48226	4-17-21		
3. Ani Gngonin	<i>Ani Gngonin</i>	1630 W. Michigan	48206	4-17-21		
4. Monique Becey	<i>Monique Becey</i>	1960 Hazelwood	48206	4-17-21		
5. Elise Weir	<i>Elise Weir</i>	1960 Hazelwood	48206	4-17-21		
6. Sarah Carley	<i>Sarah Carley</i>	5855 4th St	48202	4/17/21		
7. Amanda Nordin	<i>Amanda Nordin</i>	4202 2nd Ave	48201	4/17/21		
8. Israel Nordin	<i>Israel Nordin</i>	4202 2nd Ave	48201	4/17/21		
9. Matt G. Gimes	<i>Matt G. Gimes</i>	1475 Burns	48214	4/17/21		
10. Eleanor Schroeder	<i>Eleanor Schroeder</i>	1475 Burns	48214	4/17/21		

**CIRCULATOR:** The undersigned certifies that he or she is 18 years of age or older and a United States citizen; that each signature on the petition was signed by him or her personally; that he or she has neither caused nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once; and that, to the best of his or her knowledge and belief, each signature on the petition is the true signature of the person purporting to sign the petition, the person signing the petition was at the time of signing a registered elector of the city or township in which the petition is being signed, and the elector was qualified to sign the petition.

If the circulator is not a member of the Michigan State Bar, the circulator shall make a cross or check mark on the line provided adjacent to each signature on this petition sheet to indicate and the signatures will not be counted by a filing official. By making a cross or check mark on the line provided, the undersigned certifies that he or she is not a member of the Michigan State Bar and agrees to accept the jurisdiction of this state for the purpose of any legal proceeding or hearing that concerns a petition sheet executed by the circulator and agrees that legal process served on the secretary of state or a designated agent of the secretary of state has the same effect as if personally served on the circulator.

**WARNING:** A circulator knowingly making a false statement in the above certificate, a person not a circulator who signs on a circulator, or a person who signs a name other than his or her own is violating the provisions of the Michigan election law.

**CIRCULATOR - Do not sign or date certificate until after circulating petition.**

Signature: *Lesley D. Pizzuto*  
 Date of signing: 4-17-21  
 Printed name: Lesley D. Pizzuto  
 Street Address or Rural Route: 7400 Colburn  
 City, State, Zip: Detroit MI 48211  
 County: Wayne

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of Wayne

*4-17-21*

**PETITION TO OPPOSE PROPOSED DEVELOPMENT 'NORTH END LANDING'**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Avianth. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in land property owners owning property in the area located between E Grand Blvd to Chandler St and Woodward to Oakland Ave.

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# Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1. Mary E. Van	<i>Mary E. Van</i>	557 Mt. Vernon	48202	4/17/21		
2. Marlene Van	<i>Marlene Van</i>	557 Mt. Vernon	48202	4/17/21		
3. Kurt Silatnik	<i>Kurt Silatnik</i>	515 Mt. Vernon	48202	4-17-21		
4. Dalton Henderson	<i>Dalton Henderson</i>	408 Mt. Vernon	48202	4/17/21		
5. Charlie Morton	<i>Charlie Morton</i>	408 Mt. Vernon	48202	4/17/21		
6. Todd Flores	<i>Todd Flores</i>	408 Mt. Vernon	48202	4/17/21		
7. Elizabeth Warkie	<i>Elizabeth Warkie</i>	417 Mt. Vernon	48202	4/17/21		
8. Shelby Robinson	<i>Shelby Robinson</i>	417 Mt. Vernon	48202	4/17/21		
9. Motayeh Veron	<i>Motayeh Veron</i>	217 Mt. Vernon	48202	4/17/21		
10. GERRIE McMillen	<i>GERRIE McMillen</i>	217 Mt. Vernon	48202	4/17/21		

**CIRCULATOR:** The undersigned certifies that he or she is 18 years of age or older and a United States citizen; that each signature on the petition was signed by him or her personally; that he or she has neither caused nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once; and that, to the best of his or her knowledge and belief, each signature on the petition is the true signature of the person purporting to sign the petition, the person signing the petition was at the time of signing a registered elector of the city or township in which the petition is being signed, and the elector was qualified to sign the petition.

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**CIRCULATOR - Do not sign or date certificate until after circulating petition.**

Signature: *Shelby Robinson*  
 Date of signing: 4-20-21  
 Printed name: Shelby Robinson  
 Street Address or Rural Route: 417 Mt. Vernon  
 City, State, Zip: Detroit MI 48202  
 County: Wayne

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of Wayne

*4-20-21*



**PETITION TO OPPOSE PROPOSED DEVELOPMENT 'NORTH END LANDING'**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed off housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Avanth. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community is directly affected by the development proposed. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in land property owners owning property in the area located between E Grand Blvd. to Chandler St. and Woodward to Oakland Ave.

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2. Prolong any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

**WARNING:** A person who knowingly signs this petition more than once, or signs a name other than his or her own in violating the provisions of the Michigan election law.

# Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year
1. RONNIE L. FOSTER	<i>Ronnie Foster</i>	573 E. Bethune	48202	4/14/21
2. DeAngelo White	<i>DeAngelo White</i>	717 St Antoine	48202	4/14/21
3. DAVID COLEMAN	<i>David Coleman</i>	7577 St Antoine	48202	4/14/21
4. CLAYTON C. JONES	<i>Clayton Jones</i>	7501 St Antoine	48202	4/14/21
5. David White	<i>David White</i>	7505 St Antoine	48202	4/14/21
6. JAMES FURLEY JR.	<i>James Furley Jr.</i>	7501 St Antoine	48202	4/14/21
7. Virginia Thomas	<i>Virginia Thomas</i>	7505 St Antoine	48202	4/14/21
8. Ron Hurd	<i>Ron Hurd</i>	7519 St. Antoine	02	4/14/21
9. Michael Martin	<i>Michael Martin</i>	600 E. Bethune	48202	4/14/21

**CERTIFICATE OF CIRCULARITY:** The undersigned circulator of the above petition asserts that he or she is 18 years of age or older and a United States citizen, that each signature on the petition was signed in his or her presence, that he or she has neither received nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once, and that, to his or her best knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was at the time of signing a registered elector of the city or township listed on the heading of the petition, and the elector was qualified to sign the petition.

If the circulator is not a resident of Michigan, the circulator shall make a sworn or checked mark on the line provided otherwise each signature on this petition shall be void and the signatures will not be counted by a filing official. By making a sworn or checked mark on the line provided, the undersigned circulator asserts that he or she is not a resident of Michigan and agrees to accept the jurisdiction of this state for the purpose of any legal proceeding or hearing that concerns a petition that is created by the circulator and agrees that legal process served on the secretary of state or a department agent of the secretary of state has the same effect as if personally served on the circulator.

**WARNING:** A circulator knowingly making a false statement in the above certificate, a person not a circulator who signs as a circulator, or a person who signs a name other than his or her own as a circulator is guilty of a misdemeanor.

**CIRCULATOR:** Do not sign or date certificate until after circulating petition.

Signature: *Michael Martin*  
 Date of signing: 4/14/21  
 Printed name: Michael Martin  
 Street Address or Rural Route: 600 E. Bethune  
 City, State, Zip: Detroit, MI 48202  
 County: Wayne

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2023  
 Acting in the County of Wayne

*[Signature]* 4-14-21

**PETITION TO OPPOSE PROPOSED DEVELOPMENT 'NORTH END LANDING'**

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The Lower North End Block Club reviewed the current development proposal on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and 4/8/21 remains strongly opposed to the development.

The Lower North End Block Club is a development-friendly block club that has endorsed several proposed developments since its inception. The membership of the Lower North End Block Club is available to review and endorse a revised development proposal at any block club meeting, which in accordance with bylaws are held the first Monday of each month. Meetings are held via Google Meet and are open to the public. The portalink to access the meetings is most google.com/join-qr-ips. The next 6 consecutive block club meetings will take place on 5/3/21, 6/7/21, 7/5/21, 8/2/21, 9/6/21, and 10/4/21.

We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

1. Not sell the following properties to Avanth and/or Vanguard Community Development Corporation: 239 South, 267 South, 271 South, 277 South, 299 South, 303 South, 307 South, 313 South, 319 South, 325 South, 7719 Brook, 328 South, 312 South, 306 South, 403 South, 7718 Brook, 7719 Brook, 7741 Brook, 7743 Brook, 330 Chandler, 325 E. Bethune, 333 E. Bethune, 343 E. Bethune, 353 E. Bethune, 363 E. Bethune for the time being.
2. Prolong any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

**WARNING:** A person who knowingly signs this petition more than once, or signs a name other than his or her own in violating the provisions of the Michigan election law.

# Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year
1. Lucille Adams	<i>Lucille Adams</i>	339 Josephine St	48202	4/18/21
2. Sherry Nash	<i>Sherry Nash</i>	234 Melbourne	48202	4/18/21
3. Richard Pratt	<i>Richard Pratt</i>	260 Melbourne	48202	4/18/21
4. Doreen Isaacson	<i>Doreen Isaacson</i>	242 Melbourne	48202	4/18/21
5. David Brown	<i>David Brown</i>	104 Melbourne	48202	4/18/21
6. Jessica Hawkins	<i>Jessica Hawkins</i>	140 Melbourne	48202	4-18-21
7. Angela Saunders	<i>Angela Saunders</i>	251 Melbourne	48202	4-18-21
8. Dominick Mayo	<i>Dominick Mayo</i>	426 Melbourne	48202	4-18-21
9. Maxwell Capasso	<i>Maxwell Capasso</i>	499 Melbourne	48202	4/18/21
10. Mark Bettendorf	<i>Mark Bettendorf</i>	431 Melbourne	48202	4/18/21

**CERTIFICATE OF CIRCULARITY:** The undersigned circulator of the above petition asserts that he or she is 18 years of age or older and a United States citizen, that each signature on the petition was signed in his or her presence, that he or she has neither received nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once, and that, to his or her best knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was at the time of signing a registered elector of the city or township listed on the heading of the petition, and the elector was qualified to sign the petition.

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**CIRCULATOR:** Do not sign or date certificate until after circulating petition.

Signature: *Maxwell Capasso*  
 Date of signing: 4-20-21  
 Printed name: Maxwell Capasso  
 Street Address or Rural Route: 499 E. Bethune  
 City, State, Zip: Detroit, MI 48202  
 County: Wayne

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2023  
 Acting in the County of Wayne

*[Signature]* 4-20-21

PETITION TO OPPOSE PROPOSED DEVELOPMENT 'NORTH END LANDING'

**Background & Purpose:** the purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Avamark. The proposed development as of April 2021 includes 180 rental properties, primarily on Smith St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in (and property owners owning property in) the area located between E Grand Blvd. to Chandler St. and Woodward to Oakland Ave.

The Lower North End Block Club reviewed the current development proposal on 3/17/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/17/21, 3/23/21, 3/31/21, 4/5/21, and 4/8/21 remain strongly opposed to the development.

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We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

1. Not sell the following properties to Avamark and/or Flagstaff Community Development Corporation: 259 Smith, 267 Smith, 271 Smith, 277 Smith, 299 Smith, 303 Smith, 307 Smith, 313 Smith, 319 Smith, 325 Smith, 7719 Brush, 328 Smith, 312 Smith, 306 Smith, 403 Smith, 7718 Brush, 7719 Brush, 7743 Brush, 330 Chandler, 325 E. Beaubien, 329 E. Beaubien, 343 E. Beaubien, 345 E. Beaubien, 355 E. Beaubien, 361 E. Beaubien for the time being.
2. Postpone any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

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#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Phone (optional)
1	Ronell Williams	Ronell Williams	571 Marston	48202	4/16/21	
2	MARILEE THOMAS	Marilee Thomas	545 MARSTON	48202	4/19/21	
3	Teresa Diehl	Teresa Diehl	503 Marston	48202	4/18/21	
4	Johanna Gaudy	Johanna Gaudy	623 Marston	48202	4/18/21	35
5	Brandi Poole	Brandi Poole	645 Marston	48202	4-18-2021	
6	James Jay	James Jay	632 Marston	48202	4/18/21	45
7	Lauren Williams	Lauren Williams	603 Mount Vernon	48202	4/19/21	59
8	Tonye Hardeman	Tonye Hardeman	520 Melbourne	48202	4/18/21	2
9	Ronald Williams Jr	Ronald Williams Jr	508 Melbourne	48202	4/18/21	
10	Khalia Fielder	Khalia Fielder	450 Melbourne	48202	4/18/21	93-570-1114

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**CIRCULATOR - Do not sign or date certificate until after circulating petition**

Signature: *Tyson Gersh*  
 Date of signing: 4-20-21  
 Printed name: TYSON GERSH  
 Street Address or Rural Route:  
 City, State, Zip:  
 County:

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2025  
 Acting in the County of Wayne  
 4-20-21

PETITION TO OPPOSE PROPOSED DEVELOPMENT 'NORTH END LANDING'

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#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Phone (optional)
1	Jermiyah Johnson	Jermiyah Johnson	655 Mt. Vernon	48202		
2	Dylan Watson	Dylan Watson	654 Mt. Vernon	48202		328
3	Erica J. Story	Erica Story	603 Mt. Vernon	48202		
4	Jane Robinson	Jane Robinson	520 Mt. Vernon	48202		829
5	Charlotte Oliver	Charlotte Oliver	508 Mt. Vernon	48202		
6	LARRY ASHBURN	Larry Ashburn	562 Mt. Vernon	48202		4
7	Chiketa Mitchell	Chiketa Mitchell	562 Mt. Vernon	48202		
8	Amelia Lockwood	Amelia Lockwood	550 Mt. Vernon	48202		3
9	Michelle Van Tard	Michelle Van Tard	539 Mt. Vernon	48202		008
10	Michelle Van Tard	Michelle Van Tard	527 Mt. Vernon	48202		013-281-0202

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Signature: *Tyson Gersh*  
 Date of signing: 4-20-21  
 Printed name: TYSON GERSH  
 Street Address or Rural Route:  
 City, State, Zip:  
 County:

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2025  
 Acting in the County of Wayne  
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#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Phone (optional)
1	Shunora Mayo	<i>Shunora Mayo</i>	426 Melbourne	48202	4/18/21	
2	Jehanna Lloyd	<i>Jehanna Lloyd</i>	509 Concord	48202	4/18/21	
3	TYRONA DUNE DAVISON	<i>Tyrona Dune Davison</i>	2942 Highland	48202	4/18/21	
4	Leahna Chandler	<i>Leahna Chandler</i>	509 Marston St	48202	4/18/21	
5	Miranda Chandler	<i>Miranda Chandler</i>	509 Marston St	48202	4/18/21	
6	Sh'Nya Wagoner	<i>Sh'Nya Wagoner</i>	327 Philadelphia	48202	4/18/21	
7	Charity Nelson	<i>Charity Nelson</i>	536 Marston	48202	4/18/21	
8	ROBERT J WILSON	<i>Robert J Wilson</i>	630 MARSTON	48202	4/18	
9	CARL FARMAN	<i>Carl Farman</i>	630 MARSTON	48202	4/18	
10	JIM DENVER	<i>Jim Denver</i>	675 MOUNT VERNON	48202	4/18/21	

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**CERTIFIER:** Do not sign or date certificate until after circulating petition.  
 Signature: *Tyson Gersh*  
 Date of signing: 4-20-21  
 Printed name: TYSON GERSH  
 Street Address or Mailing Address:  
 City, State, Zip:  
 County:

TYSON GERSH  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of Wayne  
*Tyson Gersh*  
 4-20-21

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#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1	CAROLYN CAMPBELL	<i>Carolyn Campbell</i>	4725 CONCORD	48207			
2	Arjuro Ibragim	<i>Arjuro Ibragim</i>	3702 Cicero	48210			
3	Regina Acosta	<i>Regina Acosta</i>	1692 Freeland	48235	4/16/21		
4	JEREMY GILLIARD	<i>Jeremy Gilliard</i>	1600 Artisan	48207			
5	GRANICA PERAZICH	<i>Grancia Perazich</i>	1141 Holcomb	48214	4/16/21		
6	Thomas Scott	<i>Thomas Scott</i>	41102 Highland/Kelley Avenue				
7	Heather Hurley	<i>Heather Hurley</i>	1430 Somerset	48230	4/16/21		
8	Mariosa Robinson	<i>Mariosa Robinson</i>	2183 Central Ave	48209	4/16/21		
9	Derrion Alexander	<i>Derrion Alexander</i>	4109 14th St	48228	4/20/21		
10	Marsue Moore	<i>Marsue Moore</i>	48201 15150	48201	4/20/21		

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 Signature: *Tyson Gersh*  
 Date of signing: 4-20-21  
 Printed name: TYSON GERSH  
 Street Address or Mailing Address:  
 City, State, Zip:  
 County:

TYSON GERSH  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of Wayne  
*Tyson Gersh*  
 4-20-21

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# Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Phone (optional)
1. Lynnette Roberson	<i>Lynnette Roberson</i>	643 Horton	48202	4/14/21	
2. Silvester Robinson	<i>Silvester Robinson</i>	7852 Milwaukee	48211	4/14/21	
3. Tim Harper	<i>Tim Harper</i>	607 W.	48202	4/14/21	
4. MONICA FERNER	<i>Monica Ferner</i>	303 HORTON	48202	4.14.21	
5. ROBERT ORDIANT	<i>Robert Ordiant</i>	303 HORTON	48202	4.14.21	
6. Emily Steffen	<i>Emily Steffen</i>	2831 E Grand	48211	4.14.21	
7. Grauling Roberson	<i>Grauling Roberson</i>	83 Horton St	48202	4/14/21	
8. ELISE DELHARD	<i>Elise Delhard</i>	300 Custer	48202	4/14/21	
9. Cayle Phillips	<i>Cayle Phillips</i>	532 Horton	48202	4/14/21	
10. Jeannette Washington	<i>Jeannette Washington</i>	655 Horton	48202	4/14/21	48202

**WITNESSES:** The undersigned certifier of the above petition asserts that he or she is 19 years of age or older and a United States citizen, that no signature on the petition was signed in his or her presence, that he or she has neither carried nor permitted a person to sign the petition more than once, and that he or she has no knowledge of a person signing the petition more than once, and that, to his or her best knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was at the time of signing a registered elector of the city or township listed on the heading of the petition, and that he or she has qualified to sign the petition.

If the certifier is not a resident of Michigan, the certifier shall make a sworn or check mark on the line provided otherwise each signature on this petition shall be invalid and the signatures will not be counted by a filing official. By making a sworn or check mark on the line provided, the undersigned certifier asserts that he or she is not a resident of Michigan and agrees to accept the jurisdiction of this state for the purpose of any legal proceeding or hearing that concerns a petition filed executed by the certifier and agrees that legal process served on the certifier of state or a designated agent of the secretary of state has the same effect as personally served on the certifier.

**WARNING:** A certifier knowingly making a false statement in the above certificate, a person not a certifier who signs as a certifier, or a person who signs a name other than his or her own is guilty of a misdemeanor.

**CIRCULATOR - Do not sign or affix certificate until after circulating petition.**

Signature: *Lynnette Roberson*  
 Date of signing: 4/20/21  
 Printed name: LYNNETTE ROBERSON  
 Street Address or Rural Route:  
 City, State, Zip:  
 County:

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2023  
 Acting in the County of Wayne

**PETITION TO OPPOSE PROPOSED DEVELOPMENT 'NORTH END LANDING'**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being prepared by Vanguard Community Development Corporation in partnership with Avameth. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in land property owners owning property in the area located between F Grand Blvd to Chandler St and Woodward to Oakland Ave.

The Lower North End Block Club reviewed the current development proposal on 3/1/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and 4/8/21 remain strongly opposed to the development.

The Lower North End Block Club is a development-friendly block club that has endorsed several proposed developments since its inception. The membership of the Lower North End Block Club is available to review and endorse a revised development proposal at any block club meeting, which in accordance with bylaws are held the first Monday of each month. Meetings are held via Google Meet and are open to the public. The permalink to access the meetings is most.google.com/jan-epj-qj-a. The next 6 consecutive block club meetings will take place on 5/3/21, 6/7/21, 7/5/21, 8/2/21, 9/6/21, and 10/12/21.

We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

1. Not sell the following properties to Avameth and/or Vanguard Community Development Corporation: 239 South, 267 South, 271 South, 277 South, 299 South, 303 South, 307 South, 313 South, 319 South, 325 South, 7719 Huron, 328 South, 342 South, 306 South, 403 South, 7718 Huron, 7719 Huron, 7741 Huron, 7742 Huron, 330 Chandler, 329 E. DeWitt, 333 E. DeWitt, 343 E. DeWitt, 353 E. DeWitt, 363 E. DeWitt for the time being.
2. Postpone any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

**WARNING: A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.**

# Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Phone (optional)
1. Nicholas Milner	<i>Nicholas Milner</i>	100 Chandler St.	48202	4-14-21	
2. Carlos Pizarro	<i>Carlos Pizarro</i>	100 Chandler St.	48202	4/14/21	
3. Syed Hussain	<i>Syed Hussain</i>	100 Chandler St.	48202	4/14/21	
4. Dana Mae	<i>Dana Mae</i>	100 Chandler St.	48202	4/14/21	
5. Ladani Ledesma	<i>Ladani Ledesma</i>	207 Chandler	48202	4/14/21	
6. LEAH BARNETT	<i>Leah Barnett</i>	207 CHANDLER	48202	4/14/21	
7. MATRICK SUEMAN	<i>Matrick Sueman</i>	209 CHANDLER	48202	4/14/21	
8. KAO HWAEE	<i>Kao Hwaee</i>	2040 East Olymp Blvd	48202	4/20/21	

**WITNESSES:** The undersigned certifier of the above petition asserts that he or she is 19 years of age or older and a United States citizen, that no signature on the petition was signed in his or her presence, that he or she has neither carried nor permitted a person to sign the petition more than once, and that he or she has no knowledge of a person signing the petition more than once, and that, to his or her best knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was at the time of signing a registered elector of the city or township listed on the heading of the petition, and that he or she has qualified to sign the petition.

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**WARNING:** A certifier knowingly making a false statement in the above certificate, a person not a certifier who signs as a certifier, or a person who signs a name other than his or her own is guilty of a misdemeanor.

**CIRCULATOR - Do not sign or affix certificate until after circulating petition.**

Signature: *Tyson Gersh*  
 Date of signing: 4-21-21  
 Printed name: Tyson Gersh  
 Street Address or Rural Route: 600 E. Cochran  
 City, State, Zip: Detroit MI 48202  
 County: Wayne

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2023  
 Acting in the County of Wayne

*Tyson Gersh*  
 4-20-21



**PETITION TO OPPOSE PROPOSED DEVELOPMENT "NORTH END LANDING"**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Anasazi. The proposed development as of April 2021 includes 180 rental properties, primarily on Smith St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in (and property owners owning property in) the area located between E Grand Blvd to Chandler St and Woodward to Oakland Ave.

The Lower North End Block Club reviewed the current development proposal on 3/1/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and 4/8/21 remain strongly opposed to the development.

The Lower North End Block Club is a development-friendly block club that has endorsed several proposed developments since its inception. The membership of the Lower North End Block Club is available to review and endorse a revised development proposal at any block club meeting, which in accordance with bylaws are held the first Monday of each month. Meetings are held via Google Meet and are open to the public. The permalink to access the meetings is meet.google.com/far-rtq-qa. The next 6 consecutive block club meetings will take place on 5/3/21, 6/7/21, 7/5/21, 8/2/21, 8/30/21, and 10/4/21.

We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

- Not sell the following properties to Anasazi and/or Vanguard Community Development Corporation: 259 Smith, 267 Smith, 271 Smith, 277 Smith, 299 Smith, 303 Smith, 307 Smith, 313 Smith, 319 Smith, 325 Smith, 7719 Brook, 329 Smith, 312 Smith, 306 Smith, 405 Smith, 7718 Brook, 7719 Brook, 7741 Brook, 7753 Brook, 130 Chandler, 325 E. Beaubien, 329 E. Beaubien, 333 E. Beaubien, 343 E. Beaubien, 353 E. Beaubien, 361 E. Beaubien for the time being.
- Prepone any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

**WARNING: A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.**

# Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1. Tatyana Jackson	<i>Tatyana Jackson</i>	299 E. Boston	48202	4/18/21		
2. Aqvan B. Jackson	<i>Aqvan B. Jackson</i>	298 Harmon St	48202	4/18/21		
3. Phillip Johnson	<i>Phillip Johnson</i>	296 Harmon	48202	4-18-21		
4. Cochise Jackson	<i>Cochise Jackson</i>	294 E Boston	48202	4-18-21		
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**CERTIFICATE OF CIRCULATOR:** The undersigned circulator of the above petition asserts that he or she is 18 years of age or older and a United States citizen; that each signature on the petition was signed in his or her presence; that he or she has neither caused nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once; and that he or she has best knowledge and belief each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was at the time of signing a registered elector of the city or township listed on the heading of the petition, and the elector was qualified to sign the petition.

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**WARNING:** A circulator knowingly making a false statement in the above certificate, a person not a circulator who signs as a circulator, or a person who signs a name other than his or her own as a circulator is guilty of a misdemeanor.

**CIRCULATOR - Do not sign or date certificate until after circulating petition.**

Signature: *Stephanie Miller*  
 Date of signing: 4/18/21  
 Printed name: Stephanie Miller  
 Street Address or Rural Route: 288 E Boston Blvd  
 City, State, Zip: Detroit, MI 48202  
 County: WAYNE

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of Wayne

*[Signature]* 4-18-21

**PETITION TO OPPOSE PROPOSED DEVELOPMENT "NORTH END LANDING"**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Anasazi. The proposed development as of April 2021 includes 180 rental properties, primarily on Smith St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in (and property owners owning property in) the area located between E Grand Blvd to Chandler St and Woodward to Oakland Ave.

The Lower North End Block Club reviewed the current development proposal on 3/1/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and 4/8/21 remain strongly opposed to the development.

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- Not sell the following properties to Anasazi and/or Vanguard Community Development Corporation: 259 Smith, 267 Smith, 271 Smith, 277 Smith, 299 Smith, 303 Smith, 307 Smith, 313 Smith, 319 Smith, 325 Smith, 7719 Brook, 329 Smith, 312 Smith, 306 Smith, 405 Smith, 7718 Brook, 7719 Brook, 7741 Brook, 7753 Brook, 130 Chandler, 325 E. Beaubien, 329 E. Beaubien, 333 E. Beaubien, 343 E. Beaubien, 353 E. Beaubien, 361 E. Beaubien for the time being.
- Prepone any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

**WARNING: A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.**

# Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1. Travis J Hendell	<i>Travis J Hendell</i>	7859 Melrose	48211	4/15/21		
2. Jason Wilky	<i>Jason Wilky</i>	943 King	48211	4/15/21		
3. GIANINA BUSZLE	<i>Gianina Buszle</i>	276 King	48202	4/15/21		
4. Molly van Niekerk etc	<i>Molly van Niekerk</i>	7839 Melrose	48211	4/15/21		
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**WARNING:** A circulator knowingly making a false statement in the above certificate, a person not a circulator who signs as a circulator, or a person who signs a name other than his or her own as a circulator is guilty of a misdemeanor.

**CIRCULATOR - Do not sign or date certificate until after circulating petition.**

Signature: *Lexley D. Pizzozzi*  
 Date of signing: 4-16-21  
 Printed name: Lexley D. Pizzozzi  
 Street Address or Rural Route: 7400 Oakland  
 City, State, Zip: Detroit, MI 48211  
 County: Wayne

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of Wayne

*[Signature]* 4-16-21

**PETITION TO OPPOSE PROPOSED DEVELOPMENT "NORTH END LANDING"**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed multi housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Avonath. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in land property owners owning property in the area located between E Grand Blvd to Chandler St and Woodward to Oakland Ave.

The Lower North End Block Club reviewed the current development proposal on 3/1/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and 4/8/21 remain strongly opposed to the development.

The Lower North End Block Club is a development-friendly block club that has endorsed several proposed developments since its inception. The membership of the Lower North End Block Club is available to review and endorse a revised development proposal at any block club meeting, which in accordance with bylaws are held the first Monday of each month. Meetings are held via Google Meet and are open to the public. The permalink to access the meetings is most google.com/join-qr-q. The next 6 consecutive block club meetings will take place on 5/3/21, 6/7/21, 7/5/21, 8/2/21, 9/6/21, and 10/4/21.

We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

- Not sell the following properties to Avonath and/or Vanguard Community Development Corporation: 259 South, 267 South, 271 South, 277 South, 299 South, 303 South, 307 South, 313 South, 319 South, 325 South, 329 South, 333 South, 337 South, 343 South, 347 South, 353 South, 357 South, 363 South, 367 South, 373 South, 379 South, 385 South, 391 South, 397 South, 403 South, 407 South, 413 South, 419 South, 425 South, 429 South, 435 South, 439 South, 445 South, 449 South, 455 South, 459 South, 465 South, 469 South, 475 South, 479 South, 485 South, 489 South, 495 South, 499 South, 505 South, 509 South, 515 South, 519 South, 525 South, 529 South, 535 South, 539 South, 545 South, 549 South, 555 South, 559 South, 565 South, 569 South, 575 South, 579 South, 585 South, 589 South, 595 South, 599 South, 605 South, 609 South, 615 South, 619 South, 625 South, 629 South, 635 South, 639 South, 645 South, 649 South, 655 South, 659 South, 665 South, 669 South, 675 South, 679 South, 685 South, 689 South, 695 South, 699 South, 705 South, 709 South, 715 South, 719 South, 725 South, 729 South, 735 South, 739 South, 745 South, 749 South, 755 South, 759 South, 765 South, 769 South, 775 South, 779 South, 785 South, 789 South, 795 South, 799 South, 805 South, 809 South, 815 South, 819 South, 825 South, 829 South, 835 South, 839 South, 845 South, 849 South, 855 South, 859 South, 865 South, 869 South, 875 South, 879 South, 885 South, 889 South, 895 South, 899 South, 905 South, 909 South, 915 South, 919 South, 925 South, 929 South, 935 South, 939 South, 945 South, 949 South, 955 South, 959 South, 965 South, 969 South, 975 South, 979 South, 985 South, 989 South, 995 South, 999 South.
- Prepense any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

**WARNING: A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.**

#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)
1	Christopher & Robinson	<i>Christopher Robinson</i>	308 Tenabridge	48202	4/18/21	
2	TAMARA NEERING	<i>Tamara Neering</i>	269 Tenabridge	48202	4/19/21	
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**CIRCULATOR:** Do not sign or date certificate until after circulating petition.  
 I, the undersigned, certify that the above petition contains that he or she is 18 years of age or older and a United States citizen; that each signature on the petition was signed in his or her presence; that he or she has neither advised nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once; and that he or she has no knowledge and belief, and each signature on the petition signifies the person purporting to sign the petition, the person signing the petition was at the time of signing a registered voter of the city or township listed on the heading of the petition, and the circulator was qualified to sign the petition.

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**CIRCULATOR:** Do not sign or date certificate until after circulating petition.

Signature: *Capitol Fulbright*  
 Date of signing: 4/18/21  
 Printed name: *Electra Fulbright*  
 Street Address or Rural Route: 180 Tenabridge  
 City, State, Zip: Det. MI 48202  
 County: Wayne

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2020  
 Acting in the County of Wayne  
*Tyson Gersh* 4-18-21

**PETITION TO OPPOSE PROPOSED DEVELOPMENT "NORTH END LANDING"**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed multi housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Avonath. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in land property owners owning property in the area located between E Grand Blvd to Chandler St and Woodward to Oakland Ave.

The Lower North End Block Club reviewed the current development proposal on 3/1/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and 4/8/21 remain strongly opposed to the development.

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We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

- Not sell the following properties to Avonath and/or Vanguard Community Development Corporation: 259 South, 267 South, 271 South, 277 South, 299 South, 303 South, 307 South, 313 South, 319 South, 325 South, 329 South, 333 South, 337 South, 343 South, 347 South, 353 South, 357 South, 363 South, 367 South, 373 South, 379 South, 385 South, 391 South, 397 South, 403 South, 407 South, 413 South, 419 South, 425 South, 429 South, 435 South, 439 South, 445 South, 449 South, 455 South, 459 South, 465 South, 469 South, 475 South, 479 South, 485 South, 489 South, 495 South, 499 South, 505 South, 509 South, 515 South, 519 South, 525 South, 529 South, 535 South, 539 South, 545 South, 549 South, 555 South, 559 South, 565 South, 569 South, 575 South, 579 South, 585 South, 589 South, 595 South, 599 South, 605 South, 609 South, 615 South, 619 South, 625 South, 629 South, 635 South, 639 South, 645 South, 649 South, 655 South, 659 South, 665 South, 669 South, 675 South, 679 South, 685 South, 689 South, 695 South, 699 South, 705 South, 709 South, 715 South, 719 South, 725 South, 729 South, 735 South, 739 South, 745 South, 749 South, 755 South, 759 South, 765 South, 769 South, 775 South, 779 South, 785 South, 789 South, 795 South, 799 South, 805 South, 809 South, 815 South, 819 South, 825 South, 829 South, 835 South, 839 South, 845 South, 849 South, 855 South, 859 South, 865 South, 869 South, 875 South, 879 South, 885 South, 889 South, 895 South, 899 South, 905 South, 909 South, 915 South, 919 South, 925 South, 929 South, 935 South, 939 South, 945 South, 949 South, 955 South, 959 South, 965 South, 969 South, 975 South, 979 South, 985 South, 989 South, 995 South, 999 South.
- Prepense any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

**WARNING: A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.**

#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)
1	Thompson Rogers	<i>Thompson Rogers</i>	97 Deque	48202	4/18/21	
2	Deborah Mathis	<i>Deborah Mathis</i>	72 Hague	48202	4/18	
3	David Caldwell	<i>David Caldwell</i>	2070 Plgrr	48202	4-18	
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**CIRCULATOR:** Do not sign or date certificate until after circulating petition.  
 I, the undersigned, certify that the above petition contains that he or she is 18 years of age or older and a United States citizen; that each signature on the petition was signed in his or her presence; that he or she has neither advised nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once; and that he or she has no knowledge and belief, and each signature on the petition signifies the person purporting to sign the petition, the person signing the petition was at the time of signing a registered voter of the city or township listed on the heading of the petition, and the circulator was qualified to sign the petition.

If the circulator is not a resident of Michigan, the circulator shall make a cross or check mark on the line provided otherwise on this signature on this petition when a resident and the signature will not be counted by a filing official. By making a cross or check mark on the line provided, the undersigned circulator certifies that he or she is not a resident of Michigan and agrees to accept the penalties of this state for the purpose of any legal proceeding or hearing that concerns a petition whose execution by the circulator and agrees that legal process served on the secretary of state or a designated agent of the secretary of state has the same effect as if personally served on the circulator.

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**CIRCULATOR:** Do not sign or date certificate until after circulating petition.

Signature: *Walter D. Pizzuto*  
 Date of signing: 4/18/21  
 Printed name: *Walter D. Pizzuto*  
 Street Address or Rural Route: 700 Oakland  
 City, State, Zip: Detroit MI 48211  
 County: Wayne

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2020  
 Acting in the County of Wayne  
*Tyson Gersh* 4-18-21



**PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING**

**Background & Purpose:** the purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Anasazi. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in (and property owners owning property in) the area located between E Grand Blvd. to Chandler St. and Woodward to Oakland Ave.

The Lower North End Block Club reviewed the current development proposal on 3/1/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and 4/26/21 remain strongly opposed to the development.

The Lower North End Block Club is a development-friendly block club that has endorsed several proposed developments since its inception. The membership of the Lower North End Block Club is available to review and endorse a revised development proposal at any block club meeting, which in accordance with bylaws are held the first Monday of each month. Meetings are held via Google Meet and are open to the public. The permalink to access the meetings is [meet.google.com/rtpq-tpq](https://meet.google.com/rtpq-tpq). The next 6 consecutive block club meetings will take place on 5/2/21, 6/7/21, 7/5/21, 8/2/21, 9/6/21, and 10/4/21.

We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

- Not sell the following properties to Anasazi and/or Vanguard Community Development Corporation: 259 Smith, 267 Smith, 271 Smith, 277 Smith, 299 Smith, 303 Smith, 307 Smith, 313 Smith, 319 Smith, 325 Smith, 7719 Brush, 328 Smith, 332 Smith, 306 Smith, 403 Smith, 7718 Brush, 7719 Brush, 7741 Brush, 7753 Brush, 130 Chandler, 525 E. Beaubien, 529 E. Beaubien, 535 E. Beaubien, 541 E. Beaubien, 547 E. Beaubien, 561 E. Beaubien for the time being.
- Prepone any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

**WARNING: A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.**

# Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1. Alexa Boyd	<i>Alexa Boyd</i>	17090 Frost B	48202	4/8/21		
2. Julie Anderson Gmal	<i>Julie Anderson Gmal</i>	101 Kenilworth St	48202	4/18/21		
3. Janice Wiseman	<i>Janice Wiseman</i>	118 Kenilworth	48202	4/18/21		
4. Edward Bifer	<i>Edward Bifer</i>	244 Kenilworth	48202	4/18/21		
5. KAI CASSELLS	<i>Kai Cassells</i>	106 Kenilworth	48202	4/18/21		
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**CERTIFICATE OF CIRCULATOR:** The undersigned circulator of the above petition asserts that he or she is 18 years of age or older and a United States citizen, that each signature on the petition was signed in his or her presence, that he or she has neither advised nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once, and that he or she has best knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was at the time of signing a registered elector of the city or township listed on the heading of the petition, and the elector was qualified to sign the petition.

If the circulator is not a resident of Michigan, the circulator shall make a cross or check mark on the line provided, otherwise each signature on this petition sheet is invalid and the signatures will not be counted in a filing official. In making a cross or check mark on the line provided, the undersigned circulator asserts that he or she is not a resident of Michigan and agrees to accept the jurisdiction of this state for the purpose of any legal proceeding or hearing that concerns a petition sheet executed by the circulator and agrees that legal process served on the secretary of state or a designated agent of the secretary of state has the same effect as if personally served on the circulator.

**WARNING:** A circulator knowingly making a false statement in the above certificate, a person not a circulator who signs as a circulator, or a person who signs a name other than his or her own as circulator is guilty of a misdemeanor.

**CIRCULATOR - Do not sign or date certificate until after circulating petition:**

Signature: *Kai Cassells*  
 Date of signing: 4/18/21  
 Printed name: KAI CASSELLS  
 Street Address or Rural Route: 106 KENILWORTH ST  
 City, State, Zip: DETROIT MI 48202  
 County: WAYNE

**TYSON GERSH**  
**NOTARY PUBLIC - STATE OF MICHIGAN**  
**COUNTY OF WAYNE**  
 My Commission Expires 07/02/2023  
 Acting in the County of WAYNE

*Tyson Gersh* 4/18/21

**PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING**

**Background & Purpose:** the purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Anasazi. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in (and property owners owning property in) the area located between E Grand Blvd. to Chandler St. and Woodward to Oakland Ave.

The Lower North End Block Club reviewed the current development proposal on 3/1/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and 4/26/21 remain strongly opposed to the development.

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We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

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- Prepone any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

**WARNING: A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.**

# Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1. Melissa Marie Goldberg	<i>Melissa Marie Goldberg</i>	300 HORTON	48202	4/19/21		
2. Patricia Jones Kelly	<i>Patricia Jones Kelly</i>	300 HORTON	48202	4/18/21		
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**WARNING:** A circulator knowingly making a false statement in the above certificate, a person not a circulator who signs as a circulator, or a person who signs a name other than his or her own as circulator is guilty of a misdemeanor.

**CIRCULATOR - Do not sign or date certificate until after circulating petition:**

Signature: *David A. Goldberg*  
 Date of signing: 4/18/21  
 Printed name: DAVID A. GOLDBERG  
 Street Address or Rural Route:  
 City, State, Zip:  
 County:

**DAVID A. GOLDBERG**  
**Notary Public, State of Michigan**  
**County of Oakland**  
 My Commission Expires Feb. 01, 2023  
 Acting in the County of Wayne

PETITION TO OPPOSE PROPOSED DEVELOPMENT "NORTH END LANDING"

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed off-in housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Avanth. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in land property owners owning property in the area located between E Grand Blvd. to Chandler St. and Woodward to Oakland Ave.

The Lower North End Block Club reviewed the current development proposal on 3/1/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and 4/8/21 remain strongly opposed to the development.

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We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority:

- Not sell the following property to Avanth and/or Vanguard Community Development Corporation: 239 South, 267 South, 277 South, 299 South, 303 South, 307 South, 313 South, 319 South, 323 South, 779 Brook, 328 South, 312 South, 306 South, 403 South, 774 Brook, 779 Brook, 774 Brook, 775 Brook, 330 C. Chandler, 325 E. Bethune, 329 E. Bethune, 343 E. Bethune, 353 E. Bethune, 361 E. Bethune for the time being.
- Preempt any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

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#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year
1	Lesley DiPiazza	<i>Lesley DiPiazza</i>	7400 Oakland	48211	4/14/21
2	Fernando House	<i>Fernando House</i>	675 Horton	48202	4/14/21
3	LAWRENCE CALLEE	<i>Lawrence Callee</i>	673 Horton	48202	4/14/21
4	Michael Legg	<i>Michael Legg</i>	640 Horton	48202	4/14/21
5	Jerome Ward	<i>Jerome Ward</i>	550 Horton	48202	4/14/21
6	JAMILA SENKYR	<i>JAMILA SENKYR</i>	256 HORTON	48202	4/14/21
7	William N Batchelor	<i>William N Batchelor</i>	669 Horton	48202	4-14-21
8	Tan McLain	<i>Tan McLain</i>	658 Horton	48202	4/14/21

**WITNESSES:** I, the undersigned, declare that the above person asserts that he or she is 18 years of age or older and a United States citizen, that each signature on the petition was signed by him or her personally, that he or she has neither contracted nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once, and that he or she has not been induced or coerced to sign the petition in the manner herein provided or to sign the petition in violation of the provisions of this act for the purpose of any legal proceeding or hearing that concerns a petition that is created by the circulator and agrees that legal process served on the secretary of state or a designated agent of the secretary of state has the same effect as personally served on the circulator.

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**CIRCULATOR - Do not sign or date certificate until after circulating petition:**

Signature: *Lesley DiPiazza*  
 Date of signing: 4-14-21  
 Printed name: Lesley DiPiazza  
 Street Address or Rural Route: 7400 Oakland  
 City, State, Zip: Detroit MI 48211  
 County: WJH

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of Wayne

*[Signature]*  
 4-14-21

PETITION TO OPPOSE PROPOSED DEVELOPMENT "NORTH END LANDING"

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed off-in housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Avanth. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in land property owners owning property in the area located between E Grand Blvd. to Chandler St. and Woodward to Oakland Ave.

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We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority:

- Not sell the following property to Avanth and/or Vanguard Community Development Corporation: 239 South, 267 South, 277 South, 299 South, 303 South, 307 South, 313 South, 319 South, 323 South, 779 Brook, 328 South, 312 South, 306 South, 403 South, 774 Brook, 779 Brook, 774 Brook, 775 Brook, 330 C. Chandler, 325 E. Bethune, 329 E. Bethune, 343 E. Bethune, 353 E. Bethune, 361 E. Bethune for the time being.
- Preempt any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

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#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year
1	Vanessa Praszynski	<i>Vanessa Praszynski</i>	607 E Bethune	48202	4/14/21
2	LEO MALESEVIC	<i>Leo Malesevic</i>	607 E Bethune	48202	4/14/21
3	Ryke Myers	<i>Ryke Myers</i>	607 E Bethune	48202	4/14/21
4	Katherine Roedel	<i>Katherine Roedel</i>	605 E Bethune	48202	4/14/21
5	Joseph A. Ramirez	<i>Joseph A. Ramirez</i>	611 E Bethune	48202	4/14/21
6	Wendell Baron-Cohen	<i>Wendell Baron-Cohen</i>	601 E Bethune St	48202	4/14/21
7	Marysara Engelmann	<i>Marysara Engelmann</i>	611 E Bethune	48202	4/14/21
8	Matthew Roedel	<i>Matthew Roedel</i>	605 E Bethune	48202	4/14/21

**WITNESSES:** I, the undersigned, declare that the above person asserts that he or she is 18 years of age or older and a United States citizen, that each signature on the petition was signed by him or her personally, that he or she has neither contracted nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once, and that he or she has not been induced or coerced to sign the petition in the manner herein provided or to sign the petition in violation of the provisions of this act for the purpose of any legal proceeding or hearing that concerns a petition that is created by the circulator and agrees that legal process served on the secretary of state or a designated agent of the secretary of state has the same effect as personally served on the circulator.

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**CIRCULATOR - Do not sign or date certificate until after circulating petition:**

Signature: *Michael Martin*  
 Date of signing: 4-14-21  
 Printed name: Michael Martin  
 Street Address or Rural Route: 600 E Bethune  
 City, State, Zip: Detroit MI 48202  
 County: Wayne

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of Wayne

*[Signature]*  
 4-14-21

734 301  
 578



PETITION TO OPPOSE PROPOSED DEVELOPMENT 'NORTH END LANDING'

**Background & Purpose:** the purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Avacath. The proposed development as of April 2021 includes 180 rental properties, primarily on Smith St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in land property owners owning property in the area located between F Grand Blvd to Chandler St. and Woodward to Oakland Ave.

The Lower North End Block Club reviewed the current development proposal on 3/1/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and 4/8/21 remain strongly opposed to the development.

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We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

- Not sell the following properties to Avacath and/or Vanguard Community Development Corporation: 239 Smith, 267 Smith, 277 Smith, 299 Smith, 303 Smith, 307 Smith, 313 Smith, 319 Smith, 323 Smith, 7779 Brush, 328 Smith, 312 Smith, 306 Smith, 403 Smith, 7718 Brush, 7719 Brush, 7741 Brush, 330 Chandler, 323 F. Bethune, 329 F. Bethune, 333 F. Bethune, 343 F. Bethune, 353 F. Bethune, 363 F. Bethune for the time being.
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**WARNING: A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.**

Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1. Joanne Warwick	<i>Joanne Warwick</i>	264 Smith	48202	4/13/21		
2. Shayna Kotzian	<i>Shayna Kotzian</i>	451 Horton	48202	4/13/21		
3. JOSHUA KOVARIK	<i>Joshua Kovarik</i>	260 Chandler	48202	4/13/21		
Samantha Lehman Meyer	<i>Samantha Meyer</i>	260 Chandler	48202	4/13/21		
5. SUSAN STEWART	<i>Susan Stewart</i>	296 Chandler	48202	4/13/21		
6. Dawn Fisher	<i>Dawn Fisher</i>	420 Chandler	48202	4/13/21		
7. A. Gerson	<i>A. Gerson</i>	420 Chandler	48202	4/13/21		
8. A. Fisher	<i>A. Fisher</i>	420 Chandler	48202	4/13/21		
9. KEITH P. BOOTH	<i>Keith P. Booth</i>	312 Chandler	48202	4/13/21		
10. M. Franklin	<i>Michael Franklin</i>	300 Chandler	48202	4/13/21		

**WITNESSES:** The undersigned certifier of the above petition certifies that he or she is 18 years of age or older and a United States citizen, that each signature on the petition was signed in his or her presence, that he or she has neither advised nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once, and that, to the best of his or her knowledge and belief, each signature is the genuine signature of the person appearing to sign the petition. The person signing the petition was at the time of signing a registered elector of the city or township listed on the heading of the petition, and the elector was qualified to sign the petition.

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**CIRCULATOR:** Do not sign or date certificate until after circulating petition.

Signature: *Joanne Warwick* *Joanne Warwick*  
 Date of signing: April 17, 2021  
 Printed name: Joanne Warwick  
 Street Address or Rural Route: 264 Smith  
 City, State, Zip: Detroit, MI 48202  
 County: USA

TYSON GERSH  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of Wayne  
*Tyson Gersh*  
 4-17-21

PETITION TO OPPOSE PROPOSED DEVELOPMENT 'NORTH END LANDING'

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Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1. Aaron Beasley	<i>Aaron Beasley</i>	623 Bethune	48202	4/17/21		
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**WITNESSES:** The undersigned certifier of the above petition certifies that he or she is 18 years of age or older and a United States citizen, that each signature on the petition was signed in his or her presence, that he or she has neither advised nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once, and that, to the best of his or her knowledge and belief, each signature is the genuine signature of the person appearing to sign the petition. The person signing the petition was at the time of signing a registered elector of the city or township listed on the heading of the petition, and the elector was qualified to sign the petition.

The certifier is not a member of Michigan, the certifier shall make a sworn or check mark on the line provided, otherwise each signature on this petition shall be void and the signatures will not be counted by a filing official. By making a sworn or check mark on the line provided, the undersigned certifier certifies that he or she is not a resident of Michigan and agrees to sign the jurisdiction of this state for the purpose of state legal proceeding or hearing that concerns a petition that is certified by the certifier and agrees that legal process served on the secretary of state or a designated agent of the secretary of state has the same effect as if personally served on the certifier.

**WARNING:** A certifier knowingly making a false statement in the above certificate, a person not a certifier who signs as a certifier, or a person who signs a name other than his or her own as a certifier is guilty of a misdemeanor.

**CIRCULATOR:** Do not sign or date certificate until after circulating petition.

Signature: *Joseph Gelinas*  
 Date of signing: 4/19/2021  
 Printed name: JOSEPH GELINAS  
 Street Address or Rural Route: 646 BETHUNE  
 City, State, Zip: DETROIT, MI 48202  
 County: WAYNE

TYSON GERSH  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of Wayne  
*Tyson Gersh*  
 4-19-21

**PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING**

**Background & Purpose:** the purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being prepared by Vanguard Community Development Corporation in partnership with Acaash. The proposed development as of April 2021 includes 180 rental properties, primarily on Smith St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in (and property owners owning property in) the area located between E Grand Blvd. in Chandler St and Woodward to Oakland Ave.

The Lower North End Block Club reviewed the current development proposal on 3/1/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and 4/8/21 remain strongly opposed to the development.

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We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

- Not sell the following properties to Acaash and/or Vanguard Community Development Corporation: 259 Smith, 267 Smith, 271 Smith, 277 Smith, 299 Smith, 303 Smith, 307 Smith, 313 Smith, 319 Smith, 325 Smith, 7719 Brook, 328 Smith, 312 Smith, 306 Smith, 405 Smith, 7718 Brook, 7739 Brook, 7741 Brook, 7753 Brook, 330 Chandler, 525 E. Beaubien, 529 E. Beaubien, 533 E. Beaubien, 543 E. Beaubien, 555 E. Beaubien, 561 E. Beaubien for the time being.
- Postpone any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

**WARNING:** A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.

#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1	Shoungshoung	<i>[Signature]</i>	211 E. Beaubien	48202	6/1/21		
2	PAYAS	<i>[Signature]</i>	7442 Beaubien		11/15/21		
3	Roger Robinson	<i>[Signature]</i>	7500 Oakland	48211	4/1/21		
4	Norma Shaw	<i>[Signature]</i>	7648 John R	48202	4/15/21		
5	Stephanie Miller	<i>[Signature]</i>	2805 Boston	48202	4/15/21		
6							
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**CERTIFICATE OF CIRCULATOR:** The undersigned circulator of the above petition asserts that he or she is 18 years of age or older and a United States citizen, that each signature on the petition was signed in his or her presence, that he or she has neither caused nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once, and that, to his or her best knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was at the time of signing a registered elector of the city or township listed on the heading of the petition, and the elector was qualified to sign the petition.

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**WARNING:** A circulator knowingly making a false statement in the above certificate, a person not a circulator who signs as a circulator, or a person who signs a name other than his or her own as circulator is guilty of a misdemeanor.

**CIRCULATOR - Do not sign or date certificate until after completing petition:**

Signature: *[Signature]*  
 Date of signing: 4-20-21  
 Printed name: Y. W. GERBERSON  
 Street Address or Rural Route:  
 City, State, Zip:  
 County:

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of Wayne

*[Signature]*  
4-20-21

**PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING**

**Background & Purpose:** the purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being prepared by Vanguard Community Development Corporation in partnership with Acaash. The proposed development as of April 2021 includes 180 rental properties, primarily on Smith St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in (and property owners owning property in) the area located between E Grand Blvd. in Chandler St and Woodward to Oakland Ave.

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We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

- Not sell the following properties to Acaash and/or Vanguard Community Development Corporation: 259 Smith, 267 Smith, 271 Smith, 277 Smith, 299 Smith, 303 Smith, 307 Smith, 313 Smith, 319 Smith, 325 Smith, 7719 Brook, 328 Smith, 312 Smith, 306 Smith, 405 Smith, 7718 Brook, 7739 Brook, 7741 Brook, 7753 Brook, 330 Chandler, 525 E. Beaubien, 529 E. Beaubien, 533 E. Beaubien, 543 E. Beaubien, 555 E. Beaubien, 561 E. Beaubien for the time being.
- Postpone any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

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#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1	Marc Perreault	<i>[Signature]</i>	8018 John R St	48202	09/16/21		
2	REDOLPH MARKOE	<i>[Signature]</i>	8167 LASSALLE	48202	4/18/21		
3	Jeshoun Foster	<i>[Signature]</i>	998 King	48202	4/18/21		
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**WARNING:** A circulator knowingly making a false statement in the above certificate, a person not a circulator who signs as a circulator, or a person who signs a name other than his or her own as circulator is guilty of a misdemeanor.

**CIRCULATOR - Do not sign or date certificate until after completing petition:**

Signature: *[Signature]*  
 Date of signing: 4-20-21  
 Printed name: Y. W. GERBERSON  
 Street Address or Rural Route:  
 City, State, Zip:  
 County:

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of Wayne

*[Signature]*  
4-20-21



PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING

Background & Purpose: The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Avantha.

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We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

- 1. Not sell the following properties to Avantha and/or Vanguard Community Development Corporation: 239 Smith, 267 Smith, 277 Smith, 299 Smith, 303 Smith, 307 Smith, 313 Smith, 319 Smith, 323 Smith, 7719 Brush, 328 Smith, 332 Smith, 306 Smith, 405 Smith, 7718 Brush, 7719 Brush, 7741 Brush, 7753 Brush, 330 Chandler, 329 E. Beilome, 329 E. Beilome, 343 E. Beilome, 343 E. Beilome, 355 E. Beilome, 361 E. Beilome, 361 E. Beilome for the time being.

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Table with 6 columns: Full Legal Name, Signature, Street Address, Zip Code, Date of Signing, and Phone (optional). Contains 4 entries for Veronica Messer-Booth, Katherine Davis, John Walker, and Caro McCaughan.

CERTIFICATE OF CIRCULARITY: The undersigned circulator of the above petition asserts that he or she is 18 years of age or older and a United States citizen...

WARNING: A circulator knowingly making a false statement in the above certificate, a person not a circulator who signs as a circulator, or a person who signs a name other than his or her own as a circulator is guilty of a misdemeanor.

Signature: Tyson Gersh, Date of signing: 4-20-21, Printed name: TYSON GERSH, Street Address or Rural Route, City, State, Zip, County.

TYSON GERSH NOTARY PUBLIC - STATE OF MICHIGAN COUNTY OF WAYNE My Commission Expires 07/02/2026 Acting in the County of Wayne

PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING

Background & Purpose: The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Avantha.

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Table with 6 columns: Full Legal Name, Signature, Street Address, Zip Code, Date of Signing, and Phone (optional). Contains 3 entries for Ameen Shareef, Kim Smith, and Graylynn Brown.

CERTIFICATE OF CIRCULARITY: The undersigned circulator of the above petition asserts that he or she is 18 years of age or older and a United States citizen...

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Signature: Tyson Gersh, Date of signing: 4-20-21, Printed name: TYSON GERSH, Street Address or Rural Route, City, State, Zip, County.

TYSON GERSH NOTARY PUBLIC - STATE OF MICHIGAN COUNTY OF WAYNE My Commission Expires 07/02/2026 Acting in the County of Wayne

**PETITION TO OPPOSE PROPOSED DEVELOPMENT 'NORTH END LANDING'**

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We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

- Not sell the following properties to Avanth and/or Flagstar Community Development Corporation: 239 Smith, 267 Smith, 271 Smith, 277 Smith, 299 Smith, 303 Smith, 307 Smith, 311 Smith, 319 Smith, 323 Smith, 7719 Brook, 328 Smith, 312 Smith, 306 Smith, 403 Smith, 7718 Brook, 7719 Brook, 7741 Brook, 7752 Brook, 330 Chandler, 325 E. Bethune, 329 E. Bethune, 333 E. Bethune, 343 E. Bethune, 353 E. Bethune, 361 E. Bethune for the time being.
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# Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year
1. Amanda Stevens	<i>[Signature]</i>	451 Horton St	48202	4/18/21
2. Richard Hernandez	<i>[Signature]</i>	451 Horton St	48202	4/18/21
3. Nathan Agnew	<i>[Signature]</i>	127 Seward St	48202	4/18/21
4. Steven Alaman	<i>[Signature]</i>	127 Seward St	48202	4/18/21
5. Bashir Adhin	<i>[Signature]</i>	93 Seward St	48202	4/18/21
6. Melody Townsend	<i>[Signature]</i>	90 E Hancock St	48201	4/18/21
7. Joe Nardillo	<i>[Signature]</i>	505 River Parc Dr	48207	4/18/21
8. Ben Douche	<i>[Signature]</i>	2720 Randolph	48216	4/18/21
9. CHLOE FRAEIJH	<i>[Signature]</i>	4431 Commonwealth	48208	4/18/21
10. Kristina Schmidt	<i>[Signature]</i>	4800 Commonwealth	48208	4/18/21

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**CIRCULARITY:** Do not sign or date certificate until after circulating petition.

Signature: *[Signature]*  
 Date of signing: 4-20-21  
 Printed name: Yvonne ROBERSON  
 Street Address or Rural Route:  
 City, State, Zip:  
 County:

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of *Wayne*

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of *Wayne*  
 4-20-21

**PETITION TO OPPOSE PROPOSED DEVELOPMENT 'NORTH END LANDING'**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Avanth. The proposed development as of April 2021 includes 180 rental properties, primarily on Smith St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in land property owners owning property in the area located between E Grand Blvd. to Chandler St. and Woodward to Oakland Ave.

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# Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year
1. Sylvie Demers	<i>[Signature]</i>	97 California	48203	4/8/21
2. ROBERT DAPPEL	<i>[Signature]</i>	97 California	48203	4/8/21
3. CARMY VILLANOS	<i>[Signature]</i>	976 GRANTWOOD	48230	4/18/21
4. VICTORIA BOSANIKO	<i>[Signature]</i>	2484 IRGUELS	48214	4/18/21
5. Daniel Shuff	<i>[Signature]</i>	17127 SW Swan	48221	4/18/21
6. Dejan Moncilazi	<i>[Signature]</i>	4014 corland	48204	4/18/21
7. Janet Aldana	<i>[Signature]</i>	631 Orleans St Detroit	48207	4/08/2021
8. RACHEL BRADA	<i>[Signature]</i>	11 Wabash St	48207	4/18/2021
9. Kerin Jimenez	<i>[Signature]</i>	631 Orleans St	48207	4/18/2021
10. Alex Gamero	<i>[Signature]</i>	451 Horton	48202	4/18/21

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Signature: *[Signature]*  
 Date of signing: 4-20-21  
 Printed name:  
 Street Address or Rural Route:  
 City, State, Zip:  
 County:

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of *Wayne*  
 4-20-21



**PETITION TO OPPOSE PROPOSED DEVELOPMENT 'NORTH END LANDING'**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Avacash. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in land property owners owning property in the area located between E Grand Blvd. to Chandler St. and Woodward to Oakland Ave.

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**WARNING: A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.**

# Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1. Mahnica Johns	<i>Mahnica Johns</i>	7376 Melrose	48211	4-16-21		
2. Larise Johns	<i>Larise Johns</i>	7376 Melrose	48211	4-16-21		
3. JeYona Johns	<i>JeYona Johns</i>	7376 Melrose	48211	4-16-21		
4. Sharon M.S.	<i>Sharon M.S.</i>	7376 Melrose	48211			
5. Shawn Williams	<i>Shawn Williams</i>	3189 L. Duessche	48217			
6. Delmaro Williams	<i>Delmaro Williams</i>	118 Richton	48203			
7. Sharnice Simons	<i>Sharnice Simons</i>	118 Richton	48203			
8. Timothy Brown	<i>Timothy Brown</i>	118 Richton	48203			
9. Sharnice Williams	<i>Sharnice Williams</i>	14168 Revert	48227			
10. Patricia Williams	<i>Patricia Williams</i>	3189 L. Duessche	48217			

**CIRCULATOR'S OATH:** The undersigned circulator of the above petition asserts that he or she is 18 years of age or older and a United States citizen, that each signature on the petition was signed in his or her presence, that he or she has neither received nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once, and that, to his or her best knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was at the time of signing a registered voter of the city or township listed on the heading of the petition, and the elector was qualified to sign the petition.

If the circulator is not a resident of Michigan, the circulator shall make a cross or check mark on the line provided otherwise each signature on this petition sheet is null and the signature will not be counted by a filing official. By making a cross or check mark on the line provided, the undersigned circulator asserts that he or she is not a resident of Michigan and agrees to accept the jurisdiction of this state for the purpose of any legal proceeding or hearing that concerns a petition sheet executed by the circulator and agrees that legal process served on the secretary of state or a designated agent of the secretary of state has the same effect as if personally served on the circulator.

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**CIRCULATOR - Do not sign or date until after circulating petition**

Signature: *Tyson Gersh*  
 Date of signing: 4-20-21  
 Printed name: TYSON GERSH  
 Street Address or Rural Route:  
 City, State, Zip:  
 County:

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2025  
 Acting in the County of Wayne

*Tyson Gersh*  
 4-20-21

**PETITION TO OPPOSE PROPOSED DEVELOPMENT 'NORTH END LANDING'**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Avacash. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in land property owners owning property in the area located between E Grand Blvd. to Chandler St. and Woodward to Oakland Ave.

The Lower North End Block Club reviewed the current development proposal on 3/1/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and 4/8/21 remain strongly opposed to the development.

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We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

- Not sell the following properties to Avacash and/or Vanguard Community Development Corporation: 239 South, 267 South, 271 South, 277 South, 299 South, 303 South, 313 South, 319 South, 323 South, 7719 Brook, 328 South, 312 South, 306 South, 403 South, 7718 Brook, 7719 Brook, 7741 Brook, 7751 Brook, 330 Chandler, 325 E. Beaubien, 329 E. Beaubien, 325 E. Beaubien, 343 E. Beaubien, 353 E. Beaubien, 361 E. Beaubien for the time being.
- Postpone any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

**WARNING: A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.**

# Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1. PETRA ARMS	<i>Petra Arms</i>	409 MELBOURNE	48202	04/18/21		
2. MYLES ABARIA	<i>Myles Abaria</i>	107 MELBOURNE	48202	04/18/21		
3. STEVEN AMRIN	<i>Steven Amrin</i>	300 E. Euclid	48202	04/18/21		
4. Joann Childs	<i>Joann Childs</i>	247 Euclid	48202	04/18/21		
5. Deneka Childs	<i>Deneka Childs</i>	247 Euclid	48202	04/18/21		
6. Rosalind Childs	<i>Rosalind Childs</i>	247 Euclid	48202	4/18/21		
7. Andrew Joseph	<i>Andrew Joseph</i>	235 E. Euclid	48202	4/18/21		
8. Grace Xani	<i>Grace Xani</i>	8333 John R	48208	4/18/21		
9. Markege Williams	<i>Markege Williams</i>	327 E Philadelphia	48202	4/18/21		

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**CIRCULATOR - Do not sign or date until after circulating petition**

Signature: *Tyson Gersh*  
 Date of signing: 4-20-21  
 Printed name: TYSON GERSH  
 Street Address or Rural Route:  
 City, State, Zip:  
 County:

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2025  
 Acting in the County of Wayne

*Tyson Gersh*  
 4-20-21

1

PETITION TO OPPOSE PROPOSED DEVELOPMENT "NORTH END LANDING"

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed soft housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Avantha. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in land property owners owning property in the area located between E Grand Blvd. to Chandler St. and Woodward to Oakland Ave.

The Lower North End Block Club reviewed the current development proposal on 3/1/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and 4/8/21 remain strongly opposed to the development.

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We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

- Not sell the following properties to Avantha and/or Vanguard Community Development Corporation: 239 South, 267 South, 271 South, 299 South, 303 South, 307 South, 313 South, 319 South, 325 South, 7719 Brush, 328 South, 312 South, 306 South, 403 South, 7718 Brush, 7719 Brush, 7741 Brush, 7753 Brush, 330 Chandler, 325 E. Beaubien, 329 E. Beaubien, 345 E. Beaubien, 343 E. Beaubien, 343 E. Beaubien, 361 E. Beaubien for the time being.
- Purpose any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

**WARNING:** A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.

# Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1 Amanda Breckner	<i>[Signature]</i>	109 Mt. Vernon	48202	4/17/21		
2 Sheri Houghland	<i>[Signature]</i>	6411 Chrysler	48202	4/17/21		
3 JMase3	<i>[Signature]</i>	530 Chandler	48202	4/17/21		
4 Robert Triggs	<i>[Signature]</i>	530 Chandler	48202	4/17/21		
5 Uk Kathy Mason	<i>[Signature]</i>	503 Roseade	48207	4/17/21		
6 Evan Albazi	<i>[Signature]</i>	7567 Chrysler	48211	4/17/21		
7 Alyssa Cozman	<i>[Signature]</i>	127 Seawind	48206	4/17/21		
8 Hannah Wilson	<i>[Signature]</i>	127 Seawind	48206	4/17/21		
9 Kenneth Stedric	<i>[Signature]</i>	660 E. Philadelphia	48202	4/17/2021		

**CAUTION TO SIGNATOR:** The undersigned circulator of the above petition asserts that he or she is 18 years of age or older and a United States citizen; that each signature on the petition was signed in his or her presence; that he or she has neither caused nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once; and that he or she has his knowledge and belief; each signature is the genuine signature of the person purporting to sign the petition; the person signing the petition was at the time of signing a registered voter of the city or township listed in the heading of the petition; and the circulator was qualified to sign the petition.

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**CIRCULATOR - Do not sign or date this petition until you are circulating it.**

Signature: *[Signature]*  
 Date of signing: 4-20-21  
 Printed name: SYNETTE ROBERTSON  
 Street Address or Rural Route:  
 City, State, Zip:  
 County:

TYSON GERSH  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2028  
 Acting in the County of Wayne

*[Signature]* 4-20-21

2

PETITION TO OPPOSE PROPOSED DEVELOPMENT "NORTH END LANDING"

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed soft housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Avantha. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in land property owners owning property in the area located between E Grand Blvd. to Chandler St. and Woodward to Oakland Ave.

The Lower North End Block Club reviewed the current development proposal on 3/1/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and 4/8/21 remain strongly opposed to the development.

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We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

- Not sell the following properties to Avantha and/or Vanguard Community Development Corporation: 239 South, 267 South, 271 South, 299 South, 303 South, 307 South, 313 South, 319 South, 325 South, 7719 Brush, 328 South, 312 South, 306 South, 403 South, 7718 Brush, 7719 Brush, 7741 Brush, 7753 Brush, 330 Chandler, 325 E. Beaubien, 329 E. Beaubien, 345 E. Beaubien, 343 E. Beaubien, 343 E. Beaubien, 361 E. Beaubien for the time being.
- Purpose any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

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# Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1 Willie BURRELL	<i>[Signature]</i>	55 HAYDE	48202	4/18/21		
2 JACK ROZEWICZ	<i>[Signature]</i>	247 E. Philadelphia	48202	4/18/21		
3 RONNIE DuBOIS	<i>[Signature]</i>	311 E. Philadelphia	48202	4/18/21		
4 Monay Williams	<i>[Signature]</i>	327 E. Philadelphia	48202	4/18/21		
5 Monique Perdue	<i>[Signature]</i>	19212 Keage	48234	4/18/21		
6 Carla Martin	<i>[Signature]</i>	438 E. Philadelphia	48202	4-18-21		
7 April Bush	<i>[Signature]</i>	504 Philadelphia	48202	4-18-21		
8 DAMON RAMSEUR	<i>[Signature]</i>	432 MEIBORNE	48202	4-18-21		

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**CIRCULATOR - Do not sign or date this petition until you are circulating it.**

Signature: *[Signature]*  
 Date of signing: 4-20-21  
 Printed name: SYNETTE ROBERTSON  
 Street Address or Rural Route:  
 City, State, Zip:  
 County:

TYSON GERSH  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2028  
 Acting in the County of Wayne

*[Signature]* 4-20-21



PETITION TO OPPOSE PROPOSED DEVELOPMENT "NORTH END LANDING"

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Anasazi. The proposed development as of April 2021 includes 180 rental properties, primarily on Smith St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in (and property owners owning property in) the area located between E Grand Blvd to Chandler St and Woodward to Oakland Ave.

The Lower North End Block Club reviewed the current development proposal on 3/1/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and 4/8/21 remain strongly opposed to the development.

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We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

- Not sell the following properties to Anasazi and/or Vanguard Community Development Corporation: 259 Smith, 267 Smith, 271 Smith, 277 Smith, 299 Smith, 303 Smith, 307 Smith, 313 Smith, 319 Smith, 323 Smith, 779 Brook, 328 Smith, 312 Smith, 306 Smith, 403 Smith, 778 Brook, 779 Brook, 7741 Brook, 7753 Brook, 330 Chandler, 525 E. Beaubien, 529 E. Beaubien, 535 E. Beaubien, 545 E. Beaubien, 555 E. Beaubien, 561 E. Beaubien for the time being.
- Pursue any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

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#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1	Sema McCartney	<i>Sema McCartney</i>	98 Rosedale	48202	4/16/21		
2	Allen Garrison	<i>Allen Garrison</i>	672 Cambridge	48202	4/18/21		
3	Adrian Curry	<i>Adrian Curry</i>	111 Rosedale	48202	4-18-21		
4	Galene Miller	<i>Galene Miller</i>	88 Rosedale	48202	4-18-21		
5	Vin White	<i>Vin White</i>	88 Rosedale	48202	4-18-21		
6	Alvin Brown	<i>Alvin Brown</i>	11345 John	48202	4-18-21		
7	Lament Esor Jr.	<i>Lament Esor Jr.</i>	624 Macon	48202	4-18-21		
8	Laura Kravowitz	<i>Laura Kravowitz</i>	601 Horton	48202	4-19-21		
9							
10							

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**CIRCULATOR - Do not sign or date certificate until after circulating petition:**

Signature: *Tyson Gersh*  
 Date of signing: 4-20-21  
 Printed name: TYSON GERSH  
 Street Address or Rural Route:  
 City, State, Zip:  
 County:

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of Wayne

*Tyson Gersh* 4-20-21

PETITION TO OPPOSE PROPOSED DEVELOPMENT "NORTH END LANDING"

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Anasazi. The proposed development as of April 2021 includes 180 rental properties, primarily on Smith St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in (and property owners owning property in) the area located between E Grand Blvd to Chandler St and Woodward to Oakland Ave.

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#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1	Selina Wilson-Bennett	<i>Selina Wilson-Bennett</i>	619 Horton	48202	4-13-21		
2	Selina Wilson-Bennett	<i>Selina Wilson-Bennett</i>	634 Horton	48202	4-13-21		
3	Fernando House	<i>Fernando House</i>	675 Horton	48202	4/14/21		
4	Annette Roberes	<i>Annette Roberes</i>	655 Horton	48202	4/14/21		
5	Thomas Roberes	<i>Thomas Roberes</i>	655 Horton	48202	4/14/21		
6	Dominic Brent	<i>Dominic Brent</i>	521 Horton	48202	4/14/21		
7	Zandra Marshall	<i>Zandra Marshall</i>	2868 E Grand Blvd	48202	4/16/21		
8	Lynn & Burgess Holmes	<i>Lynn &amp; Burgess Holmes</i>	2862 E. Grand Blvd	48202	4-16-21		
9	James Gress	<i>James Gress</i>	379 Purvis	48202	4-16-21		
10	Charmane Ledbetter	<i>Charmane Ledbetter</i>	625 Horton	48202	4/20/21		

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**CIRCULATOR - Do not sign or date certificate until after circulating petition:**

Signature: *Tyson Gersh*  
 Date of signing: 4-19-21  
 Printed name: Michael Martin  
 Street Address or Rural Route: 600 E. Beaubien  
 City, State, Zip: Detroit, MI 48202  
 County: Wayne

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of Wayne

*Tyson Gersh*

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**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed mid-rise housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Avantha. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Black Club, which represents the majority of residents living in (and property owners owning property in) the area located between E Grand Blvd to Chandler St and Woodward to Oakland Ave.

The Lower North End Black Club reviewed the current development proposal on 3/1/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and 4/8/21 remain strongly opposed to the development.

The Lower North End Black Club is a development-friendly block club that has endorsed several proposed developments since its inception. The membership of the Lower North End Black Club is available to review and endorse a revised development proposal at any block club meeting, which in accordance with bylaws are held the first Monday of each month. Meetings are held via Google Meet and are open to the public. The permalink to access the meetings is [meet.google.com/fov-rqj-qa](https://meet.google.com/fov-rqj-qa). The next 6 consecutive block club meetings will take place on 5/3/21, 6/7/21, 7/5/21, 8/2/21, 8/30/21, and 9/4/21.

We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

1. Not sell the following properties to Avantha and/or Vanguard Community Development Corporation: 239 South, 267 South, 271 South, 277 South, 299 South, 301 South, 307 South, 313 South, 319 South, 325 South, 329 South, 333 South, 339 South, 345 South, 351 South, 357 South, 363 South, 369 South, 375 South, 381 South, 387 South, 393 South, 399 South, 405 South, 411 South, 417 South, 423 South, 429 South, 435 South, 441 South, 447 South, 453 South, 459 South, 465 South, 471 South, 477 South, 483 South, 489 South, 495 South, 501 South, 507 South, 513 South, 519 South, 525 South, 531 South, 537 South, 543 South, 549 South, 555 South, 561 South, 567 South, 573 South, 579 South, 585 South, 591 South, 597 South, 603 South, 609 South, 615 South, 621 South, 627 South, 633 South, 639 South, 645 South, 651 South, 657 South, 663 South, 669 South, 675 South, 681 South, 687 South, 693 South, 699 South, 705 South, 711 South, 717 South, 723 South, 729 South, 735 South, 741 South, 747 South, 753 South, 759 South, 765 South, 771 South, 777 South, 783 South, 789 South, 795 South, 801 South, 807 South, 813 South, 819 South, 825 South, 831 South, 837 South, 843 South, 849 South, 855 South, 861 South, 867 South, 873 South, 879 South, 885 South, 891 South, 897 South, 903 South, 909 South, 915 South, 921 South, 927 South, 933 South, 939 South, 945 South, 951 South, 957 South, 963 South, 969 South, 975 South, 981 South, 987 South, 993 South, 999 South.
2. Postpone any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Black Club, which represents the majority of residents of the Lower North End.

**WARNING:** A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.

# Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1. John Jordan	<i>John Jordan</i>	90 Manchester	48202			
2. Michel Joseph Zuzolo	<i>Michel Joseph Zuzolo</i>	620 Chandler	48202	4/17/21		
3. Devin Lyons	<i>Devin Lyons</i>	611 Chandler	48202	4/17/21		
4. Denise Simpson	<i>Denise Simpson</i>	661 Chandler	48202	4/17/21		
5. Ronald Simpson	<i>Ronald Simpson</i>	661 Chandler	48202	4/17/21		
6. Victoria Norman	<i>Victoria Norman</i>	657 Chandler	48202	4/17/21		
7. Serenity Perry	<i>Serenity Perry</i>	631 Chandler	48202	4/17/21		
8. <b>P E T I T I O N</b>	<b>F H O O D E T</b>	57	48206	4/17/21		

**CIRCULATOR:** The undersigned circulator of the above petition asserts that he or she is 18 years of age or older and a United States citizen; that each signature on the petition was signed in his or her presence; that he or she has neither caused nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once; and that, to his or her best knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition; the person signing the petition was at the time of signing a registered voter of the city or township listed on the heading of the petition; and the circulator was qualified to sign the petition.

If the circulator is not a resident of Michigan, the circulator shall make a cross or check mark on the line provided, otherwise each signature on this petition shall be invalid and the signatures will not be counted by a filing official. By making a cross or check mark on the line provided, the undersigned circulator asserts that he or she is not a resident of Michigan and agrees to accept the provisions of this statute for the purpose of any legal proceeding or hearing that concerns a petition that is returned by the circulator and agrees that legal process served on the secretary of state or a designated agent of the secretary of state has the same effect as if personally served on the circulator.

**WARNING:** A circulator knowingly making a false statement in the above certificate, a person not a circulator who signs as a circulator, or a person who signs a name other than his or her own is guilty of a misdemeanor.

**CIRCULATOR:** [Signature]  
 Signature: *Tyson Gersh*  
 Date of signing: 4/17/21  
 Printed name: *Tyson Gersh*  
 Street Address or Rural Route: *601 E. Bethune*  
 City, State, Zip: *Detroit MI 48202*  
 County: *Wayne*

**TYSON GERSH**  
**NOTARY PUBLIC - STATE OF MICHIGAN**  
**COUNTY OF WAYNE**  
 My Commission Expires 07/02/2025  
 Acting in the County of *Wayne*  
*[Signature]*

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**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed mid-rise housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Avantha. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Black Club, which represents the majority of residents living in (and property owners owning property in) the area located between E Grand Blvd to Chandler St and Woodward to Oakland Ave.

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We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

1. Not sell the following properties to Avantha and/or Vanguard Community Development Corporation: 239 South, 267 South, 271 South, 277 South, 299 South, 301 South, 307 South, 313 South, 319 South, 325 South, 329 South, 333 South, 339 South, 345 South, 351 South, 357 South, 363 South, 369 South, 375 South, 381 South, 387 South, 393 South, 399 South, 405 South, 411 South, 417 South, 423 South, 429 South, 435 South, 441 South, 447 South, 453 South, 459 South, 465 South, 471 South, 477 South, 483 South, 489 South, 495 South, 501 South, 507 South, 513 South, 519 South, 525 South, 531 South, 537 South, 543 South, 549 South, 555 South, 561 South, 567 South, 573 South, 579 South, 585 South, 591 South, 597 South, 603 South, 609 South, 615 South, 621 South, 627 South, 633 South, 639 South, 645 South, 651 South, 657 South, 663 South, 669 South, 675 South, 681 South, 687 South, 693 South, 699 South, 705 South, 711 South, 717 South, 723 South, 729 South, 735 South, 741 South, 747 South, 753 South, 759 South, 765 South, 771 South, 777 South, 783 South, 789 South, 795 South, 801 South, 807 South, 813 South, 819 South, 825 South, 831 South, 837 South, 843 South, 849 South, 855 South, 861 South, 867 South, 873 South, 879 South, 885 South, 891 South, 897 South, 903 South, 909 South, 915 South, 921 South, 927 South, 933 South, 939 South, 945 South, 951 South, 957 South, 963 South, 969 South, 975 South, 981 South, 987 South, 993 South, 999 South.
2. Postpone any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Black Club, which represents the majority of residents of the Lower North End.

**WARNING:** A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.

# Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1. Andre Lyne White	<i>Andre Lyne White</i>	573 E. Bethune	48202	4/16/21		
2. William L. Zeuner	<i>William L. Zeuner</i>	573 E. Bethune	48202	4/17/21		
3. Cleanda White	<i>Cleanda White</i>	579 E. Bethune	48202	4/17/21		
4. Sharon Taylor	<i>Sharon Taylor</i>	573 E. Bethune	48202	4/17/21		
5. Anthony Taylor	<i>Anthony Taylor</i>	573 E. Bethune	48202	4/17/21		
6. Charles Elliot	<i>Charles Elliot</i>	7505 S. Intake	48202	4-20		

**CIRCULATOR:** The undersigned circulator of the above petition asserts that he or she is 18 years of age or older and a United States citizen; that each signature on the petition was signed in his or her presence; that he or she has neither caused nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once; and that, to his or her best knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition; the person signing the petition was at the time of signing a registered voter of the city or township listed on the heading of the petition; and the circulator was qualified to sign the petition.

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**CIRCULATOR:** [Signature]  
 Signature: *Tyson Gersh*  
 Date of signing: 4/20/21  
 Printed name: *Michael Mark*  
 Street Address or Rural Route: *601 E. Bethune*  
 City, State, Zip: *Detroit MI 48202*  
 County: *Wayne*

**TYSON GERSH**  
**NOTARY PUBLIC - STATE OF MICHIGAN**  
**COUNTY OF WAYNE**  
 My Commission Expires 07/02/2025  
 Acting in the County of *Wayne*  
*[Signature]*  
 4-20-21



**PETITION TO OPPOSE PROPOSED DEVELOPMENT "NORTH END LANDING"**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Acahull. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in land property owners owning property on the area located between E Grand Blvd. to Chandler St. and Woodward to Oakland Ave.

The Lower North End Block Club reviewed the current development proposal on 3/3/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and 4/8/21 remain strongly opposed to the development.

The Lower North End Block Club is a development-friendly block club that has endorsed several proposed developments since its inception. The membership of the Lower North End Block Club is available to review and endorse a revised development proposal at any block club meeting, which in accordance with bylaws are held the first Monday of each month. Meetings are held via Google Meet and are open to the public. The permalink to access the meetings is [meet.google.com/far-tpq-qa](https://meet.google.com/far-tpq-qa). The next 6 consecutive block club meetings will take place on 5/3/21, 6/7/21, 7/5/21, 8/2/21, 8/30/21, and 10/3/21.

We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

- Not sell the following properties to Acahull and/or Vanguard Community Development Corporation: 299 South, 267 South, 273 South, 277 South, 299 South, 303 South, 307 South, 313 South, 319 South, 325 South, 779 Brook, 729 Brook, 328 South, 312 South, 306 South, 405 South, 778 Brook, 779 Brook, 774 Brook, 775 Brook, 380 Chandler, 525 E. Beaubien, 529 E. Beaubien, 543 E. Beaubien, 555 E. Beaubien, 561 E. Beaubien for the time being.
- Permit any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

**WARNING: A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.**

#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year
1	Jomeeka Walton	<i>Jomeeka Walton</i>	7346 Melrose	48211	04/15/21
2	Diamond Lockhart	<i>Diamond Lockhart</i>	7316 Melrose	48211	04/15/21
3	Bernice Jackson	<i>Bernice Jackson</i>	7338 Melrose	48211	4/16/21
4	Lamar Stanley	<i>Lamar Stanley</i>	7367 Clay	48201	4-15-
5	NORRIS SCHELL	<i>Norris Schell</i>	331 CHANDLER	48202	4-
6	Dala Bylesle	<i>Dala Bylesle</i>	624 Flynn	48202	
7	Judith Mufuk	<i>Judith Mufuk</i>	604 Harmon	48202	4-16
8	Wynne	<i>Wynne</i>	99 Chandler	48202	4-16
9	Wynne	<i>Wynne</i>	7500 WOODWARD	48211	4-16
10	A Jacob Pitts	<i>A Jacob Pitts</i>	8069 Middle Point	48204	4-16-2021

**CIRCUATOR:** The undersigned certifies that he or she is 18 years of age or older and a United States citizen, that each signature on the petition was signed by him or her personally, and that he or she has not knowingly or recklessly permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once; and that, to his or her best knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was at the time of signing in a proper election district of the city or township listed in the heading of the petition, and the election was qualified to sign the petition.

If the circulator is not a resident of this city, the circulator shall make a cross or check mark on the line provided, otherwise each signature on this petition shall be null and void. The signatures will not be counted by a filing official. By making a cross or check mark on the line provided, the undersigned certifies that he or she is not a resident of this city and agrees to waive the jurisdiction of this state for the purpose of any legal proceeding or hearing that concerns a petition that is created by the circulator and agrees that legal process returned on the secretary of state or a designated agent of the secretary of state has the same effect as if personally served on the circulator.

**WARNING:** A circulator knowingly making a false statement in the above certificate, a person not a circulator who signs as a circulator, or a person who signs a name other than his or her own as a circulator is guilty of a misdemeanor.

**CIRCUATOR - Do not sign or date certificate until after circulating petition:**

Signature: *Wynne*  
 Date of signing: 4-16-21  
 Printed name: Wynne D. Pizzuto  
 Street Address or Rural Route: 7400 Cleveland  
 City, State, Zip: Detroit MI 48211  
 County: USA

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of *Wayne*

*Tyson Gersh* 4-16-21

A18 to Block Club

**PETITION TO OPPOSE PROPOSED DEVELOPMENT "NORTH END LANDING"**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Acahull. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in land property owners owning property on the area located between E Grand Blvd. to Chandler St. and Woodward to Oakland Ave.

The Lower North End Block Club reviewed the current development proposal on 3/3/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and 4/8/21 remain strongly opposed to the development.

The Lower North End Block Club is a development-friendly block club that has endorsed several proposed developments since its inception. The membership of the Lower North End Block Club is available to review and endorse a revised development proposal at any block club meeting, which in accordance with bylaws are held the first Monday of each month. Meetings are held via Google Meet and are open to the public. The permalink to access the meetings is [meet.google.com/far-tpq-qa](https://meet.google.com/far-tpq-qa). The next 6 consecutive block club meetings will take place on 5/3/21, 6/7/21, 7/5/21, 8/2/21, 8/30/21, and 10/3/21.

We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

- Not sell the following properties to Acahull and/or Vanguard Community Development Corporation: 299 South, 267 South, 273 South, 277 South, 299 South, 303 South, 307 South, 313 South, 319 South, 325 South, 779 Brook, 729 Brook, 328 South, 312 South, 306 South, 405 South, 778 Brook, 779 Brook, 774 Brook, 775 Brook, 380 Chandler, 525 E. Beaubien, 529 E. Beaubien, 543 E. Beaubien, 555 E. Beaubien, 561 E. Beaubien for the time being.
- Permit any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

**WARNING: A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.**

#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year
1	Darryl M. Clark	<i>Darryl M. Clark</i>	271 Chandler	48202	4-16-21
2	Bernice Collins	<i>Bernice Collins</i>	7522 Clark	48202	
3	Patricia House	<i>Patricia House</i>	7341 Melrose	48211	4-15-21
4	Marilyn Smith	<i>Marilyn Smith</i>	7347 Melrose	48211	4-15-21
5	Larri's Walker	<i>Larri's Walker</i>	1016 Custer	48211	4-15-21
6	Raymond Jackson	<i>Raymond Jackson</i>	MARSTAR	48211	
7	Lynda Anderson	<i>Lynda Anderson</i>	7593 Melrose	48211	4-15
8	Alex Moore	<i>Alex Moore</i>	7839 Melrose	48211	4/15
9	Jameson Burtow	<i>Jameson Burtow</i>	7316 Melrose	48211	
10	Dorenda Berry	<i>Dorenda Berry</i>	7308 Melrose	48211	4/15

**CIRCUATOR:** The undersigned certifies that he or she is 18 years of age or older and a United States citizen, that each signature on the petition was signed by him or her personally, and that he or she has not knowingly or recklessly permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once; and that, to his or her best knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was at the time of signing in a proper election district of the city or township listed in the heading of the petition, and the election was qualified to sign the petition.

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**CIRCUATOR - Do not sign or date certificate until after circulating petition:**

Signature: *Wynne*  
 Date of signing: 4-16-21  
 Printed name: Wynne D. Pizzuto  
 Street Address or Rural Route: 7400 Cleveland  
 City, State, Zip: Detroit MI 48211  
 County: USA

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of *Wayne*

*Tyson Gersh* 4-18-21

*Darryl Clark*

**PETITION TO OPPOSE PROPOSED DEVELOPMENT 'NORTH END LANDING'**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed multi housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Anamath. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in (and property owners owning property in) the area located between E Grand Blvd to Chandler St and Woodward to Oakland Ave.

The Lower North End Block Club reviewed the current development proposal on 3/17/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/17/21, 3/22/21, 3/31/21, 4/5/21, and 4/8/21 remain strongly opposed to the development.

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We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

1. Not sell the following properties to Anamath and/or Vanguard Community Development Corporation: 239 South, 267 South, 271 South, 277 South, 299 South, 303 South, 307 South, 313 South, 319 South, 325 South, 329 South, 332 South, 306 South, 403 South, 7718 Brook, 7719 Brook, 7741 Brook, 7753 Brook, 330 Chandler, 525 E. Beaubien, 529 E. Beaubien, 533 E. Beaubien, 543 E. Beaubien, 553 E. Beaubien, 561 E. Beaubien, for the time being.
2. Postpone any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

**WARNING: A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.**

# Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1. Luvone Appling Smith	<i>Luvone Appling Smith</i>	291 E. BOSTON	48202	4/17/21		
2. William D. Smith	<i>William D. Smith</i>	291 E BOSTON	48202	4/17/21		
3. Does Perreux	<i>Does Perreux</i>	230 E BOSTON BLVD	48202	4/17/21		
4. GARY GREEN	<i>GARY GREEN</i>	250 E. BOSTON	48202	4/17/21		
5. Amisha Leneze	<i>Amisha Leneze</i>	280 East Boston	48202	4/17/21		
6. Chierra Jackson	<i>Chierra Jackson</i>	294 E BOSTON	48202	4/17/21		
7. Sarita Jackson	<i>Sarita Jackson</i>	294 E BOSTON	48202	4/17/21		
8. EVELYN JACKSON	<i>Evelyn Jackson</i>	869 HAZELWOOD	48202	4/17/21		
9. KEITA CHAMBISS	<i>Keita Chambliss</i>	301 E BOSTON	48202	4/17/21		
10. Lument Chambliss	<i>Lument Chambliss</i>	301 E BOSTON	48202	4/17/21		

**CERTIFICATE OF CIRCULATOR:** The undersigned circulator of the above petition asserts that he or she is 18 years of age or older and a United States citizen; that each signature on the petition was signed in his or her presence; that he or she has neither caused nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once; and that, to his or her best knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was at the time of signing a registered voter of the city or township listed on the heading of the petition, and the elector was qualified to sign the petition.

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**CIRCULATOR - Do not sign or date certificate until after circulating petition**

Signature: *Stephanie Miller*  
 Date of signing: 4/18/21  
 Printed name: Stephanie Miller  
 Street Address or Rural Route: 280 E BOSTON Blvd Det MI, 48202  
 City, State, Zip: Detroit, MI 48202  
 County: WAYNE

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of *Wayne*

*4-18-21*

**PETITION TO OPPOSE PROPOSED DEVELOPMENT 'NORTH END LANDING'**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed multi housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Anamath. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in (and property owners owning property in) the area located between E Grand Blvd to Chandler St and Woodward to Oakland Ave.

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We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

1. Not sell the following properties to Anamath and/or Vanguard Community Development Corporation: 239 South, 267 South, 271 South, 277 South, 299 South, 303 South, 307 South, 313 South, 319 South, 325 South, 329 South, 332 South, 306 South, 403 South, 7718 Brook, 7719 Brook, 7741 Brook, 7753 Brook, 330 Chandler, 525 E. Beaubien, 529 E. Beaubien, 533 E. Beaubien, 543 E. Beaubien, 553 E. Beaubien, 561 E. Beaubien, for the time being.
2. Postpone any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

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# Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1. TOYA TROUSE	<i>Toya Trouse</i>	325 E Boston	48202	4/18/21		
2. TRAVIS LEE	<i>Travis Lee</i>	325 E Boston	48202	4/18/21		
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						

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**CIRCULATOR - Do not sign or date certificate until after circulating petition**

Signature: *Stephanie Miller*  
 Date of signing: 4/18/21  
 Printed name: STEPHANIE MILLER  
 Street Address or Rural Route: 280 E. BOSTON  
 City, State, Zip: Detroit, MI 48202  
 County: WAYNE

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of *Wayne*

*4-18-21*



PETITION TO OPPOSE PROPOSED DEVELOPMENT "NORTH END LANDING"

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being prepared by Vanguard Community Development Corporation in partnership with Anasazi. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community must directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in land property owners owning property in the area located between Grand Blvd. and Woodward to Oakland Ave.

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- Preempt any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

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#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1	Ace Jenkins	<i>Ace Jenkins</i>	300 Chandler	48202	4/14/21		
2	Devon Williams	<i>Devon Williams</i>	1202 Washington	48208	4-17-21		
3	Ashley Wilson	<i>Ashley Wilson</i>	17712 Washington	48204	4/16/21		
4	Dwaine Dickson	<i>Dwaine Dickson</i>	11660 Cambridge	48234	4/17/21		
5	Jim Watson	<i>Jim Watson</i>	654 Mt. Vernon	48202			
6	Mike Slater	<i>Mike Slater</i>	654 Mt. Vernon	48202			
7	Cheron Davis	<i>Cheron Davis</i>	654 Mt. Vernon	48202	4-17-21		
8	BONITA FIFE	<i>Bonita M.S. Fife</i>	324 E. Keweenaw	48206			
9	MELVIN C. BRIDGEMAN	<i>Melvin C. Bridgeman</i>	1310 Parkside	48204	4-18-21		
10	Zandra Stuckey	<i>Zandra Stuckey</i>	282 Reyer	48202	7/16/21		

**CIRCULATOR:** Do not sign or date certificate until after circulating petition.

Signature: *Jeanne Warwick*  
 Date of signing: April 18, 2021  
 Printed name: Jeanne Warwick  
 Street Address or Rural Route: 264 Smith  
 City, State, Zip: Detroit, MI 48202  
 County: Wayne

**CIRCULATOR:** I, the undersigned, certify that the above named persons that he or she is 18 years of age or older and a United States citizen; that each signature on the petition was signed in his or her presence; that he or she has neither collected nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once; and that, to his or her best knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was at the time of signing a registered elector of the city or township in which the location of the petition, and the elector was qualified to sign the petition.

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**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2025  
 Acting in the County of Wayne

*[Signature]* 4-18-21

PETITION TO OPPOSE PROPOSED DEVELOPMENT "NORTH END LANDING"

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being prepared by Vanguard Community Development Corporation in partnership with Anasazi. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community must directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in land property owners owning property in the area located between Grand Blvd. and Woodward to Oakland Ave.

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#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1	EMILY L. ARMAND	<i>Emily L. Armand</i>	1404 LAWRENCE ST	48206	4/16/21		
2	TASHA N GONZALEZ	<i>Tasha N Gonzalez</i>	404 LAWRENCE ST	48206	4/16/21		
3	Bethia Shi	<i>Bethia Shi</i>	8211 Boulton, Detroit	48202	4/16/21		
4	Haron Septhman	<i>Haron Septhman</i>	8211 Boulton, Detroit	48202	4/16/21		
5	Joanna Stokes	<i>Joanna Stokes</i>	4411 Maxwell St	48208	4/16/21		
6	Clifford Johnson	<i>Clifford Johnson</i>	409 MARISTON	48202	4/16/21		
7	Jessica Johnson	<i>Jessica Johnson</i>	2889 Myrtle St	48208	4/16/21		
8	Julie Rencke	<i>Julie Rencke</i>	607 Kenilworth	48202	4/16/21		
9	Julie Rencke	<i>Julie Rencke</i>	445 Chandler	48202	04/16/21		
10	Lauren Varvatos	<i>Lauren Varvatos</i>	1544 E. Fayette	48207	04/16/21		

**CIRCULATOR:** Do not sign or date certificate until after circulating petition.

Signature: *Levey D. P. 2021*  
 Date of signing: 4/16/21  
 Printed name: Levey D. P. 2021  
 Street Address or Rural Route: 7400 Oakland  
 City, State, Zip: Detroit MI 48211  
 County: LSA

**CIRCULATOR:** I, the undersigned, certify that the above named persons that he or she is 18 years of age or older and a United States citizen; that each signature on the petition was signed in his or her presence; that he or she has neither collected nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once; and that, to his or her best knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was at the time of signing a registered elector of the city or township in which the location of the petition, and the elector was qualified to sign the petition.

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**WARNING:** A circulator knowingly making a false statement in the above certificate, a person not a circulator who signs as a circulator, or a person who signs a name other than his or her own on a certificate is guilty of a misdemeanor.

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2025  
 Acting in the County of Wayne

*[Signature]* 4-16-21

**PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed multi housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Anavah. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living on land property owners owning property on the area located between E Grand Blvd to Chandler St and Woods and to Oakland Ave.

The Lower North End Block Club is one of the current development proposal on 3/1/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/9/21, and 4/8/21 remain strongly opposed to the development.

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We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

- Not sell the following properties to Anavah and/or Vanguard Community Development Corporation: 239 South, 267 South, 271 South, 277 South, 299 South, 303 South, 307 South, 311 South, 319 South, 323 South, 325 South, 7719 Brook, 328 South, 322 South, 386 South, 403 South, 7718 Brook, 7720 Brook, 7741 Brook, 7723 Brook, 330 Chandler, 323 E. Bethune, 329 E. Bethune, 333 E. Bethune, 343 E. Bethune, 353 E. Bethune, 363 E. Bethune, 367 E. Bethune for the time being.
- Place any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

**WARNING: A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.**

Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Embossed Seal
LISA MARIE ARNOLD	Lisa M. Arnold	10302 CAMERON ST.	48211	4/18/21	[Redacted]
Audrey Rollins	Audrey Rollins	10258 CAMERON	48211	4/18/21	
Terril Givner	Terril Givner	10258 CAMERON	48211	4/18/21	
Stephen Vickoff	Stephen Vickoff	10258 CAMERON	48211	4/18/21	
DOROTHY JONES	Dorothy Jones	9648 RUSSELL	48211	4/18/21	
BETTY JONES	Betty Jones	9648 RUSSELL	48211	4/18/21	
Michael Williams	Michael Williams	9565 RUSSELL	4711	4/18/21	
Lucy H. Maddox	Lucy H. Maddox	9749 Delmar	48211	4/18/21	
Renita Gilmore	Renita Gilmore	9824 Russell St	11	4-18-21	
Dwight Foster	Dwight Foster	10302 CAMERON	48211	4/18/21	

**VERIFICATION OF SIGNATURES:** The undersigned certifier of the above petition asserts that he or she is 18 years of age or older and a United States citizen, that each signature on the petition was signed either in his or her presence, that he or she has neither called nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once, and that he or she has been lawfully and lawfully each signature on the petition and the person signing the petition was at the time of signing a registered voter of the city or township in which the location of the petition, and the election was qualified to sign the petition.

If the certifier is not a resident of the city, the certifier shall make a sworn or sworn statement on the face hereof, otherwise each signature on this petition shall be void and the signature shall be considered as being signed by the certifier and the person signing the petition was at the time of signing a registered voter of the city or township in which the location of the petition, and the election was qualified to sign the petition.

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**CERTIFIER - Do not sign or date certificate until after circulating petition.**

Signature: Lisa M. Arnold  
 Date of signing: 4-18-21  
 Printed name: LISA M. ARNOLD  
 Street Address or Rural Route: 10302 CAMERON ST.  
 City, State, Zip: DETROIT, MI 48211  
 County: WAYNE

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/30/2026  
 Acting in the County of Wayne

*[Signature]*  
 4-18-21

**PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed multi housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Anavah. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living on land property owners owning property on the area located between E Grand Blvd to Chandler St and Woods and to Oakland Ave.

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- Place any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

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Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Embossed Seal
Carrie Kenned	Carrie Kenned	100 Trowbridge	48202	4/18/21	[Redacted]
Electra Fulbright	Electra Fulbright	130 Trowbridge	48202	4/18/21	
Charlene & Bowen S	Charlene Q. Bowen S	977 Trowbridge	48202	4/18/21	
Marvella Collins	Marvella Collins	141 Trowbridge	48202	4/18/21	
Ann K Currier	Ann K Currier	228 Trowbridge	48202	4/18/21	
MARY Lovelace	Mary Lovelace	238 Trowbridge	48202	4/18/21	
Deborah Whitley	Deborah Whitley	202 Trowbridge	48202	4-18-21	
Austin Whitley	Austin Whitley	202 Trowbridge	48202	4/18/21	
Taylor Whitley	Taylor Whitley	207 Trowbridge	48202	4/18/21	
Ken Whitley	Ken Whitley	202 Trowbridge	48202	4-18-21	

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**CERTIFIER - Do not sign or date certificate until after circulating petition.**

Signature: Electra Fulbright  
 Date of signing: 4/18/21  
 Printed name: Electra Fulbright  
 Street Address or Rural Route: 130 Trowbridge  
 City, State, Zip: Detroit, MI 48202  
 County: Wayne County

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/30/2026  
 Acting in the County of Wayne

*[Signature]*  
 4-18-21



**PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Annuah. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in land property owners owning property on the area located between E Grand Blvd to Chandler St and Woodward to Oakland Ave.

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- Propose any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

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Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Emergency Contact
C. O. O. PER					
FR NESTINE	<i>Ernestine Cooper</i>	258 Trowbridge	48202	4/18/21	
Borien Cooney	<i>Borien Cooney</i>	259 Trowbridge	48202	4/18/21	
MARIE FLORES	<i>Marie Flores</i>	311 Trowbridge	48202	4/18/21	
Elizabeth Anderson	<i>Elizabeth Anderson</i>	350 Trowbridge	48202	4/17/21	
Jamie Fox-Brown	<i>Jamie Fox-Brown</i>	10259 Cameron	48211	4/18/21	
Kayla Robinson	<i>Kayla Robinson</i>	10259 Cameron	48211	7/18/21	
Alphia Knight	<i>Alphia Knight</i>	9685 Russell	48211	4/18/21	
Carrie Ruffin	<i>Carrie Ruffin</i>	9563 Delmar	48211	4/18/21	
Christiane Strother	<i>Christiane Strother</i>	9554 Delmar	48211	4/18/21	
Edna Johnson	<i>Edna Johnson</i>	9580 Delmar	48211	4/18/21	

**CERTIFICATE OF CIRCULAR:** The undersigned certifier of the above petition asserts that he or she is 18 years of age or older, a United States citizen, that each signature on the petition was signed on his or her person; that he or she has neither caused nor permitted any person to sign the petition more than once and has no knowledge of any person signing the petition more than once; and that, to his or her best knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was at the time of signing registered elector of the city or township listed in the heading of the petition, and the elector was qualified to sign the petition.

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**CERTIFIER:** *Wynne Fulbright*

Signature: *Wynne Fulbright*

Date of signing: 4/18/21

Printed name: Wynne Fulbright

Street Address or Rural Route: 130 Trowbridge

City, State, Zip: Detroit, MI 48202

County: Wayne County

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**TYSON GERSH**  
**NOTARY PUBLIC - STATE OF MICHIGAN**  
**COUNTY OF WAYNE**  
 My Commission Expires 07/02/2025  
 Acting in the County of Wayne

*[Signature]*  
4-18-21

**PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Annuah. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in land property owners owning property on the area located between E Grand Blvd to Chandler St and Woodward to Oakland Ave.

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Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Emergency Contact
Halima Cassells	<i>Halima Cassells</i>	1060 Kenilworth	48202	4/18/21	
Imani Mack Taylor	<i>Imani Mack Taylor</i>	1060 Kenilworth	48202	4/18/21	
Michael Pope	<i>Michael Pope</i>	15941 Fairfield	48228	4/18/21	
Frances Billingsley	<i>Frances Billingsley</i>	15445 Robson	48227	4/18/21	
Chanel Miller	<i>Chanel Miller</i>	1421 Oliver	48224	4/18/21	
JINA MARTIN	<i>Jina Martin</i>	860 Kenilworth St	48202	4/18/21	
KATE JAMES	<i>Kate James</i>	86 KENILWORTH ST	48202	4/18/21	
Justin Nowley	<i>Justin Nowley</i>	86 Kenilworth St	48202	4/18/21	
Phillip Barber	<i>Phillip Barber</i>	21645 Jackson	48202	4/18/21	
Noel Cooney	<i>Noel Cooney</i>	2360 N 7 Mile	48224	4/18/21	

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**CERTIFIER:** *Halima Cassells*

Signature: *Halima Cassells*

Date of signing: 4/18/21

Printed name: HALIMA CASSELLS

Street Address or Rural Route: 1060 KENILWORTH

City, State, Zip: DETROIT MI 48202

County: WAYNE

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**TYSON GERSH**  
**NOTARY PUBLIC - STATE OF MICHIGAN**  
**COUNTY OF WAYNE**  
 My Commission Expires 07/02/2025  
 Acting in the County of Wayne

*[Signature]*  
4-18-21

PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed off-lot housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Avamark. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Black Club, which represents the majority of residents living in (and property owners owning property in) the area located between E Grand Blvd to Chandler St and Woodward to Oakland Ave.

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# Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
RODNEY PATTERSON	[Signature]	408 HORTON	48202	4/14		
ANDREW SOUKUP	[Signature]	256 HORTON	48202	4/19		
Kristyna Lewis	[Signature]	256 Horton	48202	4/14		
Jaka Gelinas	[Signature]	645 E. Bethune	48202	4/14		
Louis Gelinas	[Signature]	645 E Bethune	48202	4/14		
Michael Leard	[Signature]	417 E BETHUNE	48202	4/14		
Ellen Ruff	[Signature]	556 Custer	48202	4/14		
Emilia Nawrocki	[Signature]	556 Custer	48202	4/14		
DARON BONNELL-KANGAS	[Signature]	558 CUSTER	48202	4/14		
STEVEN RUBINSTEIN	[Signature]	444 HORTON	48202	4/14		

**CIRCULATOR'S CERTIFICATE:** The undersigned certifies that he or she is 18 years of age or older and a United States citizen, that each signature on the petition was signed by him or her personally, that he or she has neither caused nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once, and that he or she has best knowledge and belief as to the true identity of the person signing the petition, and the date of signing is a legal holiday of the state or a day on which the business of the state is closed, and the date is printed on the petition.

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**CIRCULATOR - Do not sign or date certificate until after circulating petition.**

Signature: [Signature]  
 Date of signing: 4-20-21  
 Printed name: TYSON GERRITSON  
 Street Address or Rural Route: 252 SMITH  
 City, State, Zip: DETROIT, MI, 48202  
 County: WAYNE



PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING

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# Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
Blanca Smith	[Signature]	7818 melrose	48211	04/17/21		
Eric Peoples	[Signature]	914 Marston	48211	4/17/21		
Veronica Johnson	[Signature]	643 Mt Vernon	48202	4/17/21		
Kiefert Watson	[Signature]	6054 Mt Vernon	48202	4/17/21		
Brendie Watson	[Signature]	6054 Mt Vernon	48202	4/17/21		
Dylon Jacob Williams	[Signature]	6054 Mt Vernon	48202	4/17/21		
Geri Jones	[Signature]	621 Mt Vernon	48202	4/17/21		
George E Adams	[Signature]	603 Mt Vernon	48202	4-17-21		
Michael Hammon	[Signature]	320 HORTON	48202	4-17-21		
Glory Patricia	[Signature]	594 Mt. Vernon	48202	4-17-21		

**CIRCULATOR'S CERTIFICATE:** The undersigned certifies that he or she is 18 years of age or older and a United States citizen, that each signature on the petition was signed by him or her personally, that he or she has neither caused nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once, and that he or she has best knowledge and belief as to the true identity of the person signing the petition, and the date of signing is a legal holiday of the state or a day on which the business of the state is closed, and the date is printed on the petition.

If the circulator is not a member of the Michigan State Bar, the circulator shall make a sworn or check mark on the line provided otherwise on this certificate that he or she is not a member of the Michigan State Bar and agrees to accept the jurisdiction of this state for the purpose of any legal proceeding or hearing that concerns a petition that is executed by the circulator and agrees that legal process served on the secretary of state or a designated agent of the secretary of state has the same effect as if personally served on the circulator.

WARNING: A circulator knowingly making a false statement in the above certificate, a person not a circulator who signs as a circulator, or a person who signs a name other than his or her own as a circulator is guilty of a misdemeanor.

**CIRCULATOR - Do not sign or date certificate until after circulating petition.**

Signature: [Signature]  
 Date of signing: 4-20-21  
 Printed name: TYSON GERRITSON  
 Street Address or Rural Route: 252 SMITH  
 City, State, Zip: DETROIT, MI, 48202  
 County: WAYNE





**PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Avonath. The proposed development as of April 2021 includes 180 rental properties, primarily on Smith St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in (and property owners owning property in) the area located between E Grand Blvd. to Chandler St and Woodward to Oakland Ave.

The Lower North End Block Club reviewed the current development proposal on 3/1/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and 4/8/21 remain strongly opposed to the development.

The Lower North End Block Club is a development-friendly block club that has endorsed several proposed developments since its inception. The membership of the Lower North End Block Club is available to review and endorse a revised development proposal at any block club meeting, which in accordance with bylaws are held the first Monday of each month. Meetings are held via Google Meet and are open to the public. The permalink to access the meetings is meet.google.com/fur-qtq-tpa. The next 6 consecutive block club meetings will take place on 5/3/21, 6/7/21, 7/5/21, 8/2/21, 8/30/21, and 10/4/21.

We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

- Not sell the following properties to Avonath and/or Vanguard Community Development Corporation: 259 Smith, 267 Smith, 273 Smith, 277 Smith, 299 Smith, 303 Smith, 307 Smith, 313 Smith, 319 Smith, 325 Smith, 7719 Brush, 328 Smith, 332 Smith, 306 Smith, 405 Smith, 7718 Brush, 7719 Brush, 7741 Brush, 7753 Brush, 330 Chandler, 335 E Bethune, 329 E Bethune, 345 E Bethune, 355 E Bethune, 361 E Bethune for the time being.
- Preempt any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

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#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1	Heather Carr	<i>Heather Carr</i>	81 E. Philadelphia	48203	4/18/21		
2	Denay Araya	<i>Denay Araya</i>	285 E Philadelphia	48202	4/18/21		31-95/21
3	Semhar Angwa	<i>Semhar Angwa</i>	287 E Philadelphia	48202	4/18/21		
4	Andree Pierce	<i>Andree Pierce</i>	277 E Philadelphia	48202	4/18/21		
5	Debra H. Sanders	<i>Debra Sanders</i>	321 E Philadelphia	48202	4/18/21		
6	Drachawna Perdue	<i>Drachawna Perdue</i>	321 E Philadelphia	48202	4/18/21		
7	Tierra McBride	<i>Tierra McBride</i>	19212 Prayke	48224	4/18/21		
8	Donnelle Williams	<i>Donnelle Williams</i>	19212 Prayke	48224	4/18/21		
9	Monique Perdue	<i>Monique Perdue</i>	19212 Prayke	48224	4/18/21		
10	Deshawn Cain	<i>Deshawn Cain</i>	19212 Prayke	48224	4/18/21		

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**CIRCULATOR - Do not sign or date certificate until after circulating petition:**

Signature: *Lester D. Pierce*  
 Date of signing: 4-18-21  
 Printed name: Lester D. Pierce  
 Street Address or Rural Route: 7400 Oakland  
 City, State, Zip: Detroit MI 48211  
 County: USA

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of Wayne

*[Signature]* 4-18-21

**PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Avonath. The proposed development as of April 2021 includes 180 rental properties, primarily on Smith St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in (and property owners owning property in) the area located between E Grand Blvd. to Chandler St and Woodward to Oakland Ave.

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#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1	WALTER BRUCHANAN	<i>Walter Bruchanan</i>	280 Chandler	48202	4/16/21		
2	Maiya Gordon	<i>Maiya Gordon</i>	280 Chandler	48202	4/16/21		
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**CIRCULATOR - Do not sign or date certificate until after circulating petition:**

Signature: *Symonette Robinson*  
 Date of signing: 4-20-21  
 Printed name: Symonette Robinson  
 Street Address or Rural Route:  
 City, State, Zip:  
 County:

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of Wayne

*[Signature]* 4-20-21

**PETITION TO OPPOSE PROPOSED DEVELOPMENT "NORTH END LANDING"**

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- Prepense any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

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#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1	Lynn E. Higgins		34 Swallow Lane	48244	4/19/21		
2							
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**CIRCULATOR - Do not sign or date certificate until after circulating petition**

Signature:   
 Date of signing: 4-28-21  
 Printed name: Tyson Gersh  
 Street Address or Rural Route:  
 City, State, Zip:  
 County:

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of Wayne

**PETITION TO OPPOSE PROPOSED DEVELOPMENT "NORTH END LANDING"**

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#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1	Roger Baldinger		504 Alhambra	48224	4/18/21		
2	Meloy Lary		350 Meloy	48224	4/18/21		
3	Danielle Williams		1721 Bridge	48231	4-18-21		
4	Jonya Burks		4516 Brush	48207	4-18-21		
5	Omara Mackie		617 Marston	48202	4-18-21		
6	Jerris Bradley		644 W. Arthur	48202	4-18-21		
7	Lolita Robin		15810 Martin	48224	4/18/21		
8	Darlaina Wakefield		503 Philadelphia	48202	4-18-2021		
9	Elizabeth Beattie		519 E Philadelphia	48202	4/18/21		
10	Thompson		537 E. Philadelphia	48202	4/18/21		

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**CIRCULATOR - Do not sign or date certificate until after circulating petition**

Signature:   
 Date of signing: 4-18-21  
 Printed name: Lesley D. Pizzano  
 Street Address or Rural Route: 7400 Cass and  
 City, State, Zip: Detroit MI 48211  
 County: USA

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of Wayne



**PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING**

**Background & Purpose:** the purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Avacast. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in (and property owners owning property in) the area located between E Grand Blvd to Chandler St and Woodward to Oakland Ave.

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We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority:

1. Not sell the following properties to Avacast and/or Vanguard Community Development Corporation: 239 South, 267 South, 271 South, 277 South, 299 South, 303 South, 307 South, 313 South, 319 South, 325 South, 719 Brook, 138 South, 317 South, 306 South, 403 South, 7718 Brook, 7739 Brook, 7741 Brook, 7753 Brook, 330 E. Beaubien, 329 E. Beaubien, 343 E. Beaubien, 345 E. Beaubien, 353 E. Beaubien, 361 E. Beaubien for the time being.
2. Proscribe any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

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Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Phone (optional)
Nicholas Kanneppell	<i>Nicholas Kanneppell</i>	7620 St Antoine	48202	4/16/21	
Michael Sumner	<i>Michael Sumner</i>	7620 St Antoine	48202	4/17	
Denis Padina	<i>Denis Padina</i>	7620 St Antoine	48202	4/17/21	

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**CIRCULATOR - Do not sign or date certificate until after circulating petition.**

Signature: *Tyson Gersh*  
 Date of signing: 4-20-21  
 Printed name: Tyson Gersh  
 Street Address or Rural Route: 6100 E. Beaubien  
 City, State, Zip: Detroit MI 48202  
 County: Wayne

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting In the County of Wayne

*Tyson Gersh* 4-20-21

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Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Phone (optional)
Anita Wilton	<i>Anita Wilton</i>	4743 Trunza	48202	4/17/21	
Simon Singh	<i>Simon Singh</i>	4431 Washington	48202	4/17/21	
Edwin Davis	<i>Edwin Davis</i>	2335 State	48202	4/17/21	
Sharon Shively	<i>Sharon Shively</i>	2335 State	48202	4/17/21	
Maron Henry	<i>Maron Henry</i>	8715 3rd St.	48202		
Ashok Sivanand	<i>Ashok Sivanand</i>	2731 Woodward	48202	4/17/21	
CHARISSE HORTON	<i>Charisse Horton</i>	285 MELBOURNE	48202	4/17/21	
NATHANIEL DELUXE	<i>Nathaniel Deluxe</i>	421 McCLINTOCK	48202	4/18/21	
Jocelyn Campbell	<i>Jocelyn Campbell</i>	514 MELBOURNE	48202	4/18/21	
RICHARD WATTS	<i>Richard Watts</i>	550 McCLINTOCK	48202	4/18/21	

**CERTIFICATE OF CIRCULATOR:** The undersigned circulator of the above petition asserts that he or she is 18 years of age or older and a United States citizen, that each signature on the petition was signed in his or her presence, that he or she has neither caused nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once, and that, to his or her best knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was at the time of signing a registered elector of the city or township in which the petition was signed, and the elector was qualified to sign the petition.

If the circulator is not a resident of Michigan, the circulator shall make a cross or check mark on the line provided, otherwise each signature on this petition sheet is voided and the signatures will not be counted by a filing official. By making a cross or check mark on the line provided, the undersigned circulator asserts that he or she is not a resident of Michigan and agrees to accept the jurisdiction of this state for the purpose of any legal proceeding or hearing that concerns a petition sheet executed by the circulator and agrees that legal process served on the secretary of state or a designated agent of the secretary of state has the same effect as if personally served on the circulator.

**WARNING:** A circulator knowingly making a false statement in the above certificate, a person not a circulator who signs as a circulator, or a person who signs a name other than his or her own is a circulator in guilty of a misdemeanor.

**CIRCULATOR - Do not sign or date certificate until after circulating petition.**

Signature: *Tyson Gersh*  
 Date of signing: 4-18-2021  
 Printed name: Lekey D. Pitzer  
 Street Address or Rural Route: 7400 Woodward  
 City, State, Zip: Detroit MI 48204  
 County:

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting In the County of Wayne

*Tyson Gersh* 4-18-21

**PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Anasoth. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in (and property owners owning property in) the area located between E Grand Blvd to Chandler St and Woodroad to Oakland Ave.

The Lower North End Block Club reviewed the current development proposal on 3/1/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and 4/8/21 remain strongly opposed to the development.

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- We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:
- Not sell the following properties to Anasoth and/or Vanguard Community Development Corporation: 219 South, 267 South, 271 South, 277 South, 299 South, 303 South, 307 South, 311 South, 315 South, 323 South, 7719 Brook, 328 South, 312 South, 306 South, 405 South, 7718 Brook, 7719 Brook, 7741 Brook, 7743 Brook, 330 Chandler, 323 E. Becham, 329 E. Becham, 333 E. Becham, 343 E. Becham, 353 E. Becham, 361 E. Becham for the time being.
  - Postpone any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

**WARNING: A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.**

# Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1 TERRY JACKSON	<i>Terry Jackson</i>	447 Ph. Independence	48202	4/19/21		
2						
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**CIRCULATOR - Do not sign or date certificate until after circulating petition.**

Signature: *Lesley D. Pickett*  
 Date of signing: 4-18-21  
 Printed name: Lesley D. Pickett  
 Street Address or Rural Route: 7100 Oakland  
 City, State, Zip: Detroit MI 48211  
 County: LSA

**WARNING:** A circulator knowingly making a false statement in the above certificate, a person not a circulator who signs as a circulator, or a person who signs a name other than his or her own as circulator is guilty of a misdemeanor.

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2028  
 Acting in the County of *Wayne*

*4-18-21*

**PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Anasoth. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in (and property owners owning property in) the area located between E Grand Blvd to Chandler St and Woodroad to Oakland Ave.

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  - Postpone any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

**WARNING: A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.**

# Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1 FANZ MALONE	<i>Fanz Malone</i>	69700 Condon	48211	4/16/21		
2 RONALD MALONE	<i>Ronald Malone</i>	10221 Delmar	48211	4/18/21		
3 ROSEVELT PICKETT	<i>Rosevelt Pickett</i>	10255 Delmar	48211	4/18/21		
4 JAVENIA PICKETT	<i>Javenia Pickett</i>	10255 Delmar	48211	4/18/21		
5 DOMINIQUE COCHRAN	<i>Dominique Cochran</i>	10257 Delmar	48211	4/18/21		
6 AUSTON MCKINLEY	<i>Auston McKinley</i>	10257 Delmar	48211	4/18/21		
7 RONALD JOHNSON	<i>Ronald Johnson</i>	9580 Delmar	48211	4/18/21		
8 DOROTHY SPRUILL	<i>Dorothy Spruill</i>	87 Woodland	48202	4/18/21		
9 ALEX E. MADONNETTE	<i>Alex E. Madonnette</i>	87 Woodland	48202	4/18/21		
10						

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**CIRCULATOR - Do not sign or date certificate until after circulating petition.**

Signature: *Jamille Fox-Brown*  
 Date of signing: 4-18-21  
 Printed name: Jamille Fox-Brown  
 Street Address or Rural Route: 10259 Cameron  
 City, State, Zip: Detroit, MI 48211  
 County: Wayne

**WARNING:** A circulator knowingly making a false statement in the above certificate, a person not a circulator who signs as a circulator, or a person who signs a name other than his or her own as circulator is guilty of a misdemeanor.

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2028  
 Acting in the County of *Wayne*

*4-18-21*

*655461*  
*617748*

*4/18/21*  
*180 Trowbridge, Det. MI 48202, Wayne*

*Notarized*



**PETITION TO OPPOSE PROPOSED DEVELOPMENT 'NORTH END LANDING'**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Avacast. The proposed development as of April 2021 includes 180 rental properties, primarily on Smith St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in land property owners owning property in the area located between E Grand Blvd. to Chandler St. and Woodward to Oakland Ave.

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We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

1. Not sell the following properties to Avacast and/or Vanguard Community Development Corporation: 259 Smith, 267 Smith, 271 Smith, 277 Smith, 299 Smith, 303 Smith, 307 Smith, 313 Smith, 319 Smith, 323 Smith, 7719 Brush, 328 Smith, 317 Smith, 306 Smith, 405 Smith, 7718 Brush, 7719 Brush, 7741 Brush, 7753 Brush, 330 Chandler, 335 E. Beaubien, 329 E. Beaubien, 343 E. Beaubien, 353 E. Beaubien, 364 E. Beaubien for the time being.
2. Forgo any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

**WARNING: A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.**

#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1	Steven Oliver	[Signature]	568 Mt. Vernon	48202	4/17/21		
2	Franco J. Sarrero III	[Signature]	556 Mt. Vernon	48202	4/17/21		
3	Agneszka Miklasowicz	[Signature]	532 Mt. Vernon	48202	4/17/21		
4	Carlynn Leise	[Signature]	537 Mt. Vernon	48202	4/17/21		
5	Marvin Williams	[Signature]	420 Mt. Vernon	48202	4/17/21		
6	Tharrett Robinson	[Signature]	3911 Beaubien	48221	4/17/21		
7	Govin Reddin	[Signature]	608 Mt. Vernon	48202	4/17/21		
8	Yamele Ruffins	[Signature]	287 Mt. Vernon	48202	4/17/21		
9	Jacquine Ruffins	[Signature]	287 Mt. Vernon	48202	4/17/21		
10	Andrew Williams	[Signature]	901 Melbourne	48201	4/17/21		

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**CIRCULATOR - Do not sign or date certificate until after circulating petition.**

Signature: [Signature]  
 Date of signing: 4-20-21  
 Printed name: TYSON GERSH  
 Street Address or Rural Route: 252 SMITH  
 City, State, Zip: DETROIT, MI, 48202  
 County: WAYNE

**NOTARIZATION**  
 I, \_\_\_\_\_  
 Notary Public for the State of Michigan  
 My Commission Expires \_\_\_\_\_  
 \_\_\_\_\_

**PETITION TO OPPOSE PROPOSED DEVELOPMENT 'NORTH END LANDING'**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Avacast. The proposed development as of April 2021 includes 180 rental properties, primarily on Smith St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in land property owners owning property in the area located between E Grand Blvd. to Chandler St. and Woodward to Oakland Ave.

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2. Forgo any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

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#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1	Michelle Martel	[Signature]	98 Woodside Ct	48202	4/16/21		
2	Jerry Williams	[Signature]	231 Chandler	48202	4/16/21		
3	CHERRY THOMPSON	[Signature]	14256 Beaubien	48223	4/16/21		
4	NEAL WILLIAMS	[Signature]	18 Woodside Ct	48202	4/16/21		
5	Simeon Hezar	[Signature]	2500 E Grand Blvd	48202	4/16/21		
6	Amy Karel	[Signature]	2098 E Grand Blvd	48202	4/16/21		
7	Darin McLuskey	[Signature]	7631 Brush	48202	4/16/21		
8	Jean-Luc Grosjean	[Signature]	658 Horton	48202	4/16/21		
9	Johnnie P. Hunter	[Signature]	2970 28th St	48202	4/16/21		
10	Rachel Hadlad	[Signature]	7377 Cameo Rd	48211	4/16/21		

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**CIRCULATOR - Do not sign or date certificate until after circulating petition.**

Signature: [Signature]  
 Date of signing: 4-16-21  
 Printed name: TYSON GERSH  
 Street Address or Rural Route: 252 SMITH  
 City, State, Zip: DETROIT, MI, 48202  
 County: WAYNE

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**NOTARIZATION**  
 I, \_\_\_\_\_  
 Notary Public for the State of Michigan  
 My Commission Expires \_\_\_\_\_  
 \_\_\_\_\_

PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed multi-family development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Anasazi. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in (and property owners owning property in) the area located between E Grand Blvd, to Chandler St and Woodward to Oakland Ave.

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We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

- Not sell the following properties to Anasazi and/or Vanguard Community Development Corporation: 259 South, 267 South, 273 South, 277 South, 289 South, 303 South, 307 South, 313 South, 319 South, 323 South, 7719 Brook, 326 South, 312 South, 306 South, 295 South, 7718 Brook, 7719 Brook, 7741 Brook, 7753 Brook, 336 Chandler, 515 E. Beaubien, 529 E. Beaubien, 533 E. Beaubien, 545 E. Beaubien, 553 E. Beaubien, 304 E. Beaubien, for the time being.
- Forgo any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

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#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Phone (optional)
1	Richard M Krakowski	<i>Richard M. Krakowski</i>	245/245 Custer St	48202	4-18-21	
2						
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**CERTIFICATE OF CIRCULATOR:** The undersigned certifies that the above petition contains the name of the signatory and that the signatory is at least 18 years of age or older and a United States citizen, that each signature on the petition was signed in his or her presence, that he or she has neither received nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once, and that, to the best of his or her own knowledge and belief, each signature on the petition is the genuine signature of the person purporting to sign the petition, the person signing the petition was at the time of signing a registered elector of the city or township listed on the heading of the petition, and the elector was qualified to sign the petition.

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**CIRCULATOR:** Do not sign or date certificate until after circulating petition.

Signature: \_\_\_\_\_  
 Date of signing: \_\_\_\_\_  
 Printed name: **RICHARD M. KRAKOWSKI**  
 Street Address or Rural Route: **WASSIGNER + CIRCULATOR**  
 City, State, Zip: \_\_\_\_\_  
 County: \_\_\_\_\_

**TYSON GERSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires 07/02/2026  
 Acting in the County of *Wayne*

*4-18-21*

PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed multi-family development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Anasazi. The proposed development as of April 2021 includes 180 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in (and property owners owning property in) the area located between E Grand Blvd, to Chandler St and Woodward to Oakland Ave.

The Lower North End Block Club reviewed the current development proposal on 3/1/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and 4/8/21 remain strongly opposed to the development.

The Lower North End Block Club is a development-friendly block club that has endorsed several proposed developments since its inception. The membership of the Lower North End Block Club is available to review and endorse a revised development proposal at any block club meeting, which is accordance with bylaws on the first Monday of each month. Meetings are held via Google Meet and are open to the public. The permalink to access the meetings is meet.google.com/far-qtq-tp. The next 6 consecutive block club meetings will take place on 5/3/21, 6/7/21, 7/5/21, 8/2/21, 9/6/21, and 10/4/21.

We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

- Not sell the following properties to Anasazi and/or Vanguard Community Development Corporation: 259 South, 267 South, 273 South, 277 South, 289 South, 303 South, 307 South, 313 South, 319 South, 323 South, 7719 Brook, 326 South, 312 South, 306 South, 295 South, 7718 Brook, 7719 Brook, 7741 Brook, 7753 Brook, 336 Chandler, 515 E. Beaubien, 529 E. Beaubien, 533 E. Beaubien, 545 E. Beaubien, 553 E. Beaubien, 304 E. Beaubien, for the time being.
- Forgo any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

**WARNING:** A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.

#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Phone (optional)
1	Reggie Timbra	<i>Reggie Timbra</i>	219 Bathing	48202	4/16/21	9877
2	Amberlynn	<i>Amberlynn</i>				1943
3	Denard Allen	<i>Denard Allen</i>	93 Westminister	48202	4/16/21	
4	Ronell Williams	<i>Ronell Williams</i>	231 Morrison	719201	4/16/21	702
5	Nathanial Heyer	<i>Nathanial Heyer</i>	503 Smith	48202	4/16/21	
6	ALAN KAMARZ	<i>Alan Kamarz</i>	3020 E Grand	48202	4/17/21	10
7	JAN Dijkers	<i>Jan Dijkers</i>	3040 E Grand	48202	4/17/21	70
8	Jerome Bedgood	<i>Jerome Bedgood</i>	433 CHANDLER	48202	4/17/21	
9	Ethan Paul	<i>Ethan Paul</i>	445 CHANDLER	48202	4/17/21	
10	Neel Reinilda	<i>Neel Reinilda</i>	446 Marston	48211	4/17/21	

**CERTIFICATE OF CIRCULATOR:** The undersigned certifies that the above petition contains the name of the signatory and that the signatory is at least 18 years of age or older and a United States citizen, that each signature on the petition was signed in his or her presence, that he or she has neither received nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once, and that, to the best of his or her own knowledge and belief, each signature on the petition is the genuine signature of the person purporting to sign the petition, the person signing the petition was at the time of signing a registered elector of the city or township listed on the heading of the petition, and the elector was qualified to sign the petition.

If the circulator is not a member of Michigan, the circulator shall make a cross or check mark on the line provided, otherwise each signature on this petition shall be void and the signatures will not be counted by a filing official. By making a cross or check mark on the line provided, the undersigned certifies that he or she is not a resident of Michigan and agrees to accept the jurisdiction of this state for the purpose of any legal proceeding or hearing that concerns a petition that is created by the circulator and agrees that legal process served on the secretary of state or a designated agent of the secretary of state has the same effect as if personally served on the circulator.

**WARNING:** A circulator knowingly making a false statement in the above certificate, a person not a circulator who signs as a circulator, or a person who signs a name other than his or her own as circulator is guilty of a misdemeanor.

**CIRCULATOR:** Do not sign or date certificate until after circulating petition.

Signature: \_\_\_\_\_  
 Date of signing: **4-20-21**  
 Printed name: **TYSON GERSH**  
 Street Address or Rural Route: **252 SMITH ST.**  
 City, State, Zip: **DETROIT MI 48202**  
 County: **WAYNE**

*21212003@Yahoo.com*  
*573 @Amber*







**PETITION TO OPPOSE PROPOSED DEVELOPMENT "NORTH END LANDING"**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being prepared by Vanguard Community Development Corporation in partnership with Avannah. The proposed development as of April 2021 includes 180 rental properties, primarily on Smith St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in land property owners owning property on the area located between E Grand Blvd to Chandler St and Woodward to Oakland Ave.

The Lower North End Block Club reviewed the current development proposal on 3/1/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and 4/8/21 remain strongly opposed to the development.

The Lower North End Block Club is a development-friendly block club that has endorsed several proposed developments since its inception. The membership of the Lower North End Block Club is available to review and endorse a revised development proposal at any block club meeting, which in accordance with bylaws are held the first Monday of each month. Meetings are held via Google Meet and are open to the public. The portal link to access the meetings is [meet.google.com/far-epq-qps](https://meet.google.com/far-epq-qps). The next 6 consecutive Block club meetings will take place on 5/3/21, 6/7/21, 7/5/21, 8/2/21, 8/30/21, and 10/4/21.

We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

1. Not sell the following properties to Avannah and/or Vanguard Community Development Corporation: 239 Smith, 267 Smith, 271 Smith, 277 Smith, 299 Smith, 303 Smith, 307 Smith, 311 Smith, 319 Smith, 323 Smith, 7719 Brush, 328 Smith, 332 Smith, 306 Smith, 403 Smith, 7718 Brush, 7719 Brush, 7741 Brush, 7753 Brush, 108 Chandler, 323 E. Berline, 329 E. Berline, 333 E. Berline, 343 E. Berline, 353 E. Berline, 363 E. Berline for the time being.
2. Postpone any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

**WARNING: A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.**

#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1	Quintella Hurt	<i>Quintella Hurt</i>	314 Melbourne	48203	4-18-21		
2	Alexis Mayo	<i>Alexis Mayo</i>	420 Melbourne	48202	4-18-21		
3	Olivia Plochacki	<i>Olivia Plochacki</i>	409 Melbourne	48202	4-18-21		
4	Zachary Baran	<i>Zachary Baran</i>	409 Melbourne	48202	4-18-21		
5	Cheryl Joseph	<i>Cheryl Joseph</i>	235 E Euclid	48202	4-18-21		
6	Zoe Rankin	<i>Zoe Rankin</i>	420 Chandler	48202	4-18-21		
7	Jerry Ashley	<i>Jerry Ashley</i>	876 Brush	48202	4-18-21		
8	J. Aney	<i>J. Aney</i>	817 Brush	48202	4-18-21		
9	E. Woodley	<i>E. Woodley</i>	108 E Euclid	48202	4-18-21		
10	Edward Jordan	<i>Edward Jordan</i>	108 E Euclid	48202	4-18-21		

**CERTIFICATE OF CIRCULATOR:** The undersigned circulator of the above petition asserts that he or she is 18 years of age or older and a United States citizen, that each signature on the petition was signed in his or her presence, that he or she has neither created nor permitted a person to sign the petition more than once and has no knowledge of a person signing the petition more than once, and that, to his or her best knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was at the time of signing a registered voter of the city or township listed in the heading of the petition, and the circulator was qualified to sign the petition.

If the circulator is not a resident of Michigan, the circulator shall make a cross or check mark on the line provided, otherwise each signature on this petition shall be invalid and the signatures will not be counted by a filing official. By making a cross or check mark on the line provided, the undersigned circulator asserts that he or she is not a resident of Michigan and agrees to accept the jurisdiction of this state for the purpose of any legal proceeding or hearing that concerns a petition sheet executed by the circulator and agrees that legal process served on the secretary of state or a designated agent of the secretary of state has the same effect as if personally served on the circulator.

**WARNING:** A circulator knowingly making a false statement in the above certificate, a person not a circulator who signs as a circulator, or a person who signs a name other than his or her own as circulator is guilty of a misdemeanor.

**CIRCULATOR - Do not sign or date certificate until after circulating petition.**

Signature: *[Signature]*  
 Date of signing: 4-20-21  
 Printed name: TYSON CURSRI  
 Street Address or Rural Route: 252 SMITH  
 City, State, Zip: DETROIT, MI, 48202  
 County: Wayne



**PETITION TO OPPOSE PROPOSED DEVELOPMENT "NORTH END LANDING"**

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being prepared by Vanguard Community Development Corporation in partnership with Avannah. The proposed development as of April 2021 includes 180 rental properties, primarily on Smith St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community most directly affected by the development opposes the development. This Petition is being spearheaded by the Lower North End Block Club, which represents the majority of residents living in land property owners owning property on the area located between E Grand Blvd to Chandler St and Woodward to Oakland Ave.

The Lower North End Block Club reviewed the current development proposal on 3/1/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comments on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and 4/8/21 remain strongly opposed to the development.

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We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

1. Not sell the following properties to Avannah and/or Vanguard Community Development Corporation: 239 Smith, 267 Smith, 271 Smith, 277 Smith, 299 Smith, 303 Smith, 307 Smith, 311 Smith, 319 Smith, 323 Smith, 7719 Brush, 328 Smith, 332 Smith, 306 Smith, 403 Smith, 7718 Brush, 7719 Brush, 7741 Brush, 7753 Brush, 108 Chandler, 323 E. Berline, 329 E. Berline, 333 E. Berline, 343 E. Berline, 353 E. Berline, 363 E. Berline for the time being.
2. Postpone any consideration for the sale of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

**WARNING: A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.**

#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
1	Mureen Zaidich	<i>Mureen Zaidich</i>	258 Smith	48202	4/18/21		
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**CIRCULATOR - Do not sign or date certificate until after circulating petition.**

Signature: *[Signature]*  
 Date of signing: 4-20-21  
 Printed name: TYSON CURSRI  
 Street Address or Rural Route: 252 SMITH  
 City, State, Zip: DETROIT, MI, 48202  
 County: Wayne



PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed North End Landing Development located at North End Landing, which is being proposed by Vanguard Community Development Corporation in partnership with Acosta. The proposed development as of April 2021 includes 100 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community must directly affected by the development oppose the development. This Petition is being sponsored by the Lower North End Block Club, which represents the majority of residents living on and property owners existing property in the area located between Grand Block, to Charles St. and Woodward to Oakland Ave.

The Lower North End Block Club reviewed the current development proposal on 3-1-21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 03/21, 03/25/21, 3/31/21, 4/5/21, and 4/27/21 remain strongly opposed to the development.

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We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

1. Stop all the following projects to Acosta and/or Vanguard Community Development Corporation: 258 South 26<sup>th</sup> Street, 272 South, 277 South, 290 South, 307 South, 307<sup>th</sup> Street, 333 South, 339 South, 357 South, 770 South, 328 South, 322 South, 400 South, 405 South, 777<sup>th</sup> Street, 770 South, 771<sup>th</sup> Street, 772<sup>th</sup> Street, 100 Charles, 525 E. Johnson, 530 E. Johnson, 535 E. Johnson, 541 E. Johnson, 551 E. Johnson, 561 E. Johnson for the time being.
2. Pursue any work necessary for the sale of the above mentioned properties for purposes that are not outlined by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

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#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month Year Day
1	JOSHUA RAY MADDOX	<i>[Signature]</i>	265 LIVER ST	48202	4/14/21
2					
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**WARNING:** All of the following: The undersigned certifies that he or she is at least 18 years of age or older and is not a minor, that each signature is the personal signature for the person, that he or she has neither compensation nor promise of payment for signing this petition, that he or she has no knowledge of a person signing this petition more than once, and that he or she has not knowingly and unlawfully signed this petition in violation of the provisions of the Michigan election law. If the undersigned certifies that he or she is not a resident of Michigan and signs to accept the provisions of this petition for the purpose of voting in an election, he or she is guilty of a crime under the laws of the State of Michigan.

If the undersigned is not a resident of Michigan, the undersigned certifies that he or she is at least 18 years of age or older and is not a minor, that each signature is the personal signature for the person, that he or she has neither compensation nor promise of payment for signing this petition, that he or she has no knowledge of a person signing this petition more than once, and that he or she has not knowingly and unlawfully signed this petition in violation of the provisions of the Michigan election law. If the undersigned certifies that he or she is not a resident of Michigan and signs to accept the provisions of this petition for the purpose of voting in an election, he or she is guilty of a crime under the laws of the State of Michigan.

**WARNING:** A person who knowingly making a false statement in the above certificate, a person who certifies that he or she is a resident of a jurisdiction other than Michigan, or a person who signs a name other than his or her own is violating the provisions of the Michigan election law.

**CLERK ATTEST:** Do not sign or date certificate until after circulating petition.

Signature: *[Signature]*  
 Date of signing: 4-20-21  
 Printed name: TYSON CURSH  
 252 SMITH  
 Address or Rural Route: DETROIT, MI 48202  
 City, State, Zip: WYNN

PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING

**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed North End Landing Development located at North End Landing, which is being proposed by Vanguard Community Development Corporation in partnership with Acosta. The proposed development as of April 2021 includes 100 rental properties, primarily on South St. The majority of the development is proposed for land that is currently owned by the Detroit Land Bank Authority, so this petition is primarily directed to the Detroit Land Bank Authority, but should serve as evidence of the extent to which the immediate community must directly affected by the development oppose the development. This Petition is being sponsored by the Lower North End Block Club, which represents the majority of residents living on and property owners existing property in the area located between Grand Block, to Charles St. and Woodward to Oakland Ave.

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We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

1. Stop all the following projects to Acosta and/or Vanguard Community Development Corporation: 258 South 26<sup>th</sup> Street, 272 South, 277 South, 290 South, 307 South, 307<sup>th</sup> Street, 333 South, 339 South, 357 South, 770 South, 328 South, 322 South, 400 South, 405 South, 777<sup>th</sup> Street, 770 South, 771<sup>th</sup> Street, 772<sup>th</sup> Street, 100 Charles, 525 E. Johnson, 530 E. Johnson, 535 E. Johnson, 541 E. Johnson, 551 E. Johnson, 561 E. Johnson for the time being.
2. Pursue any work necessary for the sale of the above mentioned properties for purposes that are not outlined by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

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#	Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month Year Day
1	Robin Scovill	<i>[Signature]</i>	500 CUSTER	48202	4/14/21
2					
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**WARNING:** All of the following: The undersigned certifies that he or she is at least 18 years of age or older and is not a minor, that each signature is the personal signature for the person, that he or she has neither compensation nor promise of payment for signing this petition, that he or she has no knowledge of a person signing this petition more than once, and that he or she has not knowingly and unlawfully signed this petition in violation of the provisions of the Michigan election law. If the undersigned certifies that he or she is not a resident of Michigan and signs to accept the provisions of this petition for the purpose of voting in an election, he or she is guilty of a crime under the laws of the State of Michigan.

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Signature: *[Signature]*  
 Date of signing: 4-20-21  
 Printed name: TYSON CURSH  
 252 SMITH  
 Address or Rural Route: DETROIT, MI 48202  
 City, State, Zip: WYNN



PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING

Background & Purpose: The purpose of this petition is to document the opposition to the proposed infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Acornah.

The Lower North End Block Club reviewed the current development proposal on 3/1/21. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and 4/8/21 remain strongly opposed to the development.

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WARNING: A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.

Table with 5 columns: #, Full Legal Name, Signature, Street Address, Zip Code, Date of Signing (Month/Day/Year). Row 1: 1, Stephen Schock, [Signature], 408 E. BETHUNE, 48202, 4/17/21. Rows 2-10 are blank.

CRIMINAL NOTICE OF PERJURY: The undersigned circulator of the above petition certifies that he or she is 18 years of age or older and is a United States citizen...

CIRCULATOR: Do not sign or date certificate until after circulating petition.

Signature: [Handwritten Signature]
Date of signing: 4-20-21
Printed name: TYSON GERSH
Street Address or Rural Route: 252 SMITH
City, State, Zip: DETROIT, MI, 48202
County: WAYNE

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PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING

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The Lower North End Block Club is a development-friendly block club that has endorsed several proposed developments since its inception. The membership of the Lower North End Block Club is available to review and endorse a revised development proposal at any block club meeting, which is in accordance with bylaws held the first Monday of each month. Meetings are held via Google Meet and are open to the public.

We, the undersigned, hereby petition the City of Detroit and the Detroit Land Bank Authority to:

- 1. Not sell the following properties to Acornah and/or Vanguard Community Development Corporation: 259 South, 267 South, 271 South, 277 South, 299 South, 303 South, 307 South, 313 South, 319 South, 325 South, 329 South, 341 South, 345 South, 351 South, 355 South, 361 South, 365 South, 371 South, 375 South, 381 South, 385 South, 391 South, 395 South, 401 South, 405 South, 411 South, 415 South, 421 South, 425 South, 431 South, 435 South, 441 South, 445 South, 451 South, 455 South, 461 South, 465 South, 471 South, 475 South, 481 South, 485 South, 491 South, 495 South, 501 South, 505 South, 511 South, 515 South, 521 South, 525 South, 531 South, 535 South, 541 South, 545 South, 551 South, 555 South, 561 South, 565 South, 571 South, 575 South, 581 South, 585 South, 591 South, 595 South, 601 South, 605 South, 611 South, 615 South, 621 South, 625 South, 631 South, 635 South, 641 South, 645 South, 651 South, 655 South, 661 South, 665 South, 671 South, 675 South, 681 South, 685 South, 691 South, 695 South, 701 South, 705 South, 711 South, 715 South, 721 South, 725 South, 731 South, 735 South, 741 South, 745 South, 751 South, 755 South, 761 South, 765 South, 771 South, 775 South, 781 South, 785 South, 791 South, 795 South, 801 South, 805 South, 811 South, 815 South, 821 South, 825 South, 831 South, 835 South, 841 South, 845 South, 851 South, 855 South, 861 South, 865 South, 871 South, 875 South, 881 South, 885 South, 891 South, 895 South, 901 South, 905 South, 911 South, 915 South, 921 South, 925 South, 931 South, 935 South, 941 South, 945 South, 951 South, 955 South, 961 South, 965 South, 971 South, 975 South, 981 South, 985 South, 991 South, 995 South.

WARNING: A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.

Table with 5 columns: #, Full Legal Name, Signature, Street Address, Zip Code, Date of Signing (Month/Day/Year). Row 1: 1, Victoria Bulgakova, [Signature], 263 East Bethune, 48202, 04/14/21. Row 2: 2, Jaleesa Brown, [Signature], 402 Horton St, 48202, 04/14/21. Row 3: 3, Diya Nuxoll, [Signature], 402 Horton St, 48202, 04/14/21. Rows 4-10 are blank.

CRIMINAL NOTICE OF PERJURY: The undersigned circulator of the above petition certifies that he or she is 18 years of age or older and is a United States citizen...

CIRCULATOR: Do not sign or date certificate until after circulating petition.

Signature: [Handwritten Signature]
Date of signing: 4-14-21
Printed name: TYSON GERSH
Street Address or Rural Route: 252 SMITH
City, State, Zip: DETROIT, MI, 48202
County: WAYNE

WARNING: A circulator knowingly making a false statement in the above certificate, a person not a circulator who signs as a circulator, or a person who signs a name other than his or her own as circulator is guilty of a misdemeanor.





**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
MINUTES OF THE  
REGULAR COMMUNITY ADVISORY COMMITTEE MEETING  
WEDNESDAY, APRIL 12, 2023 - 5:00 PM**

**COMMITTEE MEMBERS**

**PRESENT:**

Dr. Regina Randall  
Byron Osbern  
Rico Razo  
George Etheridge  
Ponce Clay  
Jeffrey Evans

**COMMITTEE MEMBERS**

**ABSENT:**

Marloshawn Franklin  
Omar Hasan  
Abir Ali

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Jason Jones (Tekton Development)  
Richard Barr (Honigman)  
Sheila Cockrel (Crossroads Consulting)  
Ron McDonald (Avanath)  
Mary Bennett King  
Patricia Dockery  
RIGLLC  
Tyson Gersh (Michigan Urban Farming Initiative)  
Reghan E  
Pinky  
Quincy Jones  
Beatrice Taylor  
Phillip Talbert  
Dennis Talbert  
Monica Edmonds  
Sheila Hamilton  
Patricia Dockery  
Carla Phelps  
Chenita W Gary  
Phillis Judkins  
Stephanie's iPhone  
REVV  
Cindy Darrah  
Lisa Tucker  
The Perry's iPhone



### **Call to Order**

Mr. Razo called the meeting to order at 5:07 p.m.

Ms. Kanalos took a roll call of the CAC Members present.

### **Projects**

#### **North End Landing Brownfield Redevelopment Plan**

Mr. Vosburg presented the North End Landing Brownfield Redevelopment Plan.

#### **Project Introduction**

Avanath North End Parcel Owner I, LLC is the project developer (“Developer”). The project is a residential development across eleven (11) buildings expected to create a total of approximately one hundred seventy-seven (177) new rental apartments and flats as well as eight (8) for-sale townhomes. Two larger buildings will be traditional 3-4 story apartment buildings dedicated to senior living. The remaining buildings will be attached, stacked flats (2-story) containing 6-14 units. It is currently anticipated that construction will begin in early 2024 and that eligible activities will be completed within thirty-six (36) months thereafter. Each building is anticipated to be constructed over a 9–12-month period with construction beginning on 4 buildings in 2024, 3 buildings in 2025, and 4 buildings in 2026.

The total investment is estimated to be \$43.4 million. The Developer is requesting \$7,646,475.00 in TIF reimbursement.

There will be approximately 200 temporary construction jobs and approximately 4 permanent jobs are expected to be created by the project.

#### **Property Subject to the Plan**

The eligible property (the “Property”) consists of twenty-five (25) parcels, which are bounded by Caniff Street to the north, I-75 to the east, E. Grand Boulevard to the south and Woodward Avenue to the west in North End neighborhood.

#### **Basis of Eligibility**

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) the Property is “Facilities” as defined by Act 381; or (d) adjacent and contiguous to a parcel that is a “Facility” as defined by Act 381.

#### **Eligible Activities and Projected Costs**

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include baseline environmental assessment activities, department specific activities, due care activities, site preparation, infrastructure improvements, interest, and the development, preparation and implementation of a brownfield plan and Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

#### **Tax Increment Financing (TIF) Capture**

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

**COSTS TO BE REIMBURSED WITH TIF**

1. Environmental Assessment Activities	\$107,455.00
2. Due Care Activities	\$2,485,381.00
3. Demolition	\$367,552.00
4. Asbestos Assessment and Abatement	\$20,000.00
5. Site Preparation	\$181,497.00
6. Infrastructure Improvements	\$1,933,049.00
7. Stormwater Management	\$229,150.00
8. Brownfield Plan & Work Plan	\$60,000.00
9. Contingency (15%)	\$782,494.00
10. Interest	\$1,479,897.00
<b>Total Reimbursement to Developer</b>	<b>\$7,646,475.00</b>
11. Authority Administrative Costs	\$1,580,759.00
12. State Brownfield Redevelopment Fund	\$871,350.00
13. Local Brownfield Revolving Fund	\$3,718,155.00
<b>TOTAL Estimated Costs</b>	<b>\$13,816,739.00</b>

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which includes local and/or state approval of a Neighborhood Enterprise Zone (PA 147) and a Commercial Rehabilitation Act (PA 210) Tax Abatements.

Public Comments

The joint DBRA and DBRA-CAC public hearing for the Plan was held on Monday, April 10, 2023 at 5:00pm via Zoom. The results of the DBRA public hearing were provided.

Attached for the CAC’s review and approval is a resolution recommending approval of the Plan.

Mr. Vosburg stated that there were approximately 40 members of the public in attendance at the public hearing for the Plan, with 9 members of the public who asked questions, 20 public comments were received with 10 of those in favor of the project and 10 in opposition to the project. Mr. Vosburg added that additional emails and letters regarding the Plan have been received and are included in the CAC’s materials, and additional letters of support were received since the CAC meeting on March 22, 2023 and those additional letters of support have been included in the Plan.

Mr. Razo called for general public comment and stated that each person would receive one minute to provide their public comment.

Pinky stated that she lives across the street from the Property and is opposed to the North End Landing project and that the Developer had told the community that the entire project would be privately funded but are now pursuing tax incentives for the project, and that the community engagement for the project was not sufficient.

Tyson Gersh stated he thinks the CAC should ask the Developer to make more changes to the North End Landing project to reflect the feedback from the community.



Dennis Talbert stated that he is a lifelong resident of Detroit, grew up in the North End neighborhood, and currently volunteers with the North End Youth Improvement Council, and he supports the North End Landing project and that the youth in the neighborhood are excited about the project and that this may be the first community project that is designed around a park.

Phillip Talbert stated that he is in support of the North End Landing project because it will bring multi-family housing back to the neighborhood, the development will bring retail back to the Oakland and Woodward Avenue corridors, and because the Developers are Detroit natives.

Quincy Jones stated that he is a lifelong resident of the North End neighborhood and that the North End Landing project has been discussed for a long time and he supports the project because of the new senior housing, and it will bring hope and residents back to the community and can serve as an example for new projects in other communities.

Patricia Dockery stated that her family has lived in the North End neighborhood since 1942 and she supports the North End Landing project and the work that Vanguard CDC is doing in the community, and she wants to see growth and blight elimination in the neighborhood.

Carla Phelps stated that as a member of the North End Youth Improvement Council and a resident of the North End neighborhood, she is in full support of the project and the investment that is happening in the neighborhood.

Mary Bennett King stated that she stands in firm support of the North End Landing project and that the Developer has incorporated feedback from the community in the project plans, and that the opposition to the project is not cooperating in productive conversations about the project.

Phillis Judkins stated that she has lived in the North End neighborhood since 1968 and she supports the North End Landing project, and she is happy the project includes housing for senior citizens.

Cindy Darrah stated that she lives in the Cass Corridor, and she opposes the North End Landing project because the feedback from the community was not incorporated into the project.

Patricia stated that she has lived in the North End neighborhood for 11 years and she supports the North End Landing project because of the housing for senior citizens and the redevelopment of vacant lots in the neighborhood.

Yolanda Eddins stated that she is in support of the North End Landing project because of the new residential units which will help to build the community and help support the businesses in the area.

Sheila Hamilton stated that she is a resident of the North End neighborhood and is in support of the North End Landing project and she would like for the project to get started on construction.

D.R. Castello stated that he is a lifelong resident of the North End neighborhood, President of the Men of the North End, and Vice President of the North End Neighbors Block Club, and he supports the North End Landing project, and that the neighborhood has historically had multi-family housing and the neighborhood needs more residents and the project will attract more businesses to the area.

Abby Brown stated that she is a resident of the North End neighborhood, and she supports the North End Landing project, and she is looking forward to the senior housing and the new residents to the area.

Citing no further public comment, Mr. Razo closed public comment.

Mr. Vosburg reviewed the actions available to the CAC on this item and the draft resolution in the committee book.

Mr. Razo called for a motion regarding the North End Landing Brownfield Redevelopment Plan, as presented.

Mr. Osbern made a motion to recommend approval of the North End Landing Brownfield Redevelopment Plan to the DBRA Board. Mr. Clay seconded the motion. DBRA-CAC Resolution Code 23-03-317-02 was approved.



**MINUTES OF THE  
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
PUBLIC HEARING FOR THE  
NORTH END LANDING BROWNFIELD REDEVELOPMENT PLAN**

**Monday, April 10, 2023  
Held via Zoom  
5:00 PM**

In attendance were:

Jennifer Kanalos (DEGC/DBRA)	Everett Stone
Cora Capler (DEGC/DBRA)	Monica Edmonds
Brian Vosburg (DEGC/DBRA)	Kimberly Young
Nikki Donald (DEGC)	Quincy Jones
JoMeca Thomas (DEGC)	Yolanda Eddins
Byron Osbern (DBRA-CAC)	Detroit's Otter.ai
Ponce Clay (DBRA-CAC)	AWILL654
Richard Barr (Honigman)	Phil Talbert
Sheila Cockrel (Crossroads Consulting)	Pinky Jones
Ron McDonald (Avanath North End Parcel Owner I, LLC)	Edi Demaj
Jason Jones (Tekton Development)	Dennis Talbert
Ari Ruttenberg (Council President Sheffield's Office)	Tyson Gersh
Sarah Pavelko	Nathaniel
Galaxy J2	Mary Bennett King
Joeleosmith	Lisa Tucker
Cindy Darrah	Linda Boyd
Reghan E.	Phillis Judkins
Laura Kraftowicz	iPhone
Ronald Glover	Samsung SM-A136U
Kevin Harris	The Perry's iPhone
Chenita W. Gary	Electra
Beatrice Taylor	Fireflies Notetaker
James Custer	Phone Number Ending in 1314
Gregg Smith	Phone Number Ending in 1879
Community Engagement	Phone Number Ending in 7850
	Phone Number Ending in 4763

Mr. Vosburg called the meeting to order at 5:05 PM.

Mr. Vosburg gave an overview of the structure of the public hearing and provided instructions to participants on how to utilize the Zoom software to ask questions and/or provide public comment.

Mr. Vosburg informed the hearing of the way tax increment financing works, the structure of the Detroit Brownfield Redevelopment Authority, and the tax increment financing request per the Brownfield Plan.

Mr. McDonald provided additional details about the Developer and the project including the partnerships with Vanguard CDC and Tekton Development, the use of Detroit-based firms for the architectural services and environmental services, the engagement with the Housing and Revitalization Department regarding the use of Section 8 vouchers for the project, the design of the development to blend with the current



housing structures in the community, the community engagement conducted for the project and the efforts to respond to concerns from the community including the inclusion of for-sale residential units, the preference for local Detroit residents for the affordable residential units, the addition of greenspace in the development, programming for art in the area, the creation of a \$100,000 fund for small businesses in the North End neighborhood, \$3,000 to the property owners adjacent to the Property for exterior improvements to their homes, programming for art in the area, and covered the anticipated construction timeline for the project including the phasing of the project so as to limit the impacts of the construction and the influx of new residential units. Mr. McDonald added that the anticipated rental rates for the affordable units will be studios at \$1,050 per month and the two-bedroom units at \$1,500 per month, and the market rate studio units will be \$1,250 per month and the two-bedroom units will be \$2,200 per month.

Mr. Vosburg opened the Question-and-Answer segment of the public hearing and stated that questions will be limited to one minute per person.

Pinky asked for clarification on the tax capture under the Plan and if the project is supposed to increase the number of residents and the increase the tax base of the City, why the Developer will not be paying taxes for the first 30 years of the development. Mr. Vosburg stated that the Developer will be paying property taxes for the first 30 years of the project and that those property taxes will increase after the project is constructed, but through the tax increment financing (TIF) under the Plan, a portion of that increase in property taxes will be reimbursed to the Developer for Eligible Costs for an estimated 20 years. Mr. McDonald added that the Developer intends to leverage economic development tools available for the project which includes the TIF as well as property tax abatements but would not be seeking any direct public funding for the project.

Tyson Gersh stated that he is a property owner and business owner in the neighborhood, and asked why the Developer is pursuing the development in the North End neighborhood given the controversy that has erupted as a result of the proposed project. Mr. McDonald stated that he has been looking to invest in the City of Detroit for some time and was approached by the CEO of Vanguard CDC about a project in this location and after reviewing the proposed plans for the project, the Developer thought it was a good fit and saw an opportunity to develop an area of the City that is outside of Downtown and Midtown areas and believe that the project will serve as a catalyst for further investment in the neighborhood.

Quincy asked what the parking plans are for the project and if the parking for the future residents will be located off the streets. Mr. McDonald stated that there will be off-street parking located behind the residential structures for the residents to avoid on-street parking.

Joanne Warwick asked why the public hearing was not being held in-person, and why the planning of the project has not been inclusive of all residents near the Property and why there was not a planning study done in the neighborhood. Mr. McDonald stated that the Developer has spent a significant amount of time meeting with residents and community organizations in the neighborhood to discuss the project and receive feedback and he understands that not everyone in a community will agree on a new development and the Developer has made an effort to incorporate feedback from the community in the plans for the project. Mr. Vosburg stated that because there is not a meeting of a public body, the public hearing is not required to be held in person, and that the DBRA has experienced an increase in attendance for public hearings since holding them online.

Community Engagement asked if the parking will be accessible from the street or through the alley given the concerns of neighboring residents about damage to their properties due to the increased traffic in the alleys, and asked what will be done for the community in terms of greenspace. Mr. McDonald stated that the parking will be accessed through the alleys in compliance with codes from the Planning and



Development Department, and that the greenspace in the project has been increased to about 30% of the project.

Linda Boyd asked for more information on how the residential units will be filled and if there will be any regulation on the residential units to prevent them from being used as Airbnb units. Mr. McDonald stated that there was a market study conducted on residential occupancy in the area and the Developer is confident that the residential units will be filled, and that the terms of the leases on the residential units will be at least 12 months and that the Developer is not in the business of providing Airbnb units.

Yolanda Eddins asked what the makeup of residential units is expected to be given the desire to attract and maintain families in the neighborhood. Mr. McDonald stated that the bulk of the residential units will be for senior residents with 82 multifamily units which will be studios, one-bedroom and two-bedroom units.

Cindy Darrah asked if there will be any improvements made to the combined water and sewage system in the neighborhood as part of the project and asked for more information on the environmental remediation to be conducted on the Property. Mr. Vosburg stated that there have been environmental studies conducted on the Property to determine the extent of environmental remediation needed and that approximately \$2.5M of the \$7.6M in TIF is for environmental remediation activities. Mr. Barr added that there are stormwater management systems planned for the project which will lessen the amount of rainwater going into the City's water system.

Joeleosmith stated that he is happy to see the North End Landing project and asked if the project will have an impact on the sewer drainage issues that are occurring further north on Brush Street. Mr. McDonald stated that the Great Lakes Water Authority is performing work near the Property but isn't sure how that will impact the properties further north on Brush Street.

Citing no additional questions, Mr. Vosburg closed out the Question-and-Answer segment and opened the floor for public comment stating that public comments would be limited to one minute per person.

Phillis Judkins stated that she has lived in the North End neighborhood since 1978 and is in support of the North End Landing project because it will bring more housing for seniors in the area as well as additional families.

Joanne Warwick stated that she is opposed to the project because of the disingenuous community engagement conducted for the project, and that the planning study should've been conducted prior to the project being planned, and that she would be open to meeting with the Developer to discuss the project since she is an impact resident.

Laura Kraftowicz stated that if the Developer is going to receive public funding for the project, then feedback from the community should be included in the project including the desire for more residential units that will be for-sale instead of rental units.

Phil Talbert stated that he has been a volunteer in the North End community for 40 years and that he supports the project that he believes will bring the neighborhood vitality that it used to have.

Cindy Darrah stated that the water and sewer system should be separated, and the stormwater should go into cisterns for the Michigan Urban Farming Initiative to use and that the proposed levels of affordability for the residential units isn't accessible for current Detroit residents.





Joeleosmith stated that he supports the project and thinks that it will help improve the North End neighborhood and will attract more businesses to the area.

Sarah Pavelko stated that she was a resident of the North End neighborhood for 20 years and recently moved out of the neighborhood because she was tired of being attacked by feral dogs in the area which are a result of the amount of vacant land in the area and that she supports the project and any project that will develop the vacant land, and added that she continues to own property in the neighborhood and looks to continue her investment and thanked the Developer for their efforts in talking to the community about the project.

Linda Boyd stated that she lives across the street from Delores Bennett Park and that street parking near the park in the summer is overwhelmed and an issue that needs to be resolved before the project is constructed and adds more demand for parking in the area and doesn't think that the project should receive tax incentives.

Quincy stated that he is a resident of the North End and supports the project that will bring more residents to the neighborhood and that there is a need for more families in the area.

Reghan stated that she is a Gen Z member and supports the project and thinks it will be good for the neighborhood.

Ronald Glover stated he has concerns about the current taxpayers in the area being taxed out of the neighborhood as a result of the project.

Perry's iPhone stated that he represents First Independence Bank and that they support the project in the area because of its new housing for seniors and affordable residential units.

Nathaniel stated that he does not support the project because the Developer did not incorporate enough residential units for-sale after receiving feedback from the community.

Community Engagement stated that she is against the project and that the Developer has not engaged residents that live adjacent to the Property to take their feedback into account and that the Developer is not listening to what the community has to say about the project.

Pinky Jones stated that she is against the project because she thinks the Developer has been exploitive and patronizing to the community about the project and that tax incentives should not be approved for the project.

Dennis Talbert stated that on behalf of the young people in the neighborhood, he is in support of the project and the new possibilities that the project will bring to the area.

Phone number ending in 4763 stated that she is a property owner on Smith Street and that she is not opposed to new development in the community, but that the project needs to be reconfigured because there are too many people in the neighborhood that oppose the project and there should be a compromise with the community about the project.

Tyson Gersh stated that he has been living in the area for 12 years and his big issue with the project is that 600 people signed a petition for the Detroit Land Bank Authority (DLBA) not to sell the properties to the Developer for the project and that the changes the community has asked for the project have not been included.



Mary Bennett King stated that she represents the North End Youth Improvement Council and that she applauds neighbors for moving into the neighborhood but there are too many vacant lots in the neighborhood that need to be redeveloped to bring life back to the neighborhood and thanked the Developer for their efforts for the project.

Yolanda Eddins stated that she supports the project and thinks the neighborhood needs to attract more residents and families to the community and that she would like to see ongoing community engagement for the project.

Citing no additional public comments, Mr. Vosburg restated that written public comments can be submitted to Cora Capler via email at [ccapler@degc.org](mailto:ccapler@degc.org) to be included in the minutes of the public hearing, and then closed the public hearing at 6:23 PM.

## Cora Capler

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**From:** Linda Boyd <linderboyd@gmail.com>  
**Sent:** Monday, April 10, 2023 10:27 AM  
**To:** Cora Capler  
**Subject:** North End Landing Proposed Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear DEGC members,

I am writing to express my opposition to the Brownfield Plan for the North End Landing project in Detroit. I believe that this project is not in the best interests of the community and will have a negative impact on the surrounding area.

First of all, the project is not well-suited to the neighborhood. The North End is a historic and vibrant community with a strong sense of identity. The proposed development would be out of scale with the surrounding area and would destroy the character of the neighborhood.

Secondly, the project would displace many residents. The North End is home to a large number of low-income residents, many of whom are elderly or have disabilities. The proposed development would force these residents to move, disrupting their lives and communities.

Thirdly, the project would have a negative impact on the environment. The site of the proposed development is currently home to a number of brownfield sites, which are contaminated with hazardous materials. The developer has not provided adequate plans for the cleanup of these sites, and I am concerned that the project will only further pollute the environment.

Finally, I believe that the project is not financially viable. The developer has not provided a realistic budget for the project, and I am concerned that the city and the taxpayers will be left with the bill if the project fails.

For these reasons, I urge you to vote against the Brownfield Plan for the North End Landing project. I believe that this project is not in the best interests of the community and will have a negative impact on the surrounding area.

Thank you for your time and consideration.

Sincerely,

Linda Boyd  
445 Smith Street  
Detroit 48202

# Exhibit C



CODE DBRA 23-04-317-02

## **NORTH END LANDING BROWNFIELD REDEVELOPMENT PLAN**

WHEREAS, pursuant to 381 PA 1996, as amended (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) has been established by resolution of the City Council of the City of Detroit (the “City Council”) for the purpose of promoting the revitalization of environmentally distressed areas in the City of Detroit; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Brownfield Plan for the **North End Landing Redevelopment Project** (the “Plan”) to the Community Advisory Committee for its consideration and comment and has solicited comments by the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

WHEREAS, the Community Advisory Committee has considered the proposed Plan and approved a resolution recommending the approval of the proposed Plan by the DBRA and the City Council as presented by the DBRA; and

WHEREAS, in accordance with the provisions of Act 381, the Board of Directors of the DBRA has considered the proposed Plan and desires to approve the proposed Plan and to request that City Council call a public hearing to consider and adopt a resolution approving the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **North End Landing Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.
2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.
3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.
4. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

5. That all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

April 26, 2023



**EXHIBIT D**

**RESOLUTION CALLING A PUBLIC HEARING REGARDING  
APPROVAL OF THE BROWNFIELD PLAN OF THE  
CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
FOR NORTH END LANDING REDEVELOPMENT**

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The following preamble and resolution were offered by Member \_\_\_\_\_ and supported by Member \_\_\_\_\_:

WHEREAS, the City of Detroit, County of Wayne, Michigan (the "City") is authorized by the provisions of Act 381, Public Acts of Michigan, 1996 ("Act 381"), to create a brownfield redevelopment authority; and

WHEREAS, pursuant to Act 381, the City Council of the City duly established the City of Detroit Brownfield Redevelopment Authority (the "Authority"); and

WHEREAS, in accordance with the provisions of Act 381, the Authority has prepared a Brownfield Plan for the North End Landing Redevelopment (the "Plan") and submitted the Plan to the Community Advisory Committee for review and comment; and

WHEREAS, after receipt of the recommendation of the Community Advisory Committee to approve the, the Authority has approved the Plan and forwarded it to City Council with a request for its approval; and

WHEREAS, prior to approval of the Plan, the City Council is required to hold a public hearing in connection with consideration of the Plan pursuant to Act 381.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby acknowledges receipt of the Plan from the Authority.
2. A public hearing is hereby called on Thursday, the 22<sup>nd</sup> day of June, 2023 at a requested time of 10:35 AM, prevailing Eastern Time, to be held via the Zoom teleconferencing platform, to consider adoption by the City Council of a resolution approving the Plan.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.
4. The City Clerk is requested to submit three (3) certified copies of this resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226.

AYES: Members \_\_\_\_\_  
\_\_\_\_\_

NAYS: Members \_\_\_\_\_

RESOLUTION DECLARED ADOPTED.

WAIVER OF RECONSIDERATION

\_\_\_\_\_  
Janice Winfrey, City Clerk  
City of Detroit  
County of Wayne, Michigan

**RESOLUTION APPROVING BROWNFIELD PLAN  
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
FOR THE NORTH END LANDING REDEVELOPMENT PROJECT**

City of Detroit  
County of Wayne, Michigan

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**WHEREAS**, pursuant to 381 PA 1996, as amended (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (“Authority”) has been established by resolution of the City Council of the City of Detroit (the “City”) for the purpose of promoting the revitalization of eligible properties in the City; and

**WHEREAS**, under Act 381 the Authority is authorized to develop and propose for adoption by City Council a brownfield plan for one (1) or more parcels of eligible property; and

**WHEREAS**, pursuant to the resolution establishing the Authority and the bylaws of the Authority, the Authority has submitted a proposed Brownfield Plan for the North End Landing Redevelopment Project (the “Plan”); and

**WHEREAS**, the Authority submitted the Plan to the Community Advisory Committee for consideration on March 22, 2023, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on April 10, 2023 to solicit comments on the proposed Plan; and

**WHEREAS**, the Community Advisory Committee recommended approval of the Plan on April 12, 2023; and

**WHEREAS**, the Authority approved the Plan on April 26, 2023 and forwarded it to the City Council with a request for its approval of the Plan; and

**WHEREAS**, the required notice of the public hearing on the Plan was given in accordance with Section 13 of Act 381; and

**WHEREAS**, the City Council held a public hearing on the proposed Plan on June 22, 2023.

**NOW, THEREFORE, BE IT RESOLVED, THAT:**

1. Definitions. Where used in this Resolution the terms set forth below shall have the following meaning unless the context clearly requires otherwise:

“Eligible Activities” or “eligible activity” shall have the meaning described in Act 381.

“Eligible Property” means the property designated in the Plan as the Eligible Property, as described in Act 381.

“Plan” means the Plan prepared by the Authority, as transmitted to the City Council by the Authority for approval, copies of which Plan are on file in the office of the City Clerk.

“Taxing Jurisdiction” shall mean each unit of government levying an ad valorem property tax on the Eligible Property.

2. Public Purpose. The City Council hereby determines that the Plan constitutes a public purpose.

3. Best Interest of the Public. The City Council hereby determines that it is in the best interests of the public to promote the revitalization of environmentally distressed areas in the City to proceed with the Plan.

4. Review Considerations. As required by Act 381, the City Council has in reviewing the Plan taken into account the following considerations:

(a) Portions of the property designated in the Plan meets the definition of Eligible Property, as described in Act 381.

(b) The Plan meets the requirements set forth in section 13 of Act 381.

(c) The proposed method of financing the costs of eligible activities is feasible and the Authority has the ability to arrange the financing.

(d) The costs of eligible activities proposed are reasonable and necessary to carry out the purposes of Act 381.

(e) The amount of captured taxable value estimated to result from adoption of the Plan is reasonable.

5. Approval and Adoption of Plan. The Plan as submitted by the Authority is hereby approved and adopted. A copy of the Plan and all amendments thereto shall be maintained on file in the City Clerk’s office.

6. Preparation of Base Year Assessment Roll for the Eligible Property.

(a) Within 60 days of the adoption of this Resolution, the City Assessor shall prepare the initial Base Year Assessment Roll for the Eligible Property in the Plan. The initial Base Year Assessment Roll shall list each Taxing Jurisdiction levying taxes on the Eligible Property on the effective date of this Resolution and the amount of tax revenue derived by each Taxing Jurisdiction from ad valorem taxes on the Eligible Property,

excluding millage specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit.

(b) The City Assessor shall transmit copies of the initial Base Year Assessment Roll to the City Treasurer, County Treasurer, Authority and each Taxing Jurisdiction which will have Tax Increment Revenues captured by the Authority, together with a notice that the Base Year Assessment Roll has been prepared in accordance with this Resolution and the Plan approved by this Resolution.

7. Preparation of Annual Base Year Assessment Roll. Each year within 15 days following the final equalization of the Eligible Property, the City Assessor shall prepare an updated Base Year Assessment Roll. The updated Base Year Assessment Roll shall show the information required in the initial Base Year Assessment Roll and, in addition, the Tax Increment Revenues for each Eligible Property for that year. Copies of the annual Base Year Assessment Roll shall be transmitted by the Assessor to the same persons as the initial Base Year Assessment Roll, together with a notice that it has been prepared in accordance with the Plan.

8. Establishment of Project Fund; Approval of Depository. The Authority shall establish a separate fund for the Eligible Property subject to this Plan, which shall be kept in a depository bank account or accounts in a bank or banks approved by the Treasurer of the City. All moneys received by the Authority pursuant to the Plan shall be deposited in the Project Fund for the Eligible Property. All moneys in the Project Fund and earnings thereon shall be used only in accordance with the Plan and Act 381.

9. Use of Moneys in the Project Fund. The moneys credited to the Project Fund and on hand therein from time to time shall be used annually to first make those payments authorized by and in accordance with the Plan and any development agreement governing such payments and then to the Local Brownfield Revolving Fund, as authorized by Act 381:

10. Return of Surplus Funds to Taxing Jurisdictions. The Authority shall return all surplus funds not deposited in the Local Brownfield Revolving Fund proportionately to the Taxing Jurisdictions.

11. Payment of Tax Increment Revenues to Authority. The municipal and the county treasurers shall, as ad valorem and specific local taxes are collected on the Eligible Property, pay the Tax Increment Revenues to the Authority for deposit in the Project Fund. The payments shall be made not more than 30 days after the Tax Increment Revenues are collected.

12. Disclaimer. By adoption of this Resolution and approval of the Plan, the City assumes no obligation or liability to the owner, developer, lessee or lessor of the Eligible Property for any loss or damage that may result to such persons from the adoption of this Resolution and Plan. The City makes no guarantees or representations as to the



ability of the Authority to capture tax increment revenues from the State and local school district taxes for the Plan.

13. Repealer. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

14. The City Clerk is requested to submit four (4) certified copies of this Resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226

AYES:           Members

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NAYS:           Members

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RESOLUTION DECLARED ADOPTED.

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Janice Winfrey, City Clerk  
City of Detroit  
County of Wayne, Michigan

WAIVER OF RECONSIDERATION IS REQUESTED

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Detroit, County of Wayne, State of Michigan, at a regular meeting held on \_\_\_\_\_, 2023, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

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Janice Winfrey, City Clerk  
City of Detroit  
County of Wayne, Michigan