

Janice M. Winfrey  
City Clerk

**City of Detroit**  
OFFICE OF THE CITY CLERK

Andre P. Gilbert II  
Deputy City Clerk

**DEPARTMENT PETITION REFERENCE COMMUNICATION**

*To: The Department or Commission Listed Below*

*From: Janice M Winfrey, Detroit City Clerk*

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The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

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Petition No.	2025-269
Name of Petitioner	Downtown Detroit Partnership, Detroit Riverfront Conservancy, Jefferson East Inc.
Description of Petition	Petition request to initiate the Establishment of the Rivertown Business Improvement Zone, Request for a Public Hearing, and Request to Schedule and Conduct and Election.
Type of Petition	<b>Business Improvement Zone</b>
Submission Date	10/17/2025
Concerned Departments	City Council President, Planning and Development Department, Law Department, Legislative Policy Division, City Planning Commission, Assessor's Office
Petitioner Contact	Gina Cavaliere Chief Community Impact Officer, Downtown Detroit Partnership and Director, Downtown Detroit Business Improvement Zone P: (313) 314-2724 <a href="mailto:Gina.cavaliere@detroitmi.gov">Gina.cavaliere@detroitmi.gov</a>

**A RESOLUTION BY THE DETROIT CITY COUNCIL**

**APPROVAL OF ESTABLISHMENT OF BUSINESS IMPROVEMENT ZONE AND  
ZONE PLAN FOR BUSINESS IMPROVEMENT ZONE UNDER SECTION 10E OF  
CHAPTER 2 OF PUBLIC ACT 120 OF 1961, MCL 125.990E**

- WHEREAS** Pursuant to Chapter 2 of Michigan Public Act 120 of 1961, as amended, MCL 125.990 *et seq.* (“Act 120”), a business improvement zone may be established within the City the of Detroit (“City”); and
- WHEREAS** Under section 10c of Act 120, “the establishment of a business improvement zone may be established by “delivery of a petition to the clerk of the city or village in which a proposed zone area is located”; and
- WHEREAS** On October 16, 2025, a petition (“Petition”) providing for the establishment of a business improvement zone within the Rivertown area of the City (“Rivertown BIZ”), including the requisite zone plan (“Zone Plan”) was filed with the City Clerk in accordance with section 10c of Act 120; and
- WHEREAS** Under section 10e(1) of Act 120, if a petition is delivered to a clerk in accordance with section 10c of Act 120, “the governing body of the city or village shall within 28 days schedule a public hearing of the governing body to review the zone plan and any proposed assessment” included with the petition “and to receive public comment” and the “clerk shall notify all owners of parcels within the zone area of the public hearing by first-class mail; and
- WHEREAS** The City Clerk notified all owners of parcels within the zone area of the Public Hearing by first-class mail, as required by Section 10e(1) of Act 120; and
- WHEREAS** On Thursday, November 13, 2025, the City Council held a public hearing (“Public Hearing”) to review the Zone Plan, the assessment proposed in the Zone Plan, and to receive public comment; and
- WHEREAS** Pursuant to section 10e(2)of Act 120, at the Public Hearing, or “at the next regularly scheduled meeting of the governing body of the city or village, the governing body shall approve or reject the establishment of the business improvement zone and the zone plan attached to the petition under section 10c” of Act 120; and
- WHEREAS** Under Section 10e(4) of Act 120, the City Council must consider the establishment of the Rivertown BIZ and the Zone Plan if the Zone Plan complies with the requirements of section 10c of Act 120, provides that the services to be provided by the Rivertown BIZ and the projects under the Zone Plan would be supplemental to the services, projects, and functions of the City; and the Zone Plan provides a basis for allocating assessments that complies with Act 120; and

**WHEREAS** The City Council has considered the establishment of the Rivertown BIZ, reviewed the Zone Plan, and received public comment, **NOW THEREFORE BE IT**

**RESOLVED** That the Zone Plan for the Rivertown BIZ complies with the requirements of Section 10c of Act 120; and **BE IT FURTHER**

**RESOLVED** That the services to be provided by the Rivertown BIZ and the projects under the Zone Plan would be supplemental to the services, projects, and functions of the City; and **BE IT FURTHER**

**RESOLVED** That the Zone Plan provides a basis for allocating assessments that complies with Act 120, that the basis for allocating assessments is appropriate, and that the assessments under the Zone Plan are imposed on the basis of benefits to assessable property with the Rivertown BIZ; and **BE IT FINALLY**

**RESOLVED** That the City Council approves the establishment of the Rivertown BIZ under Section 10e of Chapter 2 of Public Act 120 of 1961, MCL 125.990e finding that the statutory requirements have been met, the Zone Plan has been reviewed and a public hearing has been held.

October 16, 2025

Hon. Janice M. Winfrey  
Detroit City Clerk  
2 Woodward Avenue, Suite 200  
Detroit, MI 48226

**RE: Petition to Initiate the Establishment of the Rivertown Business Improvement Zone, Request for Public Hearing, and Request to Schedule and Conduct and Election**

Dear Hon. Winfrey:

On behalf of the members of the Rivertown Business Improvement Zone (BIZ) exploration committee and the Rivertown Business Improvement Zone (BIZ) petitioners, we formally deliver the attached petition to initiate the establishment of a Business Improvement Zone in the Rivertown neighborhood pursuant to Chapter 2 of 1961 PA 120, as amended, MCL 125.990.

The petition submitted has been signed by authorized agents of property owners representing 45.6% of assessable property within the Zone Area, exceeding the 30% requirement set forth in MCL 125.990c.

In addition to the petition to initiate the establishment of the Rivertown Business Improvement Zone, the following is attached for your convenience:

1. Attachment A: Detail of Petitioners with Parcel Identification Numbers, Street Addresses, Owners of Record, Representative Signing Petition, BIZ Assessment Calculation, and Percentage of Total Proposed Assessment
2. Attachment B: Principal Shopping Districts and Business Improvement Districts Act, Act 120 of 1961, Chapter 2 (Business Improvement Zone Excerpt)
3. Attachment C: Requested timeline

We request your assistance in processing this petition and scheduling a **Public Hearing before the Detroit City Council Planning and Economic Committee for November 13, 2025**, to review the Zone Plan, the proposed assessment, and to receive public comments. Furthermore, we request that you notify all owners of parcels within the Zone Area of the public hearing by first-class mail as specified in MCL 125.990e of the public hearing.

Conditioned on City Council approval on **November 18, 2025**, we request that you set an **Election Date of January 6, 2026**, and facilitate a vote of property owners by mail.

We are eager to collaborate with your office, the City Council, the Mayor, and city staff to ensure a smooth and efficient process. We will separately deliver printed and electronic copies of other documents needed to facilitate consideration of this petition in draft form such as notice of public hearing, notice of election, and mailing labels.

Hon. Janice M. Winfrey  
Detroit City Clerk  
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In addition to property owners and community leaders, this effort is being supported by Jefferson East, Inc., the Detroit Riverfront Conservancy, the Rivertown Detroit Association, and the Downtown Detroit Partnership, all nonprofit organizations actively supporting the Rivertown neighborhood. Please direct correspondence regarding this petition to Gina Cavaliere, [gina.cavaliere@downtowndetroit.org](mailto:gina.cavaliere@downtowndetroit.org) or (313) 314-2724.

Thank you for your time and consideration. We look forward to the opportunity to contribute to the continued growth and prosperity of the Rivertown neighborhood.

Sincerely,



Josh Elling  
CEO, Jefferson East Inc.  
[jelling@jeffersoneast.org](mailto:jelling@jeffersoneast.org)



Ryan Sullivan  
CEO, Detroit Riverfront Conservancy  
[ryan.sullivan@detroitriverfront.org](mailto:ryan.sullivan@detroitriverfront.org)



Gina Cavaliere  
Chief Community Impact Officer, Downtown Detroit Partnership  
and Director, Downtown Detroit Business Improvement Zone  
[gina.cavaliere@downtowndetroit.org](mailto:gina.cavaliere@downtowndetroit.org)

**Petition to Establish Rivertown Business Improvement Zone**  
**Summary of Petitioners**

**BIZ Assessment**                      \$857,169.01

Parcel Number	Parcel Address	Zip Code	Owner of Record	Authorized Representative	BIZ Asmt	Percent of Total Asmt
11000105.	2751 E JEFFERSON	48207	2751 E JEFFERSON QOZB LLC	Aamir Farooqi	\$ 9,177.91	1.07%
11000108.000	2761 E JEFFERSON	48207	2761 E JEFFERSON QOZB LLC	Aamir Farooqi	\$ 2,205.07	0.26%
11000110-0	2931 E JEFFERSON	48207	ATOMIC STAR, LLC	Aamir Farooqi	\$ 1,294.84	0.15%
11000103-4	2725 E JEFFERSON	48207	2751 E JEFFERSON QOZB LLC	Aamir Farooqi	\$ 830.08	0.07%
11000107.002	2901 E JEFFERSON	48207	2761 E JEFFERSON QOZB LLC	Aamir Farooqi	\$ 604.79	0.07%
11000111.	2941 E JEFFERSON	48207	ATOMIC STAR LLC	Aamir Farooqi	\$ 293.68	0.03%
11000109-10	2927 E JEFFERSON	48207	BANYAN INVESTMENTS LLC	Aamir Farooqi	\$ 218.29	0.03%
13000114.002	100 WALKER	48207	WALKER STREET ACQUISITION LLC	Nadia Sesay	\$ 60,711.82	7.08%
11002279-85	100 JOSEPH CAMPAU	48207	CAMPAU STREET ACQUISITION LLC	Nadia Sesay	\$ 54,591.11	6.37%
11000034-5	2935 WIGHT	48207	MCDUGALL STREET ACQUISITION LLC	Nadia Sesay	\$ 35,429.49	4.13%
13000001.005	3100 GUOIN	48207	ROBERT HOTELS DETROIT LLC	Nadia Sesay	\$ 14,319.16	1.67%
11000007-11	2615 E ATWATER	48207	STROH PROPERTIES INC	Nadia Sesay	\$ 6,823.52	0.80%
11000003.	2680 E ATWATER	48207	RIVERFRONT ACQUISITIONS LLC	Nadia Sesay	\$ 3,714.42	0.43%
09000016-21	2263 E ATWATER	48207	SOUTH DUBOIS ACQUISITION LLC	Nadia Sesay	\$ 2,526.21	0.29%
11000015.001	2900 WIGHT	48207	CAMPAU STREET ACQUISITION LLC	Nadia Sesay	\$ 1,849.96	0.22%
09000074-5	2290 E JEFFERSON	48207	NORTH JEFFERSON ACQUISITION LLC	Nadia Sesay	\$ 1,849.96	0.22%
05000008.	1309 E ATWATER	48207	ATWATER OWNER LLC	Nadia Sesay	\$ 965.50	0.11%
05000009.	1325 E ATWATER	48207	ATWATER OWNER LLC	Nadia Sesay	\$ 762.18	0.09%
11000012.	2655 E ATWATER	48207	THE STROH COMPANIES INC	Nadia Sesay	\$ 684.08	0.08%
11000048-63	2748 FRANKLIN	48207	WIGHT STREET ACQUISITION LLC	Nadia Sesay	\$ 663.96	0.08%
11002286-7	218 JOSEPH CAMPAU	48207	CAMPAU STREET ACQUISITION LLC	Nadia Sesay	\$ 658.32	0.08%
11000002.	2690 E ATWATER	48207	CAMPAU STREET ACQUISITION LLC	Nadia Sesay	\$ 560.10	0.07%
11000001.	147 JOSEPH CAMPAU	48207	STROH PROPERTIES INC	Nadia Sesay	\$ 424.80	0.05%
05000016.	1364 FRANKLIN	48207	ATWATER OWNER LLC	Nadia Sesay	\$ 400.74	0.05%
11000028-33	2743 WIGHT	48207	WIGHT STREET ACQUISITION LLC	Nadia Sesay	\$ 385.76	0.05%
05000011.	1399 E ATWATER	48207	ATWATER OWNER LLC	Nadia Sesay	\$ 356.29	0.04%
05000010.	1365 E ATWATER	48207	ATWATER OWNER LLC	Nadia Sesay	\$ 276.00	0.03%
05000012.	1370 GUOIN	48207	ATWATER OWNER LLC	Nadia Sesay	\$ 172.38	0.02%
05000017.002L	1310 FRANKLIN	48207	ATWATER OWNER LLC	Nadia Sesay	\$ 137.75	0.02%
05000017.001	1340 FRANKLIN	48207	ATWATER OWNER LLC	Nadia Sesay	\$ 30.20	0.00%
07000095-121	1555 E JEFFERSON	48207	SRM ASSOCIATES LLC	Robert Maxey	\$ 8,561.47	1.00%
07000065-73	1560 E JEFFERSON	48226	SRM ASSOCIATES LLC	Robert Maxey	\$ 2,090.50	0.24%
07000064.	1800 E JEFFERSON	48207	SRM ASSOCIATES LLC	Robert Maxey	\$ 568.69	0.07%
07000094.	1523 E JEFFERSON	48207	SRM ASSOCIATES LLC	Robert Maxey	\$ 386.25	0.05%
07000093.	1499 E JEFFERSON	48207	SRM ASSOCIATES, LLC	Robert Maxey	\$ 337.88	0.04%
11000102.	2711 E JEFFERSON	48207	A ROHDE & CO	Arthur J. Rohde	\$ 748.68	0.09%
13000155-9	3401 E JEFFERSON	48207	306 GROUP, LLC.	Christopher K. Brownell	\$ 8,267.68	0.96%
11000013.	237 JOSEPH CAMPAU	48207	RIVERTOWN HOLDINGS LLC	Mark Rieth	\$ 1,836.95	0.21%
11000016.	2733 GUOIN	48207	MFR HOLDINGS LLC	Mark Rieth	\$ 396.32	0.05%
11000017.	2720 WIGHT	48207	MFR HOLDINGS LLC	Mark Rieth	\$ 64.58	0.01%
13000046.01	250 MCDUGALL 6	48207	WEINBERG, HARRY & JEANETTE	Roger L. Myers	\$ 10,976.46	1.28%
13000107-11	3150 E WOODBRIDGE	48207	PRESBYTERIAN VILLAGES OF MI	Roger L. Myers	\$ 397.30	0.05%
11000036-47	261 MCDUGALL	48207	RIVER PLACE APARTMENTS LP	Franz M. Herbert	\$ 64,491.90	7.52%
11002288-9	224 JOSEPH CAMPAU	48207	RIVER PLACE APARTMENTS LP	Franz M. Herbert	\$ 36,337.41	4.24%
11000015.002	2910 WIGHT	48207	RIVER PLACE APARTMENTS LP	Franz M. Herbert	\$ 12,644.74	1.48%
09000102-24	2211 E JEFFERSON	48207	2211 E JEFFERSON OWNER LLC	Franz M. Herbert	\$ 12,154.10	1.42%
13000001.004	3100 RIVER PL	48207	ITALON CENTER PARTNERS LLC	Franz M. Herbert	\$ 11,212.18	1.31%
13000134-5	3100 E JEFFERSON	48207	3100 OWNER LLC	Franz M. Herbert	\$ 2,423.85	0.28%
11000014.	225 JOSEPH CAMPAU	48207	225 JOE CAMPAU OWNER LLC	Franz M. Herbert	\$ 376.37	0.04%
13000076.	3101 FRANKLIN	48207	3100 OWNER LLC	Franz M. Herbert	\$ 108.02	0.01%
13000078.	3113 FRANKLIN	48207	3100 OWNER LLC	Franz M. Herbert	\$ 102.89	0.01%
13000077.	3105 FRANKLIN	48207	3100 OWNER LLC	Franz M. Herbert	\$ 102.76	0.01%
11000082.	2970 E JEFFERSON	48207	BASCO OF MICHIGAN, INC	Roger Busmajlian	\$ 5,552.08	0.65%
13000112.	3104 E WOODBRIDGE	48207	3104 WOODBRIDGE DETROIT, LLC	Roger Busmajlian	\$ 2,136.20	0.25%
11000083.	2950 E JEFFERSON	48207	JEFFERSON AVENUE DEVELOPMENT LLC	Roger Busmajlian	\$ 600.48	0.07%
13000089.	3149 FRANKLIN	48207	3104 WOODBRIDGE DETROIT LLC	Roger Busmajlian	\$ 105.31	0.01%

**PRINCIPAL SHOPPING DISTRICTS AND BUSINESS IMPROVEMENT DISTRICTS (EXCERPT)**  
**Act 120 of 1961**  
**Chapter 2**  
**BUSINESS IMPROVEMENT ZONE**

**125.990 Definitions.**

**Sec. 10.**

As used in this chapter:

(a) "Assessable property" means real property in a zone area other than property classified as residential real property under section 34c of the general property tax act, 1893 PA 206, MCL 211.34c, or real property exempt from the collection of taxes under the general property tax act, 1893 PA 206, MCL 211.1 to 211.155.

(b) "Assessment" means an assessment imposed under this chapter against assessable property for the benefit of the property owners.

(c) "Assessment revenue" means the money collected by a business improvement zone from any assessments, including any interest on the assessments.

(d) "Board" means the board of directors of a business improvement zone.

(e) "Business improvement zone" means a business improvement zone created under this chapter.

(f) "Nonprofit corporation" means a nonprofit corporation organized under the nonprofit corporation act, 1982 PA 162, MCL 450.2101 to 450.3192, and that complies with all of the following:

(i) The articles of incorporation of the nonprofit corporation provide that the nonprofit corporation may promote a business improvement zone and may also provide management services related to the implementation of a zone plan.

(ii) The nonprofit corporation is exempt from federal income tax under section 501(c)(4) or (6) of the internal revenue code of 1986, 26 USC 501.

(g) "Person" means an individual, partnership, corporation, limited liability company, association, or other legal entity.

(h) "Project" means any activity within a zone area for the benefit of property owners authorized by section 10a.

(i) "Property owner" means a person that owns, or an agent authorized in writing by a person that owns, assessable property according to the records of the treasurer of the city or village in which the business improvement zone is located.

(j) "Proportional voting" means voting with an allocation of votes under section 10f(7) if provided for in a zone plan or a proposed zone plan.

(k) "Qualifying period" means the period in which a business improvement zone is authorized to operate and impose and collect assessments, beginning on the date that the business improvement zone is approved by the property owners voting on the question as provided in section 10f and ending 7 to 10 calendar years after that date as determined in the petition described in section 10c. The 10-year period or qualifying period of a business improvement zone that was created before June 28, 2018 begins on the date that the business improvement zone was approved by the property owners voting on the question as provided in section 10f.

(l) "Zone area" means the area designated in the zone plan as the area to be served by the business improvement zone.

(m) "Zone plan" means a set of goals, strategies, objectives, and guidelines for the operation of a business improvement zone.

**History:** Add. 2001, Act 260, Eff. Mar. 1, 2002;— Am. 2013, Act 126, Imd. Eff. Oct. 9, 2013;— Am. 2018, Act 262, Imd. Eff. June 28, 2018;— Am. 2020, Act 91, Imd. Eff. June 16, 2020;— Am. 2023, Act 79, Eff. Feb. 13, 2024

**Popular Name:** Shopping Areas Redevelopment Act

**125.990a Business improvement zone as public body corporate; powers; authority.**

**Sec. 10a.**

(1) A business improvement zone is a public body corporate and may do 1 or more of the following for the benefit of property owners located in the business improvement zone:

- (a) Acquire, through purchase, lease, or gift, construct, develop, improve, maintain, operate, or reconstruct park areas, planting areas, and related facilities within the zone area.
  - (b) Acquire, construct, clean, improve, maintain, reconstruct, or relocate sidewalks, street curbing, street medians, fountains, and lighting within the zone area.
  - (c) Develop and propose lighting standards within the zone area.
  - (d) Acquire, plant, and maintain trees, shrubs, flowers, or other vegetation within the zone area.
  - (e) Provide or contract for security services with other public or private entities and purchase equipment or technology related to security services within the zone area.
  - (f) Promote and sponsor cultural or recreational activities.
  - (g) Engage in economic development activities, including, but not limited to, promotion of business, retail, or industrial development, developer recruitment, business recruitment, business marketing, business retention, public relations efforts, and market research.
  - (h) Engage in other activities with the purpose to enhance the economic prosperity, enjoyment, appearance, image, and safety of the zone area.
  - (i) Acquire by purchase or gift, maintain, or operate real or personal property necessary to implement this chapter.
  - (j) Solicit and accept gifts or grants to further the zone plan.
  - (k) Sue or be sued.
  - (l) Do all other acts and things necessary or convenient to exercise the powers, duties, and jurisdictions of the business improvement zone under this act or other laws that relate to the purposes, powers, duties, and jurisdictions of the business improvement zone.
- (2) A business improvement zone may contract with a nonprofit corporation or any other public or private entity and may pay a reasonable fee to the nonprofit corporation or other public or private entity for services provided. Two or more business improvement zones may contract with the same nonprofit corporation or public or private entity under this subsection.
- (3) A business improvement zone has the authority to borrow money in anticipation of the receipt of assessments if all of the following conditions are satisfied:
- (a) The loan will not be requested or authorized, or will not mature, within 90 days before the expiration of the qualifying period.
  - (b) The amount of the loan does not exceed 50% of the annual average assessment revenue of the business improvement zone during the previous year or, in the case of a business improvement zone that has been in existence for less than 1 year, the loan does not exceed 25% of the projected annual assessment revenue.
  - (c) The loan repayment period does not extend beyond the qualifying period.
  - (d) The loan is subject to the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821.
- (4) The services provided by and projects of a business improvement zone are services and projects of the business improvement zone and are not services, functions, or projects of the municipality in which the business improvement zone is located. The services provided by and projects of a business improvement zone are supplemental to the services, projects, and functions of the city or village in which the business improvement zone is located.
- (5) The business improvement zone has no other authority than the authority described in this act or authorized by other laws of this state.

**History:** Add. 2001, Act 260, Eff. Mar. 1, 2002 ;— Am. 2013, Act 126, Imd. Eff. Oct. 9, 2013 ;— Am. 2018, Act 262, Imd. Eff. June 28, 2018

**Popular Name:** Shopping Arcas Redevelopment Act

**125.990b Business improvement zone; establishment within city or village; basis for allocation of assessments.**

**Sec. 10b.**

- (1) One or more business improvement zones may be established within a city or village.
- (2) A zone area must be contiguous, with the exception of public streets, alleys, parks, and other public rights-of-way.
- (3) A business improvement zone may be established in a city or village even if the city or village has established a principal shopping district or business improvement district under chapter 1. Assessable property must not be included in any of the following:
  - (a) More than 1 business improvement zone established under this chapter.

- (b) Both a principal shopping district and a business improvement district established under chapter 1.
- (4) A zone plan may provide for assessments. If a zone plan provides for assessments, the zone plan must include a basis for the allocation of assessments in compliance with section 10h on the basis of 1 or more of the following:
- (a) Assessed value.
  - (b) Taxable value.
  - (c) Square footage.
  - (d) Street frontage.
  - (e) Any other factor relating to assessable property identified in the zone plan.
- (5) If the zone plan for a zone area provides a basis for the allocation of assessments on the basis of assessed value, the majority of all properties within the zone area, both by assessed value and square footage, must be assessable property.
- (6) If the zone plan for a zone area provides a basis for the allocation of assessments on a basis other than assessed value, the majority of all properties within the zone area, both by taxable value and square footage, must be assessable property.
- (7) A zone plan may provide for caps on the assessment amounts paid by an owner of assessable property and for caps on the growth of assessment amounts.

History: Add. 2001, Act 260, Eff. Mar. 1, 2002 ;-- Am. 2013, Act 126, Imd. Eff. Oct. 9, 2013 ;-- Am. 2020, Act 91, Imd. Eff. June 16, 2020 ;-- Am. 2023, Act 79, Eff. Feb. 13, 2024  
 Popular Name: Shopping Areas Redevelopment Act

#### 125.990c Initiation by delivery of petition.

##### Sec. 10c.

A person may initiate the establishment of a business improvement zone by the delivery of a petition to the clerk of the city or village in which a proposed zone area is located. The petition must include all of the following:

- (a) An attached map and description of the geographic boundaries of the zone area sufficient to identify each assessable property included.
- (b) The signatures of property owners of parcels of assessable property within the zone area, or their authorized agents, representing not less than 30% of the property owners of assessable property within the zone area. In determining whether the threshold under this subdivision is met, the number of required signatures must be determined and the signatures of property owners must be allocated, in the same manner as any proportional vote provided in the proposed zone plan under subdivision (d).
- (c) An attached listing, by tax parcel identification number, of all parcels within the zone area, separately identifying assessable property.
- (d) An attached zone plan, which must include all of the following:
  - (i) The proposed initial board of directors for the zone, except for a member of the board of directors who may be appointed by the city or village under section 10g(2).
  - (ii) The method for removal, appointment, and replacement of the members of the board.
  - (iii) A description of projects planned during the qualifying period, including the scope, nature, and duration of the projects.
  - (iv) An estimate of the total amount of expenditures for projects planned during the qualifying period.
  - (v) The proposed source or sources of financing for the projects planned during the qualifying period.
  - (vi) If the proposed financing includes assessments, the projected amount or rate of the assessments for each year and the basis to be used in allocating the assessment to be imposed on assessable property.
  - (vii) A plan of dissolution for the business improvement zone.
  - (viii) Beginning on June 28, 2018, the number of calendar years in the qualifying period, not more than 10 calendar years and not less than 7 calendar years.
  - (ix) If proportional voting will apply, a description of the proportional voting mechanism to be used or, if proportional voting will not apply, a statement to that effect.
- (e) A basis for allocating assessments in the zone area that is consistent with section 10b.

History: Add. 2001, Act 260, Eff. Mar. 1, 2002 ;-- Am. 2013, Act 126, Imd. Eff. Oct. 9, 2013 ;-- Am. 2018, Act 262, Imd. Eff. June 28, 2018 ;-- Am. 2020, Act 91, Imd. Eff. June 16, 2020 ;-- Am. 2023, Act 79, Eff. Feb. 13, 2024  
Popular Name: Shopping Areas Redevelopment Act

**125.990d Repealed. 2013, Act 126, Imd. Eff. Oct. 9, 2013.**

Compiler's Notes: The repealed section pertained to adoption of zone plan at public meeting.

**125.990c Public hearing of governing body; notice; approval or rejection; amendment; resubmission; zone plan; assessment; election; publication of notice; assisting in conduct of election.**

Sec. 10c.

(1) If a petition is delivered to the clerk of the city or village in accordance with section 10c, the governing body of the city or village shall within 28 days schedule a public hearing of the governing body to review the zone plan and any proposed assessment and to receive public comment. The clerk shall notify all owners of parcels within the zone area of the public hearing by first-class mail.

(2) At the public hearing required under subsection (1), or at the next regularly scheduled meeting of the governing body of the city or village, the governing body shall approve or reject the establishment of the business improvement zone and the zone plan attached to the petition under section 10c. If the governing body rejects the establishment of the business improvement zone and the zone plan, the clerk shall notify all property owners within the proposed zone of a meeting of the property owners within the proposed zone, which must be held not sooner than 7 days or later than 21 days after the date of the rejection by the governing body. The notice must be sent by first-class mail to the property owners not less than 7 days before the scheduled date of the meeting and must include the specific location and the scheduled date and time of the meeting, as determined by the person initiating the establishment of the business improvement zone under section 10c.

(3) At the meeting, the property owners may amend the zone plan if approved by a majority of the property owners voting at the meeting, using proportional voting if applicable under the zone plan. The amended zone plan may be resubmitted to the clerk of the city or village without the requirement of a new petition under section 10c for approval or rejection at a meeting of the governing body of the city or village not later than 28 days after the amended zone plan is resubmitted to the clerk. If a zone plan is not rejected within 56 days of the date the amended zone plan is resubmitted to the clerk, the amended zone plan is considered approved by the governing body of the city or village. If the amended zone plan is rejected by the governing body, then the amended zone plan may not be resubmitted without the delivery of a new petition under section 10c.

(4) A governing body of a city or village shall consider the establishment of a business improvement zone and a zone plan for the business improvement zone under this section if all of the following apply:

(a) The zone plan complies with the requirements of section 10c.

(b) The zone plan for the business improvement zone provides that the services to be provided by the business improvement zone and the projects under the zone plan would be supplemental to the services, projects, and functions of the city or village.

(c) The zone plan provides a basis for allocating assessments that complies with this chapter.

(5) Approval of the business improvement zone and zone plan serves as a determination by the city or village that any assessment set forth in the zone plan, including the basis for allocating the assessment, is appropriate, subject only to the approval of the business improvement zone and the zone plan by the property owners in accordance with section 10f.

(6) If the governing body of the city or village approves the business improvement zone and zone plan or if the amended zone plan is considered approved under subsection (3), the clerk of the city or village shall set an election pursuant to section 10f not more than 49 days following the approval.

(7) The clerk of the city or village shall send to the property owners notice by first-class mail of the election not less than 28 days before the election and publish the notice at least once in a newspaper of general circulation in the city or village in which the zone area is located not less than 7 days or more than 21 days before the date scheduled for the election.

(8) The election described in this section and section 10f is not an election subject to the Michigan election law, 1954 PA 116, MCL 168.1 to 168.992.

(9) The person that filed the petition under section 10c, the proposed board members, and the property owners may, at the option and under the direction of the clerk, assist the clerk of the city or village in conducting the election to minimize the expenses of the election incurred by the city or village.

**History:** Add. 2001, Act 260, Eff. Mar. 1, 2002 ;-- Am. 2013, Act 126, Imd. Eff. Oct. 9, 2013 ;-- Am. 2020, Act 91, Imd. Eff. June 16, 2020 ;-- Am. 2023, Act 79, Eff. Feb. 13, 2024

**Popular Name:** Shopping Areas Redevelopment Act

**125.990f Voting; eligibility; conduct; question; adoption of business improvement zone and zone plan; expenses; duration; compliance with state and federal laws; immunity of city or village; proportional voting; allocation requirements.**

**Sec. 10f.**

(1) All property owners as of the date of the delivery of the petition as provided in section 10c are eligible to participate in the election. The election must be conducted by mail. The question to be voted on by the property owners is the adoption of the zone plan and the establishment of the business improvement zone, including the identity of the initial board.

(2) A zone plan and the proposal for the establishment of a business improvement zone, including the identity of the initial board, are considered adopted upon the approval of more than 60% of the property owners voting in the election, using proportional voting if applicable under the zone plan.

(3) Upon acceptance or rejection of a business improvement zone and zone plan by the property owners, the resulting business improvement zone or the person filing the petition under section 10c shall, at the request of the city or village, reimburse the city or village for all or a portion of the reasonable expenses incurred to comply with this chapter. The governing body of the city or village may forgive and choose not to collect all or a portion of the reasonable expenses incurred to comply with this chapter.

(4) Adoption of a business improvement zone and zone plan under this section authorizes the creation of the business improvement zone and the implementation of the zone plan for the qualifying period.

(5) Adoption of a business improvement zone and zone plan under this section and the creation of the business improvement zone does not relieve the business improvement zone from following, or does not waive any rights of the city or village to enforce, any applicable laws, statutes, or ordinances. A business improvement zone created under this chapter shall comply with all applicable state and federal laws.

(6) To the extent not protected by the immunity conferred by 1964 PA 170, MCL 691.1401 to 691.1419, a city or village that approves a business improvement zone within its boundaries is immune from civil or administrative liability arising from any actions of that business improvement zone.

(7) Subject to subsection (8), if a zone plan provides for proportional voting, the proportional vote of a property owner must be allocated as follows:

(a) If the zone plan for the zone area provides a basis for allocating assessments based upon taxable value, the votes of property owners may be proportionate to the amount that the taxable value of their respective real property for the preceding calendar year bears to the taxable value of all assessable property in the zone area for that calendar year.

(b) If the zone plan for the zone area provides for allocation of assessments based upon assessed value, the votes of property owners may be proportionate to the amount that the assessed value of their respective real property for the preceding calendar year bears to the assessed value of all assessable property in the zone area for that calendar year.

(c) If the zone plan for the zone area provides a basis for allocating assessments other than taxable value or assessed value, the votes of property owners may be proportionate to the amount that the assessment for their respective real property for the prior calendar year bears to the total value of assessments for assessable property in the zone area in that calendar year.

(8) The proportional vote allocated to any 1 property owner must not exceed 25% of the total vote. If the proportional vote of a single property owner under this section exceeds 25%, the amount in excess of 25% must be reallocated among the remaining property owners in proportion to the amount that the assessment of their respective assessable property for the prior calendar year bears to the assessment of all assessable property in the zone area owned by the remaining property owners during that calendar year. For purposes of this subsection, property owners that are affiliates shall be treated as a single property owner.

(9) As used in this section, "affiliate" means that term as defined in section 901 of the Michigan strategic fund act,

1984 PA 270, MCL 125.20901.

**History:** Add. 2001, Act 260, Eff. Mar. 1, 2002 ;-- Am. 2013, Act 126, Imd. Eff. Oct. 9, 2013 ;-- Am. 2018, Act 262, Imd. Eff. June 28, 2018 ;-- Am. 2020, Act 91, Imd. Eff. June 16, 2020 ;-- Am. 2023, Act 79, Eff. Feb. 13, 2024  
**Popular Name:** Shopping Areas Redevelopment Act

### **125.990g Management of day-to-day activities; members; duties and responsibilities; reimbursement.**

#### **Sec. 10g.**

- (1) The board shall manage the activities of the business improvement zone and implementation of the zone plan.
- (2) The board must consist of an odd number of directors and must not be smaller than 5 and not larger than 15 in number. The board may include 1 director nominated by the chief executive of the city or village and confirmed by the governing body of the city or village. A nomination not disapproved by a governing body within 60 days stands confirmed.
- (3) The duties and responsibilities of the board must be prescribed in the zone plan and to the extent applicable must include all of the following duties and responsibilities:
  - (a) Developing administrative procedures relating to the implementation of the zone plan.
  - (b) Recommending amendments to the zone plan.
  - (c) Scheduling and conducting an annual meeting of the property owners.
  - (d) Developing a zone plan for the next qualifying period.
- (4) Members of the board shall serve without compensation. However, members of the board may be reimbursed for their actual and necessary expenses incurred in the performance of their official duties as members of the board.

**History:** Add. 2001, Act 260, Eff. Mar. 1, 2002 ;-- Am. 2013, Act 126, Imd. Eff. Oct. 9, 2013 ;-- Am. 2018, Act 262, Imd. Eff. June 28, 2018 ;-- Am. 2020, Act 91, Imd. Eff. June 16, 2020 ;-- Am. 2023, Act 80, Eff. Feb. 13, 2024  
**Popular Name:** Shopping Areas Redevelopment Act

### **125.990h Assessments.**

#### **Sec. 10h.**

- (1) A business improvement zone may be funded in whole or in part by 1 or more assessments on assessable property, as provided in the zone plan. An assessment under this chapter is in addition to any taxes or special assessments otherwise imposed on assessable property. The business improvement zone, with the approval of the board, may enter into agreements with 1 or more property owners in the city or village providing for the provision of business zone activities or services to the property owner or owners by the business improvement zone in exchange for monetary contributions to the business improvement zone from the property owner or owners. An agreement providing for the provision of business zone activities or services described in this subsection must be in writing and must be made available to all property owners of assessable property in the zone area.
- (2) An assessment may be imposed against assessable property only on the basis of the benefits to assessable property afforded by the zone plan. There is a rebuttable presumption that a zone plan and any project specially benefits all assessable property in a zone area.
- (3) If a zone plan provides for an assessment, the treasurer of the city or village in which the zone area is located as an agent of the business improvement zone shall collect the assessment imposed by the board under the zone plan on all assessable property within the zone area in the amount authorized by the zone plan.
- (4) The treasurer of the city or village in which the zone area is located, as an agent of the business improvement zone, shall collect the assessments from each property owner within the zone area and promptly remit the assessments collected to the business improvement zone. Assessment revenue is the property of the business improvement zone and not the city or village in which the business improvement zone is located. However, all payments to the treasurer shall be entirely applied first to the balance of any property taxes owed to the city or

village and only then any remaining payment amount shall be considered assessment revenue belonging to the business improvement zone and applied to the assessment levied under this chapter. The business improvement zone may, at the option and under the direction of the treasurer, assist the treasurer of the city or village in collecting the assessment to minimize the expenses of collecting the assessment incurred by the city or village.

(5) The business improvement zone may institute a civil action to collect any delinquent assessment and interest.

(6) An assessment is delinquent if it has not been paid within 90 days after it was due as provided under the zone plan imposed under this chapter. Except as otherwise provided in subsection (7), the business improvement zone shall collect delinquent assessments. Delinquent assessments accrue interest at a rate of 1.5% per month until paid.

(7) If any portion of the assessment has not been paid within 90 days after it was due, that portion of the unpaid assessment is a lien on the property. The lien amount is for the unpaid portion of the assessment and includes any applicable interest. Alternatively, a delinquent and unpaid assessment may, at the request of the business improvement zone, be returned as delinquent by the treasurer of the city or village and collected in the same manner as a delinquent tax special assessment along with any associated interest, fees, and costs under the general property tax act, 1893 PA 206, MCL 211.1 to 211.155. However, property is not subject to forfeiture, foreclosure, and sale under sections 78 to 79a of the general property tax act, 1893 PA 206, MCL 211.78 to 211.79a, for nonpayment of an assessment under this chapter unless the property also is subject to forfeiture, foreclosure, and sale under sections 78 to 79a of the general property tax act, 1893 PA 206, MCL 211.78 to 211.79a, for delinquent property taxes. If a parcel of assessable property that has a delinquent and unpaid assessment is sold to a purchaser who is not related or affiliated to the seller, as determined by the board, the board may reduce or eliminate any delinquent and unpaid assessment on that parcel of assessable property if the property is not subject to forfeiture, foreclosure, and sale under sections 78 to 79a of the general property tax act, 1893 PA 206, MCL 211.78 to 211.79a. If the delinquent property taxes are paid, the property may not be forfeited, foreclosed, and sold for an unpaid assessment under this chapter.

**History:** Add. 2001, Act 260, Eff. Mar. 1, 2002 ;-- Am. 2013, Act 126, Imd. Eff. Oct. 9, 2013 ;-- Am. 2020, Act 91, Imd. Eff. June 16, 2020 ;-- Am. 2023, Act 80, Eff. Feb. 13, 2024

**Popular Name:** Shopping Areas Redevelopment Act

## 125.990i Audit.

### Sec. 10i.

(1) Expenses incurred in implementing any project or service of a business improvement zone shall be financed in accordance with the zone plan.

(2) Assessment revenues under section 10h are the funds of the business improvement zone and not funds of the state or of the city or village in which the business improvement zone is located. All money collected under section 10h shall be deposited in a financial institution in the name of the business improvement zone. Assessment revenues may be deposited in an interest generating account. The business improvement zone shall use the funds only to implement the zone plan.

(3) All expenditures by a business improvement zone shall be audited annually by a certified public accountant. The audit shall be completed within 9 months of the close of the fiscal year of the business improvement zone. Within 30 days after completion of an audit, the certified public accountant shall transmit a copy of the audit to the board and make copies of the audit available to the property owners and the public.

(4) If an annual audit required by this section contains material exceptions, the board of the business improvement zone shall within 90 days of the delivery of the audit adopt a plan to remedy the exceptions and forward a copy of that plan to the city or village in which the business improvement zone is located.

(5) The board shall publish an annual activity and financial report. The report shall be available to the public. Each year, every property owner shall be notified of the availability of the annual activity and financial report.

(6) As used in this section, "financial institution" means a state or nationally chartered bank or a state or federally chartered savings and loan association, savings bank, or credit union whose deposits are insured by an agency of the United States government and that maintains a principal office or branch office located in this state under the laws of this state or of the United States.

**History:** Add. 2001, Act 260, Eff. Mar. 1, 2002 ;-- Am. 2013, Act 126, Imd. Eff. Oct. 9, 2013  
**Popular Name:** Shopping Areas Redevelopment Act

### **125.990j Zone plan amendment.**

#### **Sec. 10j.**

A zone plan may be amended. Amendments are effective if approved by a majority of the property owners voting on the amendment at the annual meeting of property owners or a special meeting called for that purpose, using proportional voting if applicable under the zone plan. A zone plan amendment changing any assessment is effective only if also approved by the governing body of the city or village in which the business improvement zone is located.

**History:** Add. 2001, Act 260, Eff. Mar. 1, 2002 ;-- Am. 2020, Act 91, Imd. Eff. June 16, 2020 ;-- Am. 2023, Act 80, Iff. Feb. 13, 2024  
**Popular Name:** Shopping Areas Redevelopment Act

### **125.990k Expiration of qualifying period; special meeting to approve new zone plan; notice.**

#### **Sec. 10k.**

(1) Before the expiration of any qualifying period, the board shall notify the property owners within the business improvement zone of a special meeting by first-class mail not less than 14 days before the scheduled date of the meeting to approve a new zone plan for the next qualifying period. Notice under this section must include the specific location, scheduled date, and time of the meeting.

(2) Approval of the new zone plan at the special meeting by more than 60% of the property owners of assessable property voting at that meeting, using proportional voting if applicable under the zone plan, constitutes reauthorization of the business improvement zone for an additional qualifying period, commencing as of the expiration of the qualifying period then in effect. If the new zone plan reflects any new assessment, or reflects an extension of any assessment beyond the period previously approved by the city or village in which the business improvement zone is located, the new or extended assessment is effective only with the approval of the governing body of the city or village.

**History:** Add. 2001, Act 260, Eff. Mar. 1, 2002 ;-- Am. 2013, Act 126, Imd. Eff. Oct. 9, 2013 ;-- Am. 2018, Act 262, Imd. Eff. June 28, 2018 ;-- Am. 2020, Act 91, Imd. Eff. June 16, 2020 ;-- Am. 2023, Act 80, Eff. Feb. 13, 2024  
**Popular Name:** Shopping Areas Redevelopment Act

### **125.990l Dissolution.**

#### **Sec. 10l.**

(1) Upon written petition duly signed by 30% of the property owners of assessable property within a zone area and submitted no sooner than 2 years following the adoption of the business improvement zone and zone plan, the board shall place on the agenda of the next annual meeting, if the next annual meeting is to be held not later than 63 days after receipt of the written petition or a special meeting not to be held later than 63 days after receipt of the written petition, the issue of dissolution of the business improvement zone. Notice of the next annual meeting or special meeting described in this subsection must be provided to all property owners by first-class mail not less than 14 days before the date of the annual or special meeting. The notice must include the specific location and the scheduled date and time of the meeting.

(2) The business improvement zone is dissolved upon a vote of more than 50% of the property owners of

assessable property voting at the meeting, using proportional voting if applicable under the zone plan. A dissolution does not take effect until the later of the end of the second calendar year after the vote for dissolution or all contractual liabilities of the business improvement zone have been paid and discharged.

(3) Upon dissolution of a business improvement zone, the board shall dispose of the remaining physical assets of the business improvement zone. The proceeds of any physical assets disposed of by the business improvement zone and all money collected through assessments that is not required to defray the expenses of the business improvement zone must be refunded on a pro rata basis to persons from whom assessments were collected. If the board finds that the refundable amount is so small as to make impracticable the computation and refunding of the money, it may be transferred to the treasurer of the city or village in which the business improvement zone is located for deposit in the treasury of the city or village to the credit of the general fund.

(4) Upon dissolution of a business improvement zone, any remaining assets of the business improvement zone must be transferred to the treasurer of the city or village in which the business improvement zone is located for deposit in the treasury of the city or village to the credit of the general fund.

**History:** Add. 2001, Act 260, Eff. Mar. 1, 2002 ;-- Am. 2013, Act 126, Imd. Eff. Oct. 9, 2013 ;-- Am. 2020, Act 91, Imd. Eff. June 16, 2020 ;-- Am. 2023, Act 80, Eff. Feb. 13, 2024  
**Popular Name:** Shopping Areas Redevelopment Act

#### **125.990m Public meeting; compliance with open meetings act; public records; meeting location.**

##### **Sec. 10m.**

(1) The board shall conduct business at a public meeting held in compliance with the open meetings act, 1976 PA 267, MCL 15.261 to 15.275. Public notice of the time, date, and place of the meeting shall be given in the manner required by the open meetings act, 1976 PA 267, MCL 15.261 to 15.275.

(2) A meeting of property owners under section 10c shall be conducted at a public meeting held in compliance with the open meetings act, 1976 PA 267, MCL 15.261 to 15.275. Public notice of the time, date, and place of the meeting shall be given in the manner required by the open meetings act, 1976 PA 267, MCL 15.261 to 15.275.

(3) A writing prepared, owned, used, in the possession of, or retained by the business improvement zone in the performance of its duties under this chapter is a public record under the freedom of information act, 1976 PA 442, MCL 15.231 to 15.246.

(4) All meetings of the board or property owners described in this act shall be conducted within the city or village in which the business improvement zone is or is to be located.

**History:** Add. 2001, Act 260, Eff. Mar. 1, 2002  
**Popular Name:** Shopping Areas Redevelopment Act

#### **125.990n Merger agreement.**

##### **Sec. 10n.**

(1) Two or more business improvement zones within the same city or village may merge into a single business improvement zone if the board of each business improvement zone approves a merger agreement among the merging zones and the merger agreement also is approved by the governing body of the city or village in which the zones are located.

(2) The merger agreement shall include, without limitation, a manner of selecting the board of directors of the merged business improvement zone, a zone plan for the merged business improvement zone, and a plan for establishing and collecting assessments under the merged business improvement zone.



**History:** Add. 2013, Act 126, Imd. Eff. Oct. 9, 2013  
**Popular Name:** Shopping Areas Redevelopment Act

# PETITION TO ESTABLISH RIVERTOWN BUSINESS IMPROVEMENT ZONE

(Authorized by Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990n)

We the undersigned property owners (or authorized agents) of assessable property in the City of Detroit, County of Wayne, State of Michigan, respectively petition to establish a business improvement zone within a portion of the City of Detroit for the benefit of property owners of property located in the business improvement zone under Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990n, and for the approval of a zone plan for the business improvement zone. This petition includes all of the following: (1) an attached map with description of the geographic boundaries of the zone area sufficient to identify each assessable property included (Attachment A); (2) an attached listing by tax parcel identification number of all parcels within the zone area, separately identifying assessable property (Attachment B); (3) an attached zone plan (Attachment C); and (4) a basis for allocating assessments in the zone area (Attachment D).

**WARNING—A person must not sign this petition more than once for each assessable property owned, sign a name other than the person's own, sign when not a property owner or authorized agent of an owner of property within the proposed business improvement zone, or date the person's signature with a date other than the actual date of signing.**

	SIGNATURE OF PROPERTY OWNER (OR AGENT AUTHORIZED IN WRITING)	PRINTED NAME	TAX PARCEL ID NUMBER	STREET ADDRESS OF PROPERTY	ZIP CODE	DATE OF SIGNING		
						MONTH	DAY	YEAR
1. X		ROBERT L. MYERS 3150 E. WOODBRIDGE DETROIT, MICHIGAN 48207	13000107-11	3150 E. Woodbrdge	48207	10	16	2025
2. X		ROBERT L. MYERS on behalf of Pershing Union Village of Michigan & Washington Green House	1300046.006	250 Mcdonald 6	48207	10	16	2025
3. X								
4. X								
5. X								
6. X								
7. X								
8. X								
9. X								
10. X								

## CERTIFICATE OF CIRCULATOR

I, the circulator of this petition, affirm that each signature on this petition was signed in my presence; and that, to my knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was the property owner or authorized agent of the property owner of the property indicated after the signature, and the person was qualified to sign the petition.  
Note: A circulator may sign and circulate the same petition.

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

  
(Signature of Circulator)

John R. Williams  
(Printed Name of Circulator)

Ann Arbor  
(Name of City or Township of Residence)

1 Northwick Ct  
(Complete Residence Address (Street and Number or Rural Route))

10/16/2025  
(Date)

48105  
(Zip Code)


**WARNING—A circulator must not make a false statement in the above certificate. A person not a circulator must not sign as a circulator. A person must not sign a name other than the circulator's own as a circulator.**

# PETITION TO ESTABLISH RIVERTOWN BUSINESS IMPROVEMENT ZONE

(Authorized by Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990n)

Use this undesignated property owners (or authorized agents) of assessable property in the City of Detroit, County of Wayne, State of Michigan, respectively petition to establish a business improvement zone within a portion of the City of Detroit for the benefit of property owners of property located in the business improvement zone under Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990n, and for the approval of a zone plan for the business improvement zone. This petition includes all of the following: (1) an attached map and description of the geographic boundaries of the zone area sufficient to identify each assessable property included (Attachment A); (2) an attached listing by tax parcel identification number of all parcels within the zone area, separately identifying assessable property (Attachment B); (3) an attached zone plan (Attachment C); and (4) a basis for allocating assessments in the zone area (Attachment D).

**WARNING—A person must not sign this petition more than once for each assessable property owned, sign a name other than the person's own, sign when not a property owner or authorized agent of an owner of property within the proposed business improvement zone, or date the person's signature with a date other than the actual date of signing.**

	SIGNATURE OF PROPERTY OWNER (OR AGENT AUTHORIZED IN WRITING)	PRINTED NAME	TAX PARCEL ID NUMBER	STREET ADDRESS OF PROPERTY	ZIP CODE	DATE OF SIGNING		
						MONTH	DAY	YEAR
1. <input checked="" type="checkbox"/>		CHRISTOPHER K. BROWNELL	13000155-9	3481 E JEFFERSON AVE.	48207	10	8	2025
2. <input type="checkbox"/>								
3. <input type="checkbox"/>								
4. <input type="checkbox"/>								
5. <input type="checkbox"/>								
6. <input type="checkbox"/>								
7. <input type="checkbox"/>								
8. <input type="checkbox"/>								
9. <input type="checkbox"/>								
10. <input type="checkbox"/>								

### CERTIFICATE OF CIRCULATOR

I, the circulator of this petition, affirm that each signature on the petition was signed in my presence; and that, to my knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was the property owner or authorized agent of the property owner of the property indicated after the signature, and the person was qualified to sign the petition.  
Note: A circulator may sign and circulate the same petition.

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

  
(Signature of Circulator) Joshua R. Elling  
(Printed Name of Circulator)  
Ann Arbor  
(Name of City or Township of Residence)  
Northwest  
(Zip Code)

**WARNING—A circulator must not make a false statement in the above certificate. A person not a circulator must not sign as a circulator. A person must not sign a name other than the circulator's own as a circulator.**

# PETITION TO ESTABLISH RIVERTOWN BUSINESS IMPROVEMENT ZONE

(Authorized by Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990n)

Use the undersigned property owners (or authorized agents) of assessable property in the City of Detroit, County of Wayne, State of Michigan, respectively petition to establish a business improvement zone within a portion of the City of Detroit for the benefit of property owners of property located in the business improvement zone under Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990n, and for the approval of a zone plan for the business improvement zone. This petition includes all of the following: (1) an attached map and description of the geographic boundaries of the zone area sufficient to identify each assessable property included (Attachment A); (2) an attached listing by tax parcel identification number of all parcels within the zone area, separately identifying assessable property (Attachment B); (3) an attached zone plan (Attachment C); and (4) a basis for allocating assessments in the zone area (Attachment D).

**WARNING—A person must not sign this petition more than once for each assessable property owned, sign a name other than the person's own, sign when not a property owner or authorized agent of an owner of property within the proposed business improvement zone, or date the person's signature with a date other than the actual date of signing.**

	SIGNATURE OF PROPERTY OWNER (OR AGENT AUTHORIZED IN WRITING)	PRINTED NAME	TAX PARCEL ID NUMBER	STREET ADDRESS OF PROPERTY	ZIP CODE	DATE OF SIGNING		
						MONTH	DAY	YEAR
1. *		Nadia Sesay	1100277-85	100 Joseph Campau	48207	10	14	2025
2. *		Nadia Sesay	0500010	1365 E Atwater	48207	10	14	2025
3. *		Nadia Sesay	0500012	1370 Guoin	48207	10	14	2025
4. *		Nadia Sesay	0500011	1399 E Atwater	48207	10	14	2025
5. *		Nadia Sesay	1100007-11	8615 E Atwater	48207	10	14	2025
6. *		Nadia Sesay	1300012	201 Walker	48207	10	14	2025
7. *		Nadia Sesay	1300014-008	100 Walker	48207	10	14	2025
8. *		Nadia Sesay	1300003	3199 Guoin	48207	10	14	2025
9. *		Nadia Sesay	1300011	200 Walker	48207	10	14	2025
10. *		Nadia Sesay	1300013-45	3204 Wight	48207	10	14	2025

**CIRCULATOR**

I, the circulator of this petition, affirm that each signature on the petition was signed in my presence, and that, to my knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was the property owner or authorized agent of the property owner of the property indicated after the signature, and the person was qualified to sign the petition.

Note: A circulator may sign and circulate the same petition.

**WARNING—A circulator must not make a false statement in the above certificate. A person not a circulator must not sign as a circulator. A person must not sign a name other than the circulator's own as a circulator.**

CIRCULATOR—Do not sign or date certificate until after circulating petition

(Signature of Circulator)

Joshua Lewis  
(Printed Name of Circulator)

Ann Arbor  
(Name of City or Township of Residence)

401 S. M St.  
(Complete Residence Address (Street and Number or Rural Route))

48103  
(Zip Code)

10-14-25  
(Date)

# PETITION TO ESTABLISH RIVERTOWN BUSINESS IMPROVEMENT ZONE

(Authorized by Chapter 2 of 1961 PA 120, as amended, MCL 125.950 to 125.990n)

1. the undersigned property owners (or authorized agents) of assessable property in the City of Detroit, County of Wayne, State of Michigan, respectively petition to establish a business improvement zone within a portion of the City of Detroit for the benefit of property owners of property located in the business improvement zone under Chapter 2 of 1961 PA 120, as amended, MCL 125.950 to 125.990n, and for the approval of a zone plan for the business improvement zone. This petition includes all of the following: (1) an attached map and description of the geographic boundaries of the zone area sufficient to identify each assessable property included (Attachment A); (2) an attached listing by tax parcel identification number of all parcels within the zone area, separately identifying assessable property (Attachment B); (3) an attached zone plan (Attachment C); and (4) a basis for allocating assessments in the zone area (Attachment D).

**WARNING—A person must not sign this petition more than once for each assessable property owned, sign a name other than the person's own, sign when not a property owner or authorized agent of an owner of property within the proposed business improvement zone, or date the person's signature with a date other than the actual date of signing.**

	SIGNATURE OF PROPERTY OWNER (OR AGENT AUTHORIZED IN WRITING)	PRINTED NAME	TAX PARCEL ID NUMBER	STREET ADDRESS OF PROPERTY	ZIP CODE	DATE OF SIGNING		
						MONTH	DAY	YEAR
1. *		Nadia Sessy	11000001	147 Joseph Camp	48207	10	14	2025
2. *		Nadia Sessy	11000002	8655 E Atwater	48207	10	14	2025
3. *		Nadia Sessy	11000048-67	8748 Franklin	48207	10	14	2025
4. *		Nadia Sessy	11000078-33	8743 Wight	48207	10	14	2025
5. *		Nadia Sessy	11000003	8680 E Atwater	48207	10	14	2025
6. *		Nadia Sessy	11002226-7	818 Joseph Camp	48207	10	14	2025
7. *		Nadia Sessy	11000074-5	8435 Wight	48207	10	14	2025
8. *		Nadia Sessy	11000002	8690 E Atwater	48207	10	14	2025
9. *		Nadia Sessy	11000015-061	8700 Wight	48207	10	14	2025
10. *		Nadia Sessy	09000016-21	8263 E Atwater	48207	10	14	2025

### CERTIFICATE OF CIRCULATOR

I, the circulator of this petition, affirm that each signature on the petition was signed in my presence; and that, to my knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was the property owner or authorized agent of the property owner of the property indicated after the signature, and the person was qualified to sign the petition.

Note: A circulator may sign and circulate the same petition.

**WARNING—A circulator must not make a false statement in the above certificate. A person not a circulator must not sign as a circulator. A person must not sign a name other than the circulator's own as a circulator.**

CIRCULATOR—Do not sign or date certificate until after circulating petition

(Signature of Circulator)

Jashua Loub  
(Printed Name of Circulator)

407 S. 7th St.  
(Name of City/Township of Residence)

(Complete Residence Address (Street and Number or Rural Route))

10-14-25  
(Date)

48103  
(Zip Code)

# PETITION TO ESTABLISH RIVERTOWN BUSINESS IMPROVEMENT ZONE

(Authorized by Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990n)

We, the undersigned property owners (or authorized agents) of assessable property in the City of Detroit, County of Wayne, State of Michigan, respectively petition to establish a business improvement zone within a portion of the City of Detroit for the benefit of property owners of property located in the business improvement zone under Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990n, and for the approval of a zone plan for the business improvement zone. This petition includes all of the following: (1) an attached map and description of the geographic boundaries of the zone area sufficient to identify each assessable property included (Attachment A); (2) an attached listing by tax parcel identification number of all parcels within the zone area, separately identifying assessable property (Attachment B); (3) an attached zone plan (Attachment C); and (4) a basis for allocating assessments in the zone area (Attachment D).

**WARNING—A person must not sign this petition more than once for each assessable property owned, sign a name other than the person's own, sign when not a property owner or authorized agent of an owner of property within the proposed business improvement zone, or date the person's signature with a date other than the actual date of signing.**

	SIGNATURE OF PROPERTY OWNER (OR AGENT AUTHORIZED IN WRITING)	PRINTED NAME	TAX PARCEL ID NUMBER	STREET ADDRESS OF PROPERTY	ZIP CODE	DATE OF SIGNING		
						MONTH	DAY	YEAR
1. x		Nadia Sesay	05000017.001	1340 Franklin	48207	10	14	25
2. x		Nadia Sesay	05000017.002	1310 Franklin	48207	10	14	25
3. x		Nadia Sesay	05000016.	1364 Franklin	48207	10	14	25
4. x		Nadia Sesay	05000008.	1303 E Atwater	48207	10	14	25
5. x		Nadia Sesay	05000009.	1325 E Atwater	48207	10	14	25
6. x		Nadia Sesay	09000074-5	2290 E Jefferson	48207	10	14	25
7. x		Nadia Sesay	13000001.005	3100 Givon	48207	10	14	25
8. x		Nadia Sesay	11000001.	147 Joseph Campau	48207	10	14	25
9. x		Nadia Sesay	11000012.	2655 E Atwater	48207	10	14	25
10. x		Nadia Sesay						

### CERTIFICATE OF CIRCULATOR

I, the circulator of this petition, affirm that each signature on the petition was signed in my presence; and that, to my knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was the property owner or authorized agent of the property owner of the property indicated after the signature, and the person was qualified to sign the petition.  
 Note: A circulator may sign and circulate the same petition.

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

(Signature of Circulator)

Joshua A. Louis  
 (Printed Name of Circulator)

Ann Arbor  
 (Name of City or Township of Residence)

407 S. Ann St.  
 (Complete Residence Address (Street and Number or Rural Route))

48103  
 (Zip Code)

10-14-25  
 (Date)

**WARNING—A circulator must not make a false statement in the above certificate. A person not a circulator must not sign as a circulator. A person must not sign a name other than the circulator's own as a circulator.**

# PETITION TO ESTABLISH RIVERTOWN BUSINESS IMPROVEMENT ZONE

(Authorized by Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990m)

**WARNING:** The undersigned property owners (or authorized agents) of assessable property in the City of Detroit, County of Wayne, State of Michigan, respectively petition to establish a business improvement zone within a portion of the City of Detroit for the benefit of property owners of property located in the business improvement zone under Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990m, and for the approval of a zone plan for the business improvement zone. This petition includes all of the following: (1) an attached site and description of the geographic boundaries of the zone area sufficient to identify each assessable property included (Attachment A); (2) an attached listing by tax parcel identification number of all parcels within the zone area, separately identifying assessable property (Attachment B); (3) an attached zone plan (Attachment C); and (4) a basis for allocating assessments in the zone area (Attachment D).

**WARNING—A person must not sign this petition more than once for each assessable property owned, sign a name other than the person's own, sign when not a property owner or authorized agent of an owner of property within the proposed business improvement zone, or date the person's signature with a date other than the actual date of signing.**

	SIGNATURE OF PROPERTY OWNER FOR AGENT AUTHORIZED IN WRITING	PRINTED NAME	TAX PARCEL ID NUMBER	STREET ADDRESS OF PROPERTY	ZIP CODE	DATE OF SIGNING		
						MONTH	DAY	YEAR
1. X		MATTHEW A. CAPPEL	070000789	1450 E. JEFFERSON AVE	48207	OCT	8	2025
2. X								
3. X								
4. X								
5. X								
6. X								
7. X								
8. X								
9. X								
10. X								

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

**CERTIFICATE OF CIRCULATOR**  
The circulator of this petition, affirm that each signature on the petition was signed in my presence, and that, to my knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was the property owner or authorized agent of the property owner of the property indicated after the signature, and the person was qualified to sign the petition.  
Note: A circulator may sign and circulate the same petition.

Joshua R. Elling  
(Printed Name of Circulator)

Ann Arbor  
(Name of City or Township of Residence)

1 Northwick CT  
(Complete Residence Address (Street and Number or Rural Route))

48105  
(Zip Code)

10/8/2025  
(Date)

**WARNING—A circulator must not make a false statement in the above certificate. A person not a circulator must not sign as a circulator. A person must not sign a name other than the circulator's own as a circulator.**

# PETITION TO ESTABLISH RIVERTOWN BUSINESS IMPROVEMENT ZONE

(Authorized by Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990n)

We, the undersigned property owners (or authorized agents) of assessable property in the City of Detroit, County of Wayne, State of Michigan, respectively petition to establish a business improvement zone within a portion of the City of Detroit for the benefit of property owners of property located in the business improvement zone under Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990n, and for the approval of a zone plan for the business improvement zone. This petition includes all of the following: (1) an attached map and description of the geographic boundaries of the zone area sufficient to identify each assessable property included (Attachment A); (2) an attached listing by tax parcel identification number of all parcels within the zone area, separately identifying assessable property (Attachment B); (3) an attached zone plan (Attachment C); and (4) a basis for allocating assessments in the zone area (Attachment D).

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	SIGNATURE OF PROPERTY OWNER (OR AGENT AUTHORIZED IN WRITING)	PRINTED NAME	TAX PARCEL ID NUMBER	STREET ADDRESS OF PROPERTY	ZIP CODE	DATE OF SIGNING		
						MONTH	DAY	YEAR
1. ✖		Mark Rieth	11000017	2720 Wight	48207	10	8	2025
2. ✖		Mark Rieth	11000016	2733 Guoin	48207	10	8	2025
3. ✖		Mark Rieth	11000013	237 Joseph Caspaul	48207	10	8	2025
4. ✖								
5. ✖								
6. ✖								
7. ✖								
8. ✖								
9. ✖								
10. ✖								

### CERTIFICATE OF CIRCULATOR

I, the circulator of this petition, affirm that each signature on the petition was signed in my presence, and that, to my knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was the property owner or authorized agent of the property owner of the property indicated after the signature, and the person was qualified to sign the petition.  
 Note: A circulator may sign and circulate the same petition.

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

(Signature of Circulator)

John R. Elling

(Printed Name of Circulator)

Northwick Ann Arbor

(Name of City or Township of Residence)

Northwick MI

(Complete Residence Address (Street and Number or Rural Route))

48105

(Zip Code)

10/8/2025

(Date)

# PETITION TO ESTABLISH RIVERTOWN BUSINESS IMPROVEMENT ZONE

(Authorized by Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990n)

Who the undersigned property owners (or authorized agents) of assessable property in the City of Detroit, County of Wayne, State of Michigan, respectively petition to establish a business improvement zone within a portion of the City of Detroit for the benefit of property owners of property located in the business improvement zone under Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990n, and for the approval of a zone plan for the business improvement zone. This petition includes all of the following: (1) an attached map and description of the geographic boundaries of the zone area sufficient to identify each assessable property included (Attachment A); (2) an attached listing by tax parcel identification number of all parcels within the zone area, separately identifying assessable property (Attachment B); (3) an attached zone plan (Attachment C); and (4) a basis for allocating assessments in the zone area (Attachment D).

**WARNING—A person must not sign this petition more than once for each assessable property owned, sign a name other than the person's own, sign when not a property owner or authorized agent of an owner of property within the proposed business improvement zone, or date the person's signature with a date other than the actual date of signing.**

	SIGNATURE OF PROPERTY OWNER (OR AGENT AUTHORIZED IN WRITING)	PRINTED NAME	TAX PARCEL ID NUMBER	STREET ADDRESS OF PROPERTY	ZIP CODE	DATE OF SIGNING		
						MONTH	DAY	YEAR
1. X		ANNIE Z. FAROOQI	11000103-4	2725 E. JEFFERSON	48207	10	8	2025
2. X		ANNIE Z. FAROOQI	11000105	2751 E. JEFFERSON	48207	10	8	2025
3. X		ANNIE Z. FAROOQI	11000106-000	2761 E. JEFFERSON	48207	10	8	2025
4. X		ANNIE Z. FAROOQI	11000107-000	2901 E. JEFFERSON	48207	10	8	2025
5. X		ANNIE Z. FAROOQI	11000109-10	2927 E. JEFFERSON	48207	10	8	2025
6. X		ANNIE Z. FAROOQI	11000110-0	2931 E. JEFFERSON	48207	10	8	2025
7. X		ANNIE Z. FAROOQI	11000111	2941 E. JEFFERSON	48207	10	8	2025
8. X								
9. X								
10. X								

### CERTIFICATE OF CIRCULATOR

I, the circulator of this petition, affirm that each signature on this petition was signed in my presence, and that, to my knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was the property owner or authorized agent of the property owner of the property indicated after the signature, and the person was qualified to sign the petition.  
 Note: A circulator may sign and circulate the same petition.

**WARNING—A circulator must not make a false statement in the above certificate. A person not a circulator must not sign as a circulator. A person must not sign a name other than the circulator's own as a circulator.**

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

(Signature of Circulator)

Joshua N. Elling  
 (Printed Name of Circulator)

Ann Marie Z. Farooqi  
 (Name of City or Township of Residence)

1 Norwich, CT  
 (Complete Residence Address (Street and Number or Rural Route))

48105  
 (Zip Code)

10/8/2025  
 (Date)

# PETITION TO ESTABLISH RIVERTOWN BUSINESS IMPROVEMENT ZONE

(Authorized by Chapter 2 of 1981 PA 120, as amended, MCL 125.990 to 125.990n)

We, the undersigned property owners (or authorized agents) of assessable property in the City of Detroit, County of Wayne, State of Michigan, respectively petition to establish a business improvement zone within a portion of the City of Detroit for the benefit of property owners of property located in the business improvement zone under Chapter 2 of 1981 PA 120, as amended, MCL 125.990 to 125.990n, and for the approval of a zone plan for the business improvement zone. This petition includes all of the following: (1) an attached map and description of the geographic boundaries of the zone area sufficient to identify each assessable property included (Attachment A); (2) an attached listing by tax parcel identification number of all parcels within the zone area, separately identifying assessable property (Attachment B); (3) an attached zone plan (Attachment C); and (4) a basis for allocating assessments in the zone area (Attachment D).

**WARNING—A person must not sign this petition more than once for each assessable property owned, sign a name other than the person's own, sign when not a property owner or authorized agent of an owner of property within the proposed business improvement zone, or date the person's signature with a date other than the actual date of signing.**

	SIGNATURE OF PROPERTY OWNER (OR AGENT AUTHORIZED IN WRITING)	PRINTED NAME	TAX PARCEL ID NUMBER	STREET ADDRESS OF PROPERTY	ZIP CODE	DATE OF SIGNING		
						MONTH	DAY	YEAR
1. *		FRANZ M. HERBERT	11000014	225 JOS CAULRU	48207	10	13	2025
2. *		FRANZ M. HERBERT	09000112-24	2211 E JEFFERSON	48207	10	13	2025
3. *		FRANZ M. HERBERT	11002288-9	224 JOS CAULRU	48207	10	13	2025
4. *		FRANZ M. HERBERT	110003647	261 MACDOUGALL	48207	10	13	2025
5. *		FRANZ M. HERBERT	130001345	3100 E JEFFERSON	48207	10	13	2025
6. *		FRANZ M. HERBERT	13000076	3101 FRANKLIN	48207	10	13	2025
7. *		FRANZ M. HERBERT	13000077	3105 FRANKLIN	48207	10	13	2025
8. *		FRANZ M. HERBERT	13000078	3113 FRANKLIN	48207	10	13	2025
9. *		FRANZ M. HERBERT	11000015002	2910 WILHIT	48207	10	13	2025
10. *		FRANZ M. HERBERT	1300001004	100 RIVER PLAZA	48207	10	13	2025

### CERTIFICATE OF CIRCULATOR

I, the circulator of this petition, affirm that each signature on the petition was signed in my presence, and that, to my knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was the property owner or authorized agent of the property owner of the property indicated after the signature, and the person was qualified to sign the petition.

Note: A circulator may sign and circulate the same petition.

**WARNING—A circulator must not make a false statement in the above certificate. A person not a circulator must not sign as a circulator. A person must not sign a name other than the circulator's own as a circulator.**

CIRCULATOR—Do not sign or date certificate until after circulating petition

(Signature of Circulator) JESSICA LONG  
(Printing Name of Circulator)  
ANW ADDS  
(Name of City or Township of Residence)  
407 S. JIM S.  
(Complete Residence Address (Street and Number or Rural Route))  
10-13-25  
(Date)  
4803  
(Zip Code)

# PETITION TO ESTABLISH RIVERTOWN BUSINESS IMPROVEMENT ZONE

(Authorized by Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990n)

The undersigned property owners (or authorized agents) of assessable property in the City of Detroit, County of Wayne, State of Michigan, respectively petition to establish a business improvement zone within a portion of the City of Detroit for the benefit of property owners of property located in the business improvement zone under Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990n, and for the approval of a zone plan for the business improvement zone. This petition includes all of the following: (1) an attached map and description of the geographic boundaries of the zone area sufficient to identify each assessable property included (Attachment A); (2) an attached listing by tax parcel identification number of all parcels within the zone area, separately identifying assessable property (Attachment B); (3) an attached zone plan (Attachment C); and (4) a basis for allocating assessments in the zone area (Attachment D).

**WARNING—A person must not sign this petition more than once for each assessable property owned, sign a name other than the person's own, sign when not a property owner or authorized agent of an owner of property within the proposed business improvement zone, or date the person's signature with a date other than the actual date of signing.**

	SIGNATURE OF PROPERTY OWNER (OR AGENT AUTHORIZED IN WRITING)	PRINTED NAME	TAX PARCEL ID NUMBER	STREET ADDRESS OF PROPERTY	ZIP CODE	DATE OF SIGNING		
						MONTH	DAY	YEAR
1. x		Roger Basmajian	11000082.	2970 E Jefferson	48207	Oct	14	2025
2. x		Roger Basmajian	13000112.	3104 E Woodward	48207	Oct	14	2025
3. x		Roger Basmajian	13000083.	3149 Franklin	48207	Oct	14	2025
4. x		Roger Basmajian	11000083.	2950 E Jefferson	48207	Oct	14	2025
5. x		Roger Basmajian	13000083.	3143 Franklin	48207	Oct	14	2025
6. x								
7. x								
8. x								
9. x								
10. x								

### CERTIFICATE OF CIRCULATOR

I, the circulator of this petition, affirm that each signature on the petition was signed in my presence; and that, to my knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was the property owner or authorized agent of the property owner of the property indicated after the signature, and the person was qualified to sign the petition.

Note: A circulator may sign and circulate the same petition.

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

(Signature of Circulator)

GINA CAVALIERE  
(Printed Name of Circulator)

Warren, Michigan  
(Name of City or Township of Residence)

4897 Chicago Road  
(Complete Residence Address (Street and Number or Rural Route))

48092  
(Zip Code)

Oct. 14, 2025  
(Date)

**WARNING—A circulator must not make a false statement in the above certificate. A person not a circulator must not sign as a circulator. A person must not sign a name other than the circulator's own as a circulator.**

# PETITION TO ESTABLISH RIVERTOWN BUSINESS IMPROVEMENT ZONE

(Authorized by Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990m)

We, the undersigned property owners (or authorized agents) of assessable property in the City of Detroit, County of Wayne, State of Michigan, respectively petition to establish a business improvement zone within a portion of the City of Detroit for the benefit of property owners of property located in the business improvement zone under Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990m, and for the approval of a zone plan for the business improvement zone. This petition includes all of the following: (1) an attached map and description of the geographic boundaries of the zone area sufficient to identify each assessable property included (Attachment A); (2) an attached listing by tax parcel identification number of all parcels within the zone area, separately identifying assessable property (Attachment B); (3) an attached zone plan (Attachment C); and (4) a basis for allocating assessments in the zone area (Attachment D).

**WARNING—A person must not sign this petition more than once for each assessable property owned, sign a name other than the person's own, sign when not a property owner or authorized agent of an owner of property within the proposed business improvement zone, or date the person's signature with a date other than the actual date of signing.**

	SIGNATURE OF PROPERTY OWNER (OR AGENT AUTHORIZED IN WRITING)	PRINTED NAME	TAX PARCEL ID NUMBER	STREET ADDRESS OF PROPERTY	ZIP CODE	DATE OF SIGNING		
						MONTH	DAY	YEAR
1. *	<i>Vincent Little</i>	Vincent Little	13000087	3175 Franklin	48207	10	08	2025
2. *	<i>Vincent Little</i>	Vincent Little	13000088-90	269 Walker St.	48207	10	08	2025
3. *								
4. *								
5. *								
6. *								
7. *								
8. *								
9. *								
10. *								

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

**CERTIFICATE OF CIRCULATOR**  
I, the circulator of this petition, affirm that each signature on the petition was signed in my presence, and that, to my knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was the property owner or authorized agent of the property owner of the property indicated after the signature, and the person was qualified to sign the petition.  
Note: A circulator may sign and circulate the same petition.

(Signature of Circulator) *John N. G.*  
(Printed Name of Circulator) John N. G.  
(Name of City or Township of Residence) Ann Arbor  
1 North Walker St  
(Complete Residence Address (Street and Number or Rural Route))  
(Date) 10/8/2025  
(Zip Code) 48105


**WARNING—A circulator must not make a false statement in the above certificate. A person not a circulator must not sign as a circulator. A person must not sign a name other than the circulator's own as a circulator.**

# PETITION TO ESTABLISH RIVERTOWN BUSINESS IMPROVEMENT ZONE

(Authorized by Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990(r))

**Use:** the undersigned property owners (or authorized agents) of assessable property in the City of Detroit, County of Wayne, State of Michigan, respectively petition to establish a business improvement zone within a portion of the City of Detroit for the benefit of property owners of property located in the business improvement zone under Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990n, and for the approval of a zone plan for the business improvement zone. This petition includes all of the following: (1) an attached map and description of the geographic boundaries of the zone area sufficient to identify each assessable property included (Attachment A); (2) an attached listing by tax parcel identification number of all parcels within the zone area, separately identifying assessable property (Attachment B); (3) an attached zone plan (Attachment C); and (4) a basis for allocating assessments in the zone area (Attachment D).

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	SIGNATURE OF PROPERTY OWNER (OR AGENT AUTHORIZED IN WRITING)	PRINTED NAME	TAX PARCEL ID NUMBER	STREET ADDRESS OF PROPERTY	ZIP CODE	DATE OF SIGNING		
						MONTH	DAY	YEAR
1. ✕		ARTHUR J. ROHDE, JR.	11000102	2711 E. FERRISS AVE	48207	10	9	25
2. ✕								
3. ✕								
4. ✕								
5. ✕								
6. ✕								
7. ✕								
8. ✕								
9. ✕								
10. ✕								

**CERTIFICATE OF CIRCULATOR**

I, the circulator of this petition, affirm that each signature on the petition was signed in my presence; and that, to my knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was the property owner or authorized agent of the property owner of the property indicated after the signature, and the person was qualified to sign the petition.

Note: A circulator may sign and circulate the same petition.

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

 (Date) 10-9-2025

Joshua R. Ellison  
(Printed Name of Circulator)

Ann Arber  
(Name of City or Township of Residence)

1 Northwick Ct  
(Complete Residence Address (Street and Number or Rural Route))

48105  
(Zip Code)

**WARNING—A circulator must not make a false statement in the above certificate. A person not a circulator must not sign as a circulator. A person must not sign a name other than the circulator's own as a circulator.**

# PETITION TO ESTABLISH RIVERTOWN BUSINESS IMPROVEMENT ZONE

(Authorized by Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990n)

We, the undersigned property owners (or authorized agents) of assessable property in the City of Detroit, County of Wayne, State of Michigan, respectfully petition to establish a business improvement zone within a portion of the City of Detroit for the benefit of property owners of property located in the business improvement zone under Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990n, and for the approval of a zone plan for the business improvement zone. This petition includes all of the following: (1) an attached map and description of the geographic boundaries of the zone area sufficient to identify each assessable property included (Attachment A); (2) an attached listing by tax parcel identification number of all parcels within the zone area, separately identifying assessable property (Attachment B); (3) an attached zone plan (Attachment C); and (4) a basis for allocating assessments in the zone area (Attachment D).

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	SIGNATURE OF PROPERTY OWNER (OR AGENT AUTHORIZED IN WRITING)	PRINTED NAME	TAX PARCEL ID NUMBER	STREET ADDRESS OF PROPERTY	ZIP CODE	DATE OF SIGNING		
						MONTH	DAY	YEAR
1. x	<i>Robert A. Moty</i>	Robert A. Moty, SRM Associates LLC	07000093	1499 E. Jefferson	48207	10	15	2025
2. x	<i>Robert A. Moty</i>	Robert A. Moty, SRM Associates LLC	07000094	1523 E. Jefferson	48207	10	15	2025
3. x	<i>Robert A. Moty</i>	Robert A. Moty, SRM Associates LLC	07000095-1A	1555 E. Jefferson	48207	10	15	2025
4. x	<i>Robert A. Moty</i>	Robert A. Moty, SRM Associates LLC	07000065-73	1560 E. Jefferson	48207	10	15	2025
5. x	<i>Robert A. Moty</i>	Robert A. Moty, SRM Associates LLC	07000064	1800 E. Jefferson	48207	10	15	2025
6. x								
7. x								
8. x								
9. x								
10. x								

### CERTIFICATE OF CIRCULATOR

I, the circulator of this petition, affirm that each signature on this petition was signed in my presence, and that, to my knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was the property owner or authorized agent of the property owner of the property indicated after the signature, and the person was qualified to sign the petition.

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CIRCULATOR—Do not sign or date certificate until after circulating petition


*Joshua R. Elling*  
(Signature of Circulator) \_\_\_\_\_  
Joshua R. Elling  
(Printed Name of Circulator) \_\_\_\_\_  
Ann Arbor  
(Name of City or Township of Residence) \_\_\_\_\_  
Northwick Ct  
(Complete Residence Address (Street and Number or Rural Route)) \_\_\_\_\_  
48105  
(Zip Code) \_\_\_\_\_  
10/15/2025  
(Date)

# PETITION TO ESTABLISH RIVERTOWN BUSINESS IMPROVEMENT ZONE

(Authorized by Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990n)

Use the undersigned property owners (or authorized agents) of assessable property in the City of Detroit, County of Wayne, State of Michigan, respectively petition to establish a business improvement zone within a portion of the City of Detroit for the benefit of property owners of property located in the business improvement zone under Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990n, and for the approval of a zone plan for the business improvement zone. This petition includes all of the following: (1) an attached map and description of the geographic boundaries of the zone area sufficient to identify each assessable property included (Attachment A); (2) an attached listing by tax parcel identification number of all parcels within the zone area, separately identifying assessable property (Attachment B); (3) an attached zone plan (Attachment C); and (4) a basis for allocating assessments in the zone area (Attachment D).

**WARNING—A person must not sign this petition more than once for each assessable property owned, sign a name other than the person's own, sign when not a property owner or authorized agent of an owner of property within the proposed business improvement zone, or date the person's signature with a date other than the actual date of signing.**

	SIGNATURE OF PROPERTY OWNER (OR AGENT AUTHORIZED IN WRITING)	PRINTED NAME	TAX PARCEL ID NUMBER	STREET ADDRESS OF PROPERTY	ZIP CODE	DATE OF SIGNING		
						MONTH	DAY	YEAR
1. <input checked="" type="checkbox"/>		Tonya Stapleton	11000085	2930 E. Jefferson	48207	10	15	2025
2. <input type="checkbox"/>								
3. <input type="checkbox"/>								
4. <input type="checkbox"/>								
5. <input type="checkbox"/>								
6. <input type="checkbox"/>								
7. <input type="checkbox"/>								
8. <input type="checkbox"/>								
9. <input type="checkbox"/>								
10. <input type="checkbox"/>								

### CERTIFICATE OF CIRCULATOR

I, the circulator of this petition, affirm that each signature on the petition was signed in my presence; and that, to my knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was the property owner or authorized agent of the property owner of the property indicated after the signature, and the person was qualified to sign the petition.

Note: A circulator may sign and circulate the same petition.

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

  
(Signature of Circulator)

Joshua R. Ellmy  
(Printed Name of Circulator)

Northpark CT  
(Name of City or Township of Residence)

Ann Arbor  
(Complete Residence Address (Street and Number or Rural Route))

10-15-2025  
(Date)

48105  
(Zip Code)

**WARNING—A circulator must not make a false statement in the above certificate. A person not a circulator must not sign as a circulator. A person must not sign a name other than the circulator's own as a circulator.**

# PETITION TO ESTABLISH RIVERTOWN BUSINESS IMPROVEMENT ZONE

(Authorized by Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990n)

*Note: this undersigned property owners (or authorized agents) of assessable property in the City of Detroit, County of Wayne, State of Michigan, respectively petition to establish a business improvement zone within a portion of the City of Detroit for the benefit of property owners of property located in the business improvement zone under Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990n, and for the approval of a zone plan for the business improvement zone. This petition includes all of the following: (1) an attached map and description of the geographic boundaries of the zone area sufficient to identify each assessable property included (Attachment A); (2) an attached listing by tax parcel identification number of all parcels within the zone area, separately identifying assessable property (Attachment B); (3) an attached zone plan (Attachment C); and (4) a basis for allocating assessments in the zone area (Attachment D).*

**WARNING—A person must not sign this petition more than once for each assessable property owned, sign a name other than the person's own, sign when not a property owner or authorized agent of an owner of property within the proposed business improvement zone, or date the person's signature with a date other than the actual date of signing.**

SIGNATURE OF PROPERTY OWNER (OR AGENT AUTHORIZED IN WRITING)	PRINTED NAME	TAX PARCEL ID NUMBER	STREET ADDRESS OF PROPERTY	ZIP CODE	DATE OF SIGNING MONTH DAY YEAR
1 ✕					
2 ✕					
3 ✕					
4 ✕					
5 ✕					
6 ✕					
7 ✕					
8 ✕					
9 ✕					
10 ✕					

### CERTIFICATE OF CIRCULATOR

I, the circulator of this petition, affirm that each signature on the petition was signed in my presence; and that, to my knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was the property owner or authorized agent of the property owner of the property indicated after the signature, and the person was qualified to sign the petition.

Note: A circulator may sign and circulate the same petition.

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

\_\_\_\_\_  
(Signature of Circulator)

\_\_\_\_\_  
(Date)

**WARNING—A circulator must not make a false statement in the above certificate. A person not a circulator must not sign as a circulator. A person must not sign a name other than the circulator's own as a circulator.**

\_\_\_\_\_  
(Printed Name of Circulator)

\_\_\_\_\_  
(Name of City or Township of Residence)

\_\_\_\_\_  
(Complete Residence Address (Street and Number or Rural Route))

\_\_\_\_\_  
(Zip Code)

## READ BEFORE CIRCULATING PETITION

The validity of signatures placed on this petition may be affected if the following is not observed.

**Make sure that all signers properly complete the petition**

- Each signer must be a person who owns assessable property<sup>1</sup> according to the records of the city or village in which the business improvement zone is located or an agent authorized in writing by the person who owns the assessable property.
- Each signer must sign and print his or her first and last name.<sup>2</sup>
- Each signer must enter a tax parcel identification number for an assessable property.
- Each signer must enter the full address of an assessable property. A post office box is not acceptable.
- Each signer should enter the Zip Code for an assessable property.

**Complete the circulator certificate after circulating the petition.**

- Sign and print your full name and enter the month, day, and year.<sup>2</sup> Signatures on the petition must not be dated after the date on the circulator certificate.
- Enter the name of the city or township of your residence.
- Enter the full street address of your residence. A rural route is acceptable. A post office box is not acceptable.
- Enter the Zip Code of your residence.

**Circulate the Petition Properly**

- Do not fail to question signers on their ownership of the property, whether the property is located in the zone area, and whether the property is assessable property.
- Do not allow a person to sign for a property owner without verifying that the person is an agent of the property owner authorized by the property owner.
- Do not complete portions of the petition after the circulator certificate is completed.
- Do not leave the petition unattended or allow another person to circulate the petition.

<sup>1</sup>"Assessable property" means real property in a zone area other than property classified as residential real property under section 34c of the general property tax act, 1893 PA 206, as amended, MCL 211.34c, or real property exempt from the collection of taxes under the general property tax act, 1893 PA 206, as amended, MCL 211.1 to 211.155.

<sup>2</sup>A printed name located in the space designated for printed names does not constitute the signature of the property owner or authorized agent of the property owner. Each petition line must include a signature and printed name.

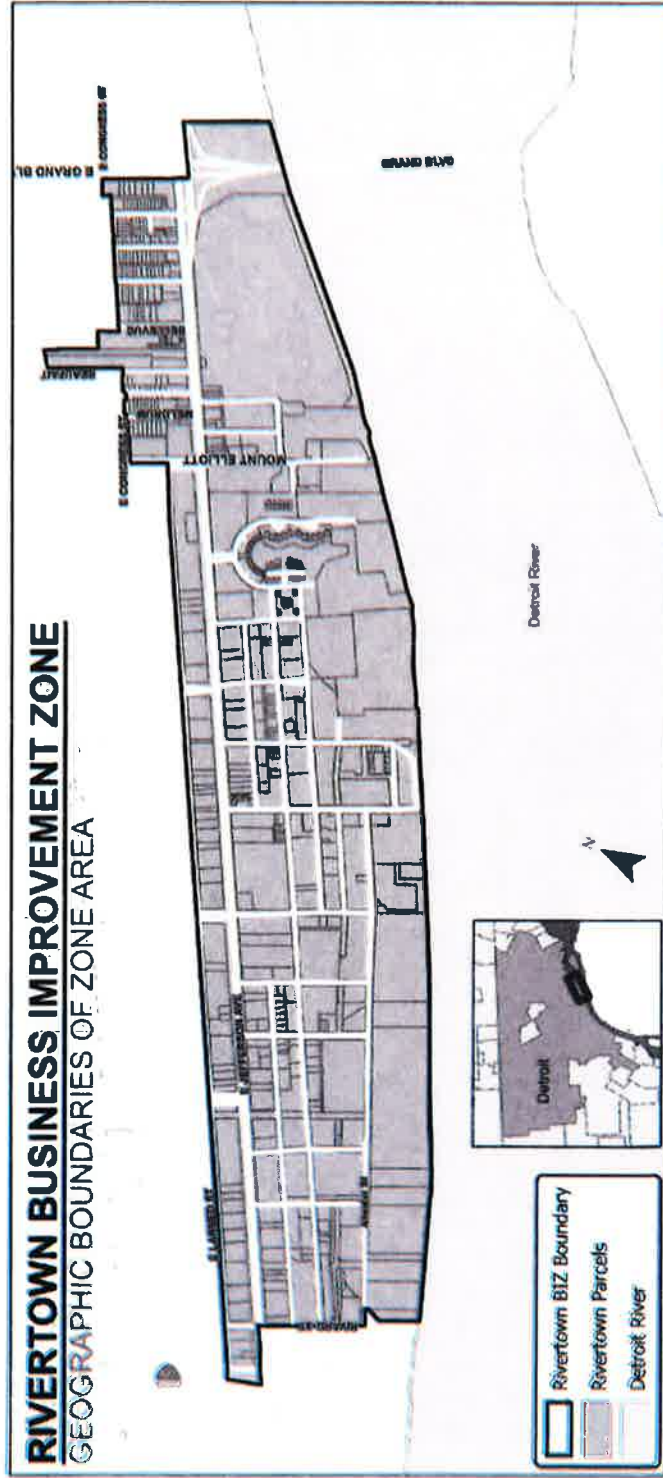
# PETITION TO ESTABLISH RIVERTOWN BUSINESS IMPROVEMENT ZONE

## Attachment A

Map and Description of the Geographic Boundaries of the Zone Area Sufficient to Identify each Assessable Property Included in the Zone Area.

The Zone Area includes all parcels located within the following geographic boundaries of the Zone Area:

- Beginning at East Larned Street from its Northeast intersection with Interstate 375 and continuing along East Larned Street to Mount Elliott Street;
- Mount Elliott Street from East Larned Street to East Congress Street;
- East Congress Street to its intersection with Meldrum Street;
- continuing along a line beginning at the intersection of East Congress Street and Meldrum Street and continuing to the intersection of East Congress Street and East Grand Boulevard, including (but not limited to) all of parcels 15013467, 15013444, 15013427, 15013414, 15013292, 15000109-10, 15000037, 15011805, 15010636, 15009887, 15008646, and 15008119;
- East Grand Boulevard to the Detroit River, including all of parcel 15000005-7;
- along the shore of the Detroit River to the intersection of the Detroit River with the Southwest corner of parcel 05000002.002L;
- parcels 05000000 002L and parcel 05000002.001;
- continuing from the Northern intersection of parcels 05000000.002L and 05000002.001 along a line from that intersection to Atwater Street;
- Atwater Street to its intersection with Rivard Street;
- Rivard Street to its intersection East Jefferson Avenue;
- East Jefferson Avenue to the Northeast intersection of East Jefferson Avenue and Interstate 375; and
- Interstate 375 from the Northeast intersection with East Jefferson Avenue, returning to point of beginning at the Northeast intersection of Interstate 375 and East Larned Street.



# PETITION TO ESTABLISH RIVERTOWN BUSINESS IMPROVEMENT ZONE Attachment B

The following is a listing, by tax parcel identification number, of all parcels within the zone area, separately identifying assessable property.

Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)
050000001	no	070000605	no	07000065-73	yes	090000030	yes	090000088	yes	11000004-5	no	11000072.005	no
050000002	no	070000006	no	07000074-6	yes	090000031-2	yes	090000089	yes	11000006.000	no	11000072.006	no
050000002.002L	no	070000007	no	07000077	no	090000033	yes	090000090	yes	11000007-11	yes	11000072.007	no
050000006	yes	070000008	no	07000078-9	yes	090000034	yes	090000091	yes	11000012	yes	11000072.008	no
050000009	yes	070000009.000	no	07000080-2	yes	090000035-45	yes	090000092	yes	11000013	yes	11000072.009	no
05000010	yes	07000010.000	no	07000083	yes	090000046-9	yes	090000093	yes	11000014	yes	11000072.010	no
05000011	yes	07000011-0	no	07000084-7	yes	090000050	yes	090000094.001	yes	11000015.001	yes	11000072.011	no
05000012	yes	07000012-3	no	07000088-9	no	090000051	yes	090000094.002L	no	11000015.002	yes	11000072.012	no
05000013	yes	07000014-7	yes	07000090-2	no	090000052	yes	090000095-7	no	11000015.004	yes	11000072.013	no
05000014-5	no	07000018-21	yes	07000093	yes	090000053	yes	090000098-9	yes	11000016	yes	11000072.014	no
05000016	yes	07000022	no	07000094	yes	090000054	yes	09000100	yes	11000017	yes	11000072.015	no
05000017.001	yes	07000023-4	no	07000095-121	yes	090000055	yes	09000101.001	yes	11000018	yes	11000077	yes
05000017.002L	yes	07000025	no	09000001-2	no	090000056	yes	09000101.002L	yes	11000019	yes	11000077	yes
05000034-41	yes	07000026	no	09000003-4	no	090000057	yes	09000102.001	yes	11000020	yes	11000078-81	yes
05000050	no	07000027	no	09000005-7	no	090000058	yes	09000102.002L	yes	11000021-2	no	11000082	yes
05000051	yes	07000028	yes	09000008-10	yes	090000059	yes	09000103-4	yes	11000023-7	no	11000083	yes
05000052	yes	07000029	yes	09000011-2	yes	090000060-1	yes	09000105-6	yes	11000028-33	yes	11000084	yes
05000053	no	07000030	yes	09000013	yes	090000062	yes	09000107	yes	11000034-5	yes	11000085	yes
05000054	yes	07000031	yes	09000014	yes	090000063-6	yes	09000108-10	yes	11000036-47	yes	11000086	yes
05000055-8	yes	07000032-4	yes	09000015	yes	090000067-9	yes	09000111	yes	11000048-63	yes	11000087	yes
05000059	yes	07000035-6	yes	09000016-21	yes	090000070-3	yes	09000112-24	yes	11000064	yes	11000088.001	no
05000067-74	yes	07000037-8	yes	09000022.001	yes	090000074-5	yes	09003954	no	11000065	yes	11000088.002	no
05000075	yes	07000039-41	yes	09000022.002	yes	090000076	yes	09003955	yes	11000066	yes	11000088.003	no
05000076	yes	07000042-3	no	09000022.003L	yes	090000077-9	yes	09003956-83	yes	11000067	yes	11000088.004	no
05000077	yes	07000044-50	yes	09000023	no	090000080	yes	09004416	yes	11000068-9	yes	11000088.005	no
05000078-80	no	07000051-6	yes	09000024-5	yes	090000081	yes	09004417	yes	11000070-1	yes	11000088.006	no
05000081-2	yes	07000057-8	yes	09000026	no	090000082	yes	09004418-23	yes	11000072.001	yes	11000088.007	no
05000085-99	yes	07000059	no	09000027	yes	090000083-5	yes	11000001	yes	11000072.002	yes	11000088.008	no
07000001-3	no	07000060-3	yes	09000028	yes	090000086	yes	11000002	yes	11000072.003	no	11000088.009	no
070000004	no	07000064	yes	09000029	yes	090000087	yes	11000003	yes	11000072.004	no	11000088.010	no

**PETITION TO ESTABLISH RIVERTOWN BUSINESS IMPROVEMENT ZONE**

**Attachment B**

Parcels within Zone Area

Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)
110000688 011	no	110000688 040	no	1100090-1	yes	13000002 006	no	13000002 035	no	13000052	yes	13000115 001	no
110000688 012	no	110000688 041	no	1100092	yes	13000002 007	no	13000002 036	no	13000053-9	yes	13000115 002	no
110000688 013	no	110000688 042	no	1100093-5	yes	13000002 008	no	13000002 037	no	13000060-1	yes	13000115 003	no
110000688 014	no	110000688 043	no	1100096-8	yes	13000002 009	no	13000002 038	no	13000076	yes	13000115 004	no
110000688 015	no	110000688 044	no	1100099-101	yes	13000002 010	no	13000002 039	no	13000077	yes	13000115 005	no
110000688 016	no	110000688 045	no	1100102	yes	13000002 011	no	13000002 040	no	13000078	yes	13000115 006	no
110000688 017	no	110000688 046	no	1100103-4	yes	13000002 012	no	13000002 041	no	13000079-81	no	13000115 007	no
110000688 018	no	110000688 047	no	1100105	yes	13000002 013	no	13000002 042	no	13000082	yes	13000115 008	no
110000688 019	no	110000688 048	no	1100106 000	yes	13000002 014	no	13000002 043	no	13000083	yes	13000115 009	no
110000688 020	no	110000688 049	no	1100107 001	no	13000002 015	no	13000002 044	no	13000084	no	13000115 010	no
110000688 021	no	110000688 050	no	1100107 002	yes	13000002 016	no	13000002 045	no	13000085	no	13000115 011	no
110000688 022	no	110000688 051	no	1100108	yes	13000002 017	no	13000002 046	no	13000086	no	13000115 012	no
110000688 023	no	110000688 052	no	1100109-10	yes	13000002 018	no	13000002 047	no	13000087	yes	13000115 013	no
110000688 024	no	110000688 053	no	1100110-0	yes	13000002 019	no	13000002 048	no	13000088-90	yes	13000115 014	no
110000688 025	no	110000688 054	no	1100111	yes	13000002 020	no	13000002 049	no	13000091-100	yes	13000115 015	no
110000688 026	no	110000688 055	no	1100112-3	no	13000002 021	no	13000002 050	no	13000101	yes	13000115 016	no
110000688 027	no	110000688 056	no	11002279-85	yes	13000002 022	no	13000003	no	13000102	yes	13000115 017	no
110000688 028	no	110000688 057	no	11002286-7	yes	13000002 023	no	13000004-5	no	13000103	yes	13000115 018	no
110000688 029	no	110000688 058	no	11002288-9	yes	13000002 024	no	13000006	no	13000104	yes	13000115 019	no
110000688 030	no	110000688 059	no	11002821-59	yes	13000002 025	no	13000007-10	no	13000105	yes	13000115 020	no
110000688 031	no	110000688 060	no	11002860	yes	13000002 026	no	13000011	no	13000106	yes	13000115 021	no
110000688 032	no	110000688 061	no	11002861	yes	13000002 027	no	13000012	no	13000107-11	yes	13000115 022	no
110000688 033	no	110000688 062	no	11002862-3	yes	13000002 028	no	13000013-45	no	13000112	yes	13000115 023	no
110000688 034	no	110000688 063	no	11002864	no	13000002 029	no	13000046 001	no	13000113 001	yes	13000115 024	no
110000688 035	no	110000688 064	no	13000001 004	yes	13000002 030	no	13000046 002	no	13000113 002L	no	13000115 025	no
110000688 036	no	110000688 065	no	13000001 005	yes	13000002 031	no	13000046 005	no	13000114 001	yes	13000115 026	no
110000688 037	no	110000688 066	no	13000002 003	no	13000002 032	no	13000046 006	yes	13000114 002	yes	13000115 027	no
110000688 038	no	110000688 001	yes	13000002 004	no	13000002 033	no	13000046 007	no	13000114 003	yes	13000115 028	no
110000688 039	no	110000688 002	yes	13000002 005	no	13000002 034	no	13000047-51	no	13000114 004L	yes	13000115 029	no

**PETITION TO ESTABLISH RIVERTOWN BUSINESS IMPROVEMENT ZONE**

Attachment B

Parcels within Zone Area

Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)
13000116.030	no	13000116.061	yes	13000116.030	no	13000116.059	no	13000116.088	no	13000116.117	no	13000116.146	no
13000116.031	no	13000116.062	yes	13000116.031	no	13000116.060	no	13000116.089	no	13000116.118	no	13000116.147	no
13000116.032	no	13000116.063	yes	13000116.032	no	13000116.061	no	13000116.090	no	13000116.119	no	13000116.148	no
13000116.033	no	13000116.064	no	13000116.033	no	13000116.062	no	13000116.091	no	13000116.120	no	13000116.149	no
13000116.034	no	13000116.065	no	13000116.034	no	13000116.063	no	13000116.092	no	13000116.121	no	13000116.150	no
13000116.035	no	13000116.066	no	13000116.035	no	13000116.064	no	13000116.093	no	13000116.122	no	13000116.151	no
13000116.036	no	13000116.067	no	13000116.036	no	13000116.065	no	13000116.094	no	13000116.123	no	13000116.152	no
13000116.037	no	13000116.068	no	13000116.037	no	13000116.066	no	13000116.095	no	13000116.124	no	13000116.153	no
13000116.038	no	13000116.069	no	13000116.038	no	13000116.067	no	13000116.096	no	13000116.125	no	13000116.154	no
13000116.039	no	13000116.070	no	13000116.039	no	13000116.068	no	13000116.097	no	13000116.126	no	13000116.155	no
13000116.040	no	13000116.071	no	13000116.040	no	13000116.069	no	13000116.098	no	13000116.127	no	13000116.156	no
13000116.041	no	13000116.072	no	13000116.041	no	13000116.070	no	13000116.099	no	13000116.128	no	13000116.157	no
13000116.042	no	13000116.073	no	13000116.042	no	13000116.071	no	13000116.100	no	13000116.129	no	13000116.158	no
13000116.043	no	13000116.074	no	13000116.043	no	13000116.072	no	13000116.101	no	13000116.130	no	13000116.159	no
13000116.044	no	13000116.075	no	13000116.044	no	13000116.073	no	13000116.102	no	13000116.131	no	13000116.160	no
13000116.045	no	13000116.076	no	13000116.045	no	13000116.074	no	13000116.103	no	13000116.132	no	13000116.161	no
13000116.046	no	13000116.077	no	13000116.046	no	13000116.075	no	13000116.104	no	13000116.133	no	13000116.162	no
13000116.047	no	13000116.078	no	13000116.047	no	13000116.076	no	13000116.105	no	13000116.134	no	13000116.163	no
13000116.048	no	13000116.079	no	13000116.048	no	13000116.077	no	13000116.106	no	13000116.135	no	13000116.164	no
13000116.049	no	13000116.080	no	13000116.049	no	13000116.078	no	13000116.107	no	13000116.136	no	13000116.165	no
13000116.050	no	13000116.081	no	13000116.050	no	13000116.079	no	13000116.108	no	13000116.137	no	13000116.166	no
13000116.051	no	13000116.082	no	13000116.051	no	13000116.080	no	13000116.109	no	13000116.138	no	13000116.167	no
13000116.052	no	13000116.083	no	13000116.052	no	13000116.081	no	13000116.110	no	13000116.139	no	13000116.168	no
13000116.053	no	13000116.084	no	13000116.053	no	13000116.082	no	13000116.111	no	13000116.140	no	13000116.169	no
13000116.054	no	13000116.085	no	13000116.054	no	13000116.083	no	13000116.112	no	13000116.141	no	13000116.172	no
13000116.055	no	13000116.086	no	13000116.055	no	13000116.084	no	13000116.113	no	13000116.142	no	13000116.173	no
13000116.056	no	13000116.087	no	13000116.056	no	13000116.085	no	13000116.114	no	13000116.143	no	13000116.174	no
13000116.057	no	13000116.088	no	13000116.057	no	13000116.086	no	13000116.115	no	13000116.144	no	13000117.001	no
13000116.058	no	13000116.089	no	13000116.058	no	13000116.087	no	13000116.116	no	13000116.145	no	13000117.002	no

**PETITION TO ESTABLISH RIVERTOWN BUSINESS IMPROVEMENT ZONE**

Attachment @

Parcels within Zone Area

Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)
13000117.003	no	13000118.039	no	13000119.018	no	13000119.047	no	15000005-7	no	15000037.004	no		
13000117.004	no	13000118.040	no	13000119.019	no	13000119.048	no	15000008	no	15000037.005	no		
13000117.005	no	13000118.041	no	13000119.020	no	13000119.049	no	15000009	no	15000037.006	no		
13000117.006	no	13000118.042	no	13000119.021	no	13000119.050	no	15000010.001	yes	15000037.007	no		
13000117.007	no	13000118.043	no	13000119.022	no	13000119.051L	no	15000012-3	yes	15000037.008	no		
13000117.008	no	13000118.044	no	13000119.023	no	13000120	yes	15000014	yes	15000037.009	no		
13000117.009	no	13000118.045	no	13000119.024	no	13000121-4	yes	15000015	yes	15000037.010	no		
13000117.010	no	13000118.046	no	13000119.025	no	13000125.001	yes	15000016	yes	15000037.011	no		
13000117.011	no	13000118.047	no	13000119.026	no	13000125-8	yes	15000017	yes	15000037.012	no		
13000117.012	no	13000118.048	no	13000119.027	no	13000129	yes	15000018	yes	15000037.013	no		
13000117.013	no	13000118.049	no	13000119.028	no	13000130	yes	15000019	yes	15000037.014	no		
13000117.014	no	13000118.050L	no	13000119.029	no	13000131-3	yes	15000020	yes	15000037.015	no		
13000117.015	no	13000119.001	no	13000119.030	no	13000134-5	yes	15000021	yes	15000037.016	no		
13000117.016	no	13000119.002	no	13000119.031	no	13000136	no	15000022-3	yes	15000037.017	no		
13000117.017	no	13000119.003	no	13000119.032	no	13000137-8	no	15000024	yes	15000037.018	no		
13000117.018	no	13000119.004	no	13000119.033	no	13000139-43	yes	15000025	yes	15000037.019	no		
13000117.019	no	13000119.005	no	13000119.034	no	13000144	yes	15000026	yes	15000037.020	no		
13000117.020	no	13000118.006	no	13000119.035	no	13000145-8	yes	15000027-8	yes	15000037.021	no		
13000117.021	no	13000119.007	no	13000119.036	no	13000149-50	yes	15000029.001	yes	15000037.022	no		
13000117.022L	no	13000119.008	no	13000119.037	no	13000151	no	15000029.002L	yes	15000037.023	no		
13000118.001	no	13000119.009	no	13000119.038	no	13000152	yes	15000030	no	15000037.024	no		
13000118.002	no	13000119.010	no	13000119.039	no	13000153-4	yes	15000031	no	15000037.025	no		
13000118.003	no	13000119.011	no	13000119.040	no	13000155-9	yes	15000032	yes	15000037.026	no		
13000118.004	no	13000119.012	no	13000119.041	no	13000160-71	yes	15000033	yes	15000037.027	no		
13000118.005	no	13000119.013	no	13000119.042	no	15000002	yes	15000034-5	yes	15000037.028	no		
13000118.006	no	13000119.014	no	13000119.043	no	15000003.002L	no	15000036	yes	15000037.029	no		
13000118.007	no	13000119.015	no	13000119.044	no	15000003.003	no	15000037.001	no	15000037.030	no		
13000118.008	no	13000119.016	no	13000119.045	no	15000003.004	no	15000037.002	no	15000037.031	no		
13000118.009	no	13000119.017	no	13000119.046	no	15000004	no	15000037.003	no	15000037.032	no		

**PETITION TO ESTABLISH RIVERTOWN BUSINESS IMPROVEMENT ZONE**

Attachment B

Parcels within Zone Area

Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)
15000037 033	no	15000037 062	no	15000037 091	no	15000037 120	no	15000037 149	no	15000043	no	15008635	yes
15000037 034	no	15000037 063	no	15000037 092	no	15000037 121	no	15000037 150	no	15000044-5	no	15008636	yes
15000037 035	no	15000037 064	no	15000037 093	no	15000037 122	no	15000037 151	no	15000046	no	15008637	yes
15000037 036	no	15000037 065	no	15000037 094	no	15000037 123	no	15000037 152	no	15000047	no	15008638	yes
15000037 037	no	15000037 066	no	15000037 095	no	15000037 124	no	15000037 153	no	15000048	no	15008639	yes
15000037 038	no	15000037 067	no	15000037 096	no	15000037 125	no	15000037 154	no	15000049-51	no	15008640	yes
15000037 039	no	15000037 068	no	15000037 097	no	15000037 126	no	15000037 155	no	15000052-4	no	15008641	yes
15000037 040	no	15000037 069	no	15000037 098	no	15000037 127	no	15000037 156	no	15000061-3	no	15008642	yes
15000037 041	no	15000037 070	no	15000037 099	no	15000037 128	no	15000037 157	no	15000064	no	15008643	no
15000037 042	no	15000037 071	no	15000037 100	no	15000037 129	no	15000037 158	no	15000065.001	no	15008644	no
15000037 043	no	15000037 072	no	15000037 101	no	15000037 130	no	15000037 159	no	15000066	no	15008645	no
15000037 044	no	15000037 073	no	15000037 102	no	15000037 131	no	15000037 160	no	15000067	no	15008646	no
15000037 045	no	15000037 074	no	15000037 103	no	15000037 132	no	15000037 161	no	15000067	no	15008646	no
15000037 046	no	15000037 075	no	15000037 104	no	15000037 133	no	15000037 162	no	15000068	no	15008646	no
15000037 047	no	15000037 076	no	15000037 105	no	15000037 134	no	15000037 163	no	15000069	no	15008646	no
15000037 048	no	15000037 077	no	15000037 106	no	15000037 135	no	15000037 164	no	15000073	no	15008646	no
15000037 049	no	15000037 078	no	15000037 107	no	15000037 136	no	15000037 165	no	15000074	no	15008646	no
15000037 050	no	15000037 079	no	15000037 108	no	15000037 137	no	15000037 166	no	15000075	no	15008646	no
15000037 051	no	15000037 080	no	15000037 109	no	15000037 138	no	15000037 167	no	15000076	no	15008646	no
15000037 052	no	15000037 081	no	15000037 110	no	15000037 139	no	15000037 168	no	15000077	no	15008646	no
15000037 053	no	15000037 082	no	15000037 111	no	15000037 140	no	15000037 169	no	15000077	no	15008646	no
15000037 054	no	15000037 083	no	15000037 112	no	15000037 141	no	15000037 170	no	15000109-10	no	15008646	no
15000037 055	no	15000037 084	no	15000037 113	no	15000037 142	no	15000037 171	no	15006119	no	15008646	no
15000037 056	no	15000037 085	no	15000037 114	no	15000037 143	no	15000037 172	no	15008120	no	15008646	no
15000037 057	no	15000037 086	no	15000037 115	no	15000037 144	no	15000037 173	no	15008121	no	15008646	no
15000037 058	no	15000037 087	no	15000037 116	no	15000037 145	no	15000037 174	no	15008122	yes	15008646	no
15000037 059	no	15000037 088	no	15000037 117	no	15000037 146	no	15000037 175	no	15008123	yes	15008646	no
15000037 060	no	15000037 089	no	15000037 118	no	15000037 147	no	15000037 176	no	15008124	yes	15008646	no
15000037 061	no	15000037 090	no	15000037 119	no	15000037 148	no	15000037 177	no	15008125	yes	15008646	no

**PETITION TO ESTABLISH RIVERTOWN BUSINESS IMPROVEMENT ZONE**  
**Attachment B**  
**Parcels within Zone Area**

Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)	Tax Parcel Identification Number	Assessable Property? (yes/no)
15010617	no	15013028-9	yes	15013451-2	no
15010618	no	15013030-1	no	15013453	no
15010619	no	15013032	no	15013455-8	yes
15010620	no	15013033	yes	15013459	no
15010621	no	15013034	yes	15013460	yes
15010622	no	15013035	no	15013461	yes
15010623	no	15013036	yes	15013462	no
15010624	yes	15013292	yes	15013463	no
15010625	yes	15013414	yes	15013464	no
15010626	yes	15013415	yes	15013465	no
15010627	no	15013416	yes	15013466	no
15010628	no	15013417	yes	15013467	no
15010629	no	15013418	yes	15013857	no
15010630	no	15013419	yes	15013858	no
15010631	no	15013420	yes	15013859	yes
15010632	no	15013421	yes	15013860	yes
15010633	no	15013422	yes	15013861	yes
15010634	no	15013423	yes	15013862	yes
15010635	no	15013424	yes	15013863	no
15010636	no	15013425	yes	15013864	yes
15011805	yes	15013426	yes	15013865	yes
15011806	yes	15013427	yes	15013866-7	yes
15011807	yes	15013444	no	15013868	yes
15011808	no	15013445	no	15013866.001	yes
15011809	no	15013446	yes	15013866.002L	yes
15011810	no	15013447	no	15013670-3	yes
15011811	no	15013448	no		
15011812-3	no	15013449	no		
15011814	no	15013450	no		

# PETITION TO ESTABLISH RIVERTOWN BUSINESS IMPROVEMENT ZONE

## Attachment C

### Zone Plan for Business Improvement Zone

As provided under Chapter 2 of 1961 PA 128, as amended, MCL 125.990 to 125.990n. (the "BIZ Act"), the following set of goals, strategies, objectives and guidelines for the operation of the Rivertown Business Improvement Zone is the zone plan (the "Zone Plan") for the Zone for the qualifying period beginning on April 1, 2026 and ending on March 31, 2035. (the "Qualifying Period").

(1) **Name of Zone**  
The name for the proposed business improvement zone is: "Rivertown Business Improvement Zone" (the "Zone"). The Zone also may be known as the "RBIZ".

(2) **Initial Board of Directors**  
The initial board of directors for the Zone includes the following individuals, with terms beginning on April 1, 2026:

Name	Organization (if any)	Initial Term (years)
1. Lenny Barnes	Heritage Vision Plan, Inc.	3
2. Roger Rosenman	Besco of Michigan, Inc.	2
3. Chris Brownell	The Kirin Company	3
4. Brian Carmichael	Presbyterian Villages of Michigan	1
5. Josh Eling	Jefferson East Inc.	2
6. Amir Farooq	Sanyan Investments, LLC	1
7. Franz Herbert	Princeton Enterprises LLC	3
8. Vince Little	Pembury Holdings, LLC	2
9. Bob Massey	Bob Massey Ford, Inc.	1
10. Chip Rohde	Rivertown Detroit Association and Arthur J. Rohde & Company	3
11. Nadia Sessay	Bedrock Management Services LLC	2
12. Tuhja Stapleton	Parkstone Development Partners	1
13. Ryan Sullivan	Detroit Riverfront Conservancy, Inc.	3
14. Jacqueline C. Young	Detroit Economic Growth Corporation	2

(3) **Duties and Responsibilities of the Board**  
Consistent with section 106(2) of the BIZ Act, MCL 125.990(2), the board of directors of the Zone (the "Board") also will include one individual nominated as a director by the Mayor of the City of Detroit (the "Mayor") and confirmed by the Detroit City Council. A nomination not disapproved by the Detroit City Council within 60 days stands confirmed.

(4) **Method for Removal, Appointment, and Replacement of Board**  
The day-to-day activities of the Zone and implementation of the Zone Plan will be managed by the Board, which also will exercise the following duties and responsibilities:  
(a) Developing administrative procedures relating to the implementation of the Zone Plan;  
(b) Recommending amendments to the Zone Plan;  
(c) Scheduling and conducting an annual meeting of the property owners of assessable property within the Zone Area;  
(d) Developing a zone plan for the next 10-year qualifying period;  
(e) Adopting bylaws applicable to the Board relating to the exercise of duties or responsibilities by the Board; and  
(f) Exercising duties or responsibilities of the board of directors under the BIZ Act, the Zone Plan, or other applicable law.

(5) **Method for Removal, Appointment, and Replacement of Board**  
The initial members of the Board (other than the Mayor's nominee) are appointed for staggered terms of one year, two years, or three years as indicated in item (2) of this Attachment C. After the initial terms, the Board shall appoint members of the Board (other than the Mayor's nominee) for terms of three years. Members of the Board are eligible for reappointment. A

member of the Board may continue to serve after the expiration of the member's term until a successor is appointed and qualified.

A vacancy on the Board for a reason other than the expiration of a term will be filled in the same manner as the original appointment for the remainder of the unexpired term. Appointment of a member of the Board by the Board requires an affirmative vote of a majority of the members of the Board serving at the time of the vote.

The Board may designate a nominating committee composed of members of the Board to nominate individuals for appointment to the Board by the Board.

The Board may remove any member of the Board by an affirmative vote of a majority of the members of the Board serving at the time of the vote. The member of the Board nominated by the Mayor shall serve at the pleasure of the Mayor.

(5) **Description of Projects Planned during Qualifying Period, including the Scope, Nature, and Duration**

Within the Zone Area, the Zone may provide clean services within public rights-of-way, including litter collection; graffiti removal; pressure washing; mechanical sweeping; snow removal; and garbage and debris removal.

Within the Zone Area, the Zone may provide landscape services within public rights-of-way, including mowing; fertilization; annual flower planting; mulching, edging, vegetation control; pruning and trimming; integrated pest management; dormant oil spray/summer foliage spray; start-up/shut down and inspection of irrigation systems; supplemental freeway ramp mowing; weed abatement; supplemental and winter season lighting; electrical and irrigation repairs; and capital improvements.

Within the Zone Area, the Zone may administer a public safety and hospitality ambassadors program. Safety and hospitality ambassadors will be trained for a variety of tasks, including assisting, directing, and providing information to property owners, residents, visitors, employees, and shoppers; observing, reporting, and preventing crime; discouraging panhandling and assisting people experiencing homelessness; drug addiction, alcohol misuse, or mental health issues; increasing the public's comfort and sense of security through a visible uniformed presence; and using handheld radios or other devices to interface with each other, police dispatch systems, and other security personnel.

Within the Zone Area, the Zone may engage in marketing and streetscape improvements, including lamp post banners; kiosks; signs; printed, broadcast, and online materials; capital improvements, and other programs designed to attract tenants, residents, visitors, and customers.

Within the Zone Area, the Zone may conduct and commission real estate market, demographic, and urban planning studies, including studies of retail, office, residential, and hotel space supply and demand; and initiatives to inform policies related to land use, transportation, urban design, and parking.

In addition to public rights-of-way within the Zone Area the Zone may undertake projects, including the projects otherwise described in this section (5) within the public parks and common areas of the Rivertown area of Detroit within the Zone Area, including, Robert C. Valade Park, Milliken State Park, Mt. Elliott Park, Aretha Franklin Park, Uniroyal Promenade, and the portions of Cullen Plaza, the Detroit RiverWalk, the DeQuindre Cut, Gabriel Richard Park, and the Dennis W. Archer Greenway.

The projects described in this section (5) (the "Projects") will continue for the duration of the Qualifying Period unless otherwise determined by the Board. Services, functions, and Projects provided by the Zone will be supplemental to the services, functions, and projects of the City of Detroit (the "City").

(6) **Estimate of the Total Amount of Expenditures for Projects During Qualifying Period**  
The estimate of total amount of expenditures for projects planned during the Qualifying Period is \$9,385,761.50.

**PETITION TO ESTABLISH RIVERTOWN BUSINESS IMPROVEMENT ZONE**  
**Attachment C**  
**Zone Plan**

This estimate is based on total projected assessment revenue of \$657,169.01 in the first year of the Qualifying Period, with an estimated annual growth rate of 2%. Actual revenues may grow at a higher rate, remain flat, or decrease during the Qualifying Period, affecting actual Zone expenditures.

**(7) Source of Financing for Projects**

The primary source of financing for the Projects is an annual assessment applicable to assessable properties in the Zone Area. This Zone may seek additional revenue through payments in lieu of assessments (such as voluntary payments from owners of non-assessable property within the Zone Area), payments for services, and grants or donations to fund complementary projects and activities or administrative costs of the Zone. Any money of the Zone remaining at the end of the Qualifying Period may be retained by the Zone and may be used by the Zone under any subsequent qualifying period pursuant to a zone plan for that subsequent qualifying period.

**(8) Projected Amount or Rate of Assessments for Each Year and Basis for Imposition of Assessments**

Subject to sections 8(d) and 8(e), assessments will be imposed on each Assessable Property within the Zone Area based on two factors: (1) square footage of floor area, and (2) assessed value. The "Floor Area Rate" portion of the assessment is imposed upon each assessable property at a rate of \$0.0680983305 per square foot of floor area. The "Assessed Value Rate" portion of the assessment is imposed upon each assessable property at a rate of 0.00245554878 per dollar of assessed value.

The Floor Area Rate and the Assessed Value Rate will remain constant during the entire Qualifying Period.

Subject to the assessment cap under section 8(d) and the limitation on an annual assessment amount increase under section 8(e), for any year during the Qualifying Period the aggregate assessment for an assessable property is the sum of (1) the product obtained by multiplying the floor area of the property by the Floor Area Rate and (2) the product obtained by multiplying the assessed value of the property by the Assessed Value Rate.

**\$150,000.00 Assessment Cap** Given the size and assessed value of a handful of assessable properties within the Zone Area, for equitable purposes, a cap is imposed on the aggregate amount of the annual assessment on any individual assessable property within the Zone Area. The maximum amount of the annual assessment for any individual assessable property within the Zone Area is limited to \$150,000.00 per year for each year of the Qualifying Period.

**3% Annual Assessment Increase Limit.** After the initial year of the Qualifying Period, an annual increase in any individual assessment of assessable property under this Zone Plan is limited to 3% of the prior year's assessment. If the records of the assessor for the City (the "Assessor") indicate a Transfer of Ownership during the prior year, the 3% increase limit under this section 8(e) does not apply. Additionally, if the records of the Assessor indicate any Additions during the prior year, the Additions must be reflected in assessments of the applicable properties notwithstanding the 3% limit under this section 8(e).

All assessment calculations under this Zone Plan will be based on property data maintained by the Assessor (or any successor officer, agency, or authority charged with maintaining the data) including data relating to floor area square footage, assessed value, Transfer of Ownership, and Additions.

(g) Data from the Assessor for assessable property as of July 1, 2025 was used to calculate projected assessments and revenue for this Zone Plan.

(h) In the first year of the Qualifying Period, data from the Assessor for assessable property current as of January 31, 2026 will be used to calculate assessments for the first year (of the Qualifying Period). After the first year of the Qualifying Period, data from the Assessor for assessable property current as of January 31 of each year will be used to calculate assessments under this Zone Plan for that year. For example, assessments for 2027 will be calculated using data from the Assessor for assessable property current as of January 31, 2027. No adjustments to assessments for an assessment year will be made as a result of any adjustments to property data after January 31 of that assessment year.

(i) For purposes of this section 8, "Transfer of Ownership" and "Additions" mean those terms as defined under Section 344 of The General Property Tax Act, 1893 P.A. 206, as amended, MCL 211.34d "Assessable Property" means that term as defined in section 10a of the BIZ Act, MCL 125.990a.

**(9) Plan of Dissolution for Zone**

Upon a written petition duly signed by 30% of the property owners of assessable property within the Zone Area submitted no sooner than two years after the adoption of the Zone Plan for the Qualifying Period, the Board shall place the issue of dissolution of the Zone on the agenda of the Board's next annual meeting of owners of assessable property if the next annual meeting of owners of assessable property is to be held not later than 63 days after receipt of the written petition, or on the agenda a special meeting of the Board to be held later than 63 days after receipt of the written petition. Notice of the next annual meeting or special meeting described in this section 9 must be made to all owners of assessable property within the Zone Area by first-class mail not less than 14 days before the date of the annual or special meeting. The notice must include the specific location and the scheduled date and time of the meeting.

Except as otherwise provided in this section (9), the Zone is dissolved upon a vote of more than 50% of the owners of assessable property voting at the meeting, with the vote of each property owner weighted in proportion to the property owner's portion of total assessments for the Zone in accordance with this Zone Plan and section 10(2) of the BIZ Act, MCL 125.990(2). A dissolution is not effective until the later of the end of the second calendar year after the vote for dissolution or all contractual liabilities of the Zone have been paid and discharged.

Upon dissolution of the Zone, the Board shall dispose of any remaining physical assets of the business improvement zone. The proceeds of any physical assets disposed of by the Zone and all money collected through assessments that is not required to defray the expenses of the Zone must be refunded on a pro rata basis to persons from whom assessments were collected. If the Board finds that the refundable amount is so small as to make impracticable the computation and refunding of the money, it may be transferred to the treasurer of the City (the "City Treasurer") for deposit in the treasury of the City to the credit of the City general fund. Upon dissolution of the Zone, any remaining assets of the Zone must be transferred to the City Treasurer for deposit in the City treasury to the credit of the City general fund.

# PETITION TO ESTABLISH RIVERTOWN BUSINESS IMPROVEMENT ZONE Attachment D

## Basis for Allocating Assessments in the Zone Area

The following is the basis for allocating assessments on Assessable Property within the Zone Area consistent with section 10b of the Zone Act, MCL 125.990b:

- (a) Subject to paragraphs (b) and (c), assessments will be imposed on each Assessable Property within the Zone Area based on two factors: (1) square footage of floor area, and (2) assessed value. The "Floor Area Rate" portion of the assessment is imposed upon each assessable property at a rate of \$0.0560983308 per square foot of floor area. The "Assessed Value Rate" portion of the assessment is imposed upon each assessable property at a rate of 0.0024554878 per dollar of assessed value.
- (b) The Floor Area Rate and the Assessed Value Rate will remain constant during the entire Qualifying Period.
- (c) Subject to the assessment cap under paragraph (d) and the limitation on an annual assessment amount increase under paragraph (e), for any year during the Qualifying Period the aggregate assessment for an assessable property is the sum of (1) the product obtained by multiplying the floor area of the property by the Floor Area Rate and (2) the product obtained by multiplying the assessed value of the property by the Assessed Value Rate.
- (d) \$150,000.00 Assessment Cap. Given the size and assessed value of a handful of assessable properties within the Zone Area, for equitable purposes, a cap is imposed on the aggregate amount of the annual assessment on any individual assessable property within the Zone Area. The maximum amount of the annual assessment for any individual assessable property within the Zone Area is limited to \$150,000.00 per year for each year of the Qualifying Period.
- (e) 3% Annual Assessment Increase Limit. After the initial year of the Qualifying Period, an annual increase in any individual assessment of assessable property under this Zone Plan is limited to 3% of the prior year's assessment. If the records of the assessor for the City (the "Assessor") indicate a Transfer of Ownership during the prior year, the 3% increase limit under this paragraph (e) does not apply. Additionally, if the records of the Assessor indicate any Additions during the prior year, the Additions must be reflected in assessments of the applicable properties notwithstanding the 3% limit under this paragraph (e).
- (f) All assessment calculations under this Zone Plan will be based on property data maintained by the Assessor (or any successor officer, agency, or authority charged with maintaining the data) including data relating to floor area square footage, assessed value, Transfer of Ownership, and Additions.
- (g) Data from the Assessor for assessable property as of July 1, 2025 was used to calculate projected assessments and revenue for this Zone Plan.
- (h) In the first year of the Qualifying Period, data from the Assessor for assessable property current as of January 31, 2026 will be used to calculate assessments for the first year of the Qualifying Period. After the first year of the Qualifying Period, data from the Assessor for assessable property current as of January 31 of each year will be used to calculate assessments under this Zone Plan for that year. For example, assessments for 2027 will be calculated using data from the Assessor for assessable property current as of January 31, 2027. No adjustments to assessments for an assessment year will be made as a result of any adjustments to property data after January 31 of that assessment year.
- (i) For purposes of this Attachment D, "Transfer of Ownership" and "Additions" mean those terms as defined under Section 34d of The General Property Tax Act, 1993 PA 206, as amended, MCL 211.34d. "Assessable Property" means that term as defined in section 10a of the BIZ Act, MCL 125.990a.

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