

April 28, 2023

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

Re: The Brownfield Redevelopment Plan for North End Landing

Dear Honorable Council Members:

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

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

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

Project Introduction

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

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

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

Property Subject to the Plan

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

Basis of Eligibility

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

Eligible Activities and Projected Costs

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

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

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

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

Other Incentives

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

DBRA's Request

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

a.) May 2, 2023

City Council adoption of the Resolution (Exhibit D), setting the North End Landing Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for June 22, 2023 at a requested time of 10:35 AM.

b.) June 22, 2023, requested time of 10:25 AM

Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.

c.) June 22, 2023, requested time of 10:35 AM

Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the North End Landing Brownfield Redevelopment Plan.

d.) June 27, 2023

City Council adoption of the Resolution approving the North End Landing Brownfield Redevelopment Plan (Exhibit E).

Sincerely,

Jennifer Kanalos Authorized Agent

C City Clerk

Marcel Todd

Irvin Corley, Jr.

David Whitaker

Derrick Headd

Marcel Hurt

Jai Singletary

Nicole Sherard-Freeman

Kevin Johnson

Raymond Scott

Rico Razo

Brian Vosburg

Malik Washington

EXHIBIT A

CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE NORTH END LANDING

Prepared by:

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Developer:

Avanath North End Parcel Owner I, LLC Attn: Jun Sakumoto 1920 Main Street, Suite 150 Irvine, CA 92614

Phone: (949) 269-4700

CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY BROWNFIELD PLAN

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I. INTRODUCTION

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

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

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

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

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

II. GENERAL PROVISIONS

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

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

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

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

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

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

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

Currently,	Currently,	Avanath	A PARCEL OF LAND SITUATED IN THE
	-	North End	CITY OF DETROIT, WAYNE COUNTY,
501, 511, 519,	3001900,	Multifamily,	MICHIGAN BEING MORE PARTICULARLY
525, 529, 535,	3001901,	LLC	DESCRIBED AS: LOTS 201 THROUGH 211
545, 555, and	3001902,		INCLUSIVE, "WM. Y. HAMLIN AND S.J.
561 E.	3001903,		BROWN'S SUBDIVISION OF LOTS NO. 3 AND
Bethune;	3001904,		QUARTER SECTION 57, 10,000 ACRE
	3001905.001,		TRACT" AS RECORDED IN LIBER 8, PAGE
Permanent	03001905.002L,		12, WAYNE COUNTY RECORDS.
address	3001906, and		
designation	3001907		
pending			
	Permanent		
(Facility)	parcel		
	designation		
	pending		

The primary developer is Avanath North End Parcel Owner I, LLC, except as to the townhomes developed by Civic Tekton North End LLC and a parcel recently submitted to the City assessor for combination developed by Avanath North End Multifamily, LLC (referred to collectively as "Developer"). The project is a residential development across eleven (11) buildings expected to create a total of approximately one hundred seventy-seven (177) new rental apartments and flats as well as eight (8) for-sale townhomes. Two larger buildings will be traditional three-to-four story apartment buildings dedicated to senior living. The remaining buildings will be attached, stacked flats containing six-to-fourteen units, i.e. units will either be ground level or on a second floor accessed by a stairway. It is currently anticipated that construction will begin in early 2024 and that eligible activities will be completed within thirty-six (36) months thereafter. Each building is anticipated to be constructed over a 9-12 month period with construction beginning on 4 buildings in 2024 (buildings 1, 3a, 3b, and 4), 3 buildings in 2025 (buildings 2a, 5, and T), and 4 buildings in 2026 (buildings 2b, 6, 7a, and 7b).

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

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

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

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

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

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

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

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

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

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

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

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

The Developer desires to be reimbursed for the costs of eligible activities as described below. Eligible activities began in 2021¹ with environmental response activities including Phase I, Phase II and baseline environmental assessment activities. Some eligible activities may commence prior to the adoption of this Plan and, to the extent permitted by Act 381, the costs of such eligible activities shall be reimbursable pursuant to the Reimbursement Agreement. To the extent permitted by Act 381, tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the terms of a Reimbursement Agreement to be executed by the DBRA and the Developer after approval of this Plan (the "Reimbursement Agreement"), to the extent permitted by Act 381. In the event this Plan contemplates the capture of tax increment revenue derived from "taxes levied for school operating purposes" (as defined by Section 2(vv) of Act 381 and hereinafter referred to as "School Taxes"), the Developer acknowledges and agrees that DBRA's obligation to reimburse the Developer for the cost of eligible activities with tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, (as these capitalized terms are defined by Act 381) is contingent upon: (i) the Developer receiving at least the initial applicable work plan approvals by the Michigan Strategic Fund (MSF) and the Michigan Department of Environment, Great Lakes, and Energy (EGLE), as may be required pursuant to Act 381, within 270 days after this Plan is approved by the governing body; or (ii) the Developer providing the DBRA with evidence, satisfactory to DBRA, that the Developer has the financial means to complete the Project without the capture of, and subsequent reimbursement with, the contemplated School Taxes.

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

¹ Approximately \$63,380 was incurred prior to March 1, 2022.

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

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

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

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							Loc	-al	l									
	Reim	bursement of Costs	DBRA	A Admin.	Sta	te Redev.		ownfield			Adı	ministrative	ĺ					
School Taxes		Interest (if applicable)			Fur			volving Fund	Tot				Ad	justed Total				
School Operating	Ś	3.830.502	Ś	-	Ś	-	Ś	1.161.818	Ś	4.992.320	Ś	(229,665)	Ś	4.762.655		\neg		
State Education Tax	\$	514,948	\$		\$	923,967	\$	409,019		1,847,934		(80,854)		1,767,080				
Total	\$	4,345,450	\$		\$	923,967	\$	1,570,837	\$	6,840,254	\$	(310,519)	\$	6,529,735				
City Non-School Taxes																		
Library	\$	371,110	\$	187,973	\$	-	\$	331,548.62	\$	890,632	\$	(65,491)	\$	825,140				
City Operating	\$	1,597,766	\$	809,291	\$	-	\$	1,427,438	\$	3,834,496	\$	(281,964)	\$	3,552,532				
County Non-School Taxes]																	
Wayne County Operating-Summer	\$	449,244	\$	227,548	\$	-	\$	401,352.56	\$	1,078,144	\$	(79,280)	\$	998,865				
Wayne County Operating-Winter	\$	78,711	\$	39,868.31	\$	-	\$	70,320.22	\$	188,900	\$	(13,890)	\$	175,009				
Wayne County Parks-Winter	\$	19,571	\$	9,913	\$	-	\$	17,484.22	\$	46,967	\$	(3,454)	\$	43,514				
Wayne County Jail-Winter	\$	74,996	\$	37,987	\$	-	\$	67,001	\$	179,984	\$	(13,235)	\$	166,749				
Huron Clinton Metropolitan Authority (HCMA)	\$	16,589	\$	8,403	\$	-	\$	14,821	\$	39,813	\$	(2,928)	\$	36,885				
Wayne County ISD (RESA and Sp Ed)	\$	275,678	\$	139,635	\$	-	\$	246,290	\$	661,603	\$	(48,650)	\$	612,953				
Wayne County Special ISD/RESA	\$	159,289	\$	80,682	\$	-	\$	142,308	\$	382,279	\$	(28,110)	\$	354,169				
Wayne County Community College	\$	258,071	\$	130,717	\$	-	\$	230,560	\$	619,347	\$	(45,543)	\$	573,805				
Total Incremental Local Taxes Paid	\$	3,301,025	\$	1,672,017	\$		\$	2,949,124	\$	7,922,165	\$	(582,544)	\$	7,339,621				
Total School and Non-School Capturable	\$	7,646,475	\$	1,672,017	\$	923,967	\$	4,519,961	\$	14,762,419	\$	(893,063)	\$	13,869,356				
	\$		\$	(91,258)	\$		\$	(801,806)	\$	(893,063)					Admi	nistrat	ive adjus	tment*
	\$	7,646,475	\$	1,580,759	\$	923,967	\$	3,718,155	\$	13,869,356					Total			
											* A	dministrati	ve a	adjustment due to	o mod	ificatio	n of tabl	e

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

G. Effective Date of Inclusion in Brownfield Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III. ATTACHMENTS

Parcels as currently identified



Parcels qualify as "adjacent / contiguous"

All parcels qualify as "facilities," except for those as noted.



PARCEL	TAX PARCEL ID	ADDRESS	ELIGIBILITY
1	01002184-209	202 SMITH	FACILITY
2	01002210-8	203 SMITH	FACILITY /
3	1002219	259 SMITH	COMBINED
4	1002220	267 SMITH	-
5	1002221	271 SMITH	-
6	1002222	277 SMITH	-
7	1002225.001	299 SMITH	FACILITY
8	01002225.002L	303 SMITH	ADJACENT /
			CONTIGUOUS
9	1002226	307 SMITH	FACILITY
10	1002227	313 SMITH	ADJACENT /
			CONTIGUOUS
11	1002228	319 SMITH	FACILITY
12	1002229	325 SMITH	ADJACENT / CONTIGUOUS
13	1002230	7719 BRUSH	FACILITY
14	1002175	282 SMITH	FACILITY
15	1002174	290 SMITH	FACILITY
16	1002173	296 SMITH	ADJACENT / CONTIGUOUS
17	1002172	302 SMITH	FACILITY
18	1002171	306 SMITH	FACILITY
19	1002170	312 SMITH	FACILITY
20	1002145	309 E.	FACILITY
		BETHUNE	
21	1002146	313 E. BETHUNE	FACILITY
22	1002147	319 E.	FACILITY
22	1002140	BETHUNE	ADIACENT /
23	1002148	331 E. BETHUNE	ADJACENT / CONTIGUOUS
24	1002231	405 SMITH	FACILITY
25	1002233	409 SMITH	ADJACENT /
			CONTIGUOUS
26	1002232	7718 BRUSH	FACILITY
27	1002246	404	FACILITY
		CHANDLER	
28	1002245	410 CHANDLER	FACILITY
29	3001901	511 E.	FACILITY /
30	3001902	BETHUNE 519 E.	COMBINED
	5501702	BETHUNE	
31	3001903	525 E.]
		BETHUNE	

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

Parcels as formerly identified, prior to combination



Site Plan

OVERALL SITE PLAN



Aerial Concept Plan



NORTH END LANDING



ATTACHMENT B

Legal Description of Eligible Property to which the Plan Applies

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

Legal Description	Address
The West 15 feet of Lot 139 and all of Lots 140 through 144, both inclusive, WM.	202 Smith
Y. HAMLIN AND S.J. BROWN'S SUBDIVISION, according to the plat thereof as	
recorded in Liber 8, page 72 of Plats, Wayne County Records.	
A PARCEL OF LAND SITUATED IN THE CITY OF DETROIT, WAYNE	Currently,
COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS:	, , , , , , , , , , , , , , , , , , ,
LOTS 25 THROUGH 35 INCLUSIVE AND THE ADJACENT SOUTH 18.86	203, 259, 267, 271, and
FEET OF THE VACATED CLAY AVENUE OF SAID LOTS, AND LOTS 36, 37	277 Smith;
INCLUSIVE, THE WEST 15 FEET OF LOT 38, AND THE ADJACENT SOUTH	Danisa and address
19.50 FEET OF VACATED CLAY AVENUE, "WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND QUARTER SECTION 57,	Permanent address pending designation
10,000 ACRE TRACT" AS RECORDED IN LIBER 8, PAGE 12, WAYNE	pending designation
COUNTY RECORDS.	
Land in the City of Detroit, County of Wayne, State of Michigan The East 15 feet of	299 Smith
Lot 40 and the West 6.65 feet of Lot 41, and the South 19.50 feet of vacated Clay	
Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as	
recorded in Liber 8, Page 72 of Plats, Wayne County Records.	
The East 23.35 feet of Lot 41, and the South 19.50 feet of vacated Clay Avenue	303 Smith
adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in	
Liber 8, Page 72 of Plats, Wayne County Records. Lot 42 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y.	307 Smith
HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of	307 Silitii
Plats, Wayne County Records.	
Lot 43 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y.	313 Smith
HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of	
Plats, Wayne County Records.	
Lot 44 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y.	319 Smith
HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of	
Plats, Wayne County Records. Lot 45 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y.	325 Smith
HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of	323 Silitii
Plats, Wayne County Records.	
Lot 46 and the South 19.56 feet of vacated Clay Avenue adjacent, WM. Y.	7719 Brush
HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of	
Plats, Wayne County Records.	
Lot 131, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber	282 Smith
8, Page 72, of Plats, Wayne County Records.	200 C:41
Lot 130 of WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4 QUARTER SECTION 57, 10,000 ACRE TRACT according to the Plat	290 Smith
thereof, as recorded in Liber 8 of Plats, Page 7,	
Wayne County Records.	

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

ATTACHMENT C

Project Description (Including Development Team Information)

Development Team

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

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

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

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

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

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

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

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

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

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

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

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

Project Details

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

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

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

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

Exhibit A North End Landing Brownfield Plan

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

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

ATTACHMENT D

Support Letters

 $(See\ attached\ support\ letters\ and\ PD\&D\ letter)$

Coleman A. Young Municipal Center 2 Woodward Avenue, Suite 808 Detroit, Michigan 48226 Phone 313•224•1339 www.detroitmi.gov

March 16, 2023

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

RE: North End Landing Brownfield Redevelopment Plan

Dear Ms. Kanalos,

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

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

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

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

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

Sincerely,

Russell Baltimore Assistant Director Design

Planning and Development Department

c: B. Vosburg C. Capler



April 12, 2023

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

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

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

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

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

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

Very truly yours,

By:

Rico Razo, Chairperson Community Advisory Committee to the City of Detroit Brownfield Redevelopment Authority February 7, 2023 Detroit City Council 2 Woodward Ave., #1340 Detroit, MI 48226

Re: North End Landing Project

Dear Honorable City Council:

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

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

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

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

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

Sincerely,

Quincy Jones North End Resident Chandler Street



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

January 31, 2023

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

Re: North End Landing development

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

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

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

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

Best regards,

Mary Bennett King

CEO

North End Youth Improvement Council

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

Re: North End Landing Project

Dear Honorable City Council:

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

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

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

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

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

Sincerely,

Patricia House North End Resident

Melrose Street

Dorothy Burrell Ralph Burrell

February 7, 2023

Re: North End Landing Project

Honorable Detroit City Council:

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

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

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

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

Sincerely

Steven Harris

February 7, 2023

Re: North End Landing Project

Honorable Detroit City Council:

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

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

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

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

Sincerely

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

Re: North End Landing Project

Dear Honorable City Council:

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

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

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

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

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

Sincerely,

Kimberly Jalloh, North End Resident Re: North End Landing Project

Honorable Detroit City Council:

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

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

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

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

Sincerely, Joelen Smith

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

Re: North End Landing Project

Dear Honorable City Council:

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

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

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

We appreciate the developer's actions over the two years to meet with the community on multiple occasions. At community meetings, the development team presented its vision, including its conceptual plan, project layout and project timing, and engaged in discussions about our community's needs. This engagement resulted in the developer's including support of local businesses, a commitment to make exterior including support of local businesses, a commitment to make exterior a greater mix of apartments for seniors in the proposed development. These efforts, coupled with ongoing engagement with the community, appreciated.

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

Sincerely,

Dirra Castelow North End Resident Chandler Street April 6, 2023

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

Re: Support of North End Landing Project

To Whom It May Concern:

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

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

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

Sincerely,

Patricia House, North End Resident, Melrose Street North End Safety Patrol, Volunteer April 5, 2023

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

Re: Support of North End Landing Project Brownfield Plan

To Whom It May Concern:

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

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

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

Sincerely,

Dirra Castelow, Resident Men of the North End Detroit Brownfield Redevelopment Authority 500 Griswold, Suite 2200 Detroit, MI. 48226

Re: Support of North End Landing Housing Project

To Whom It May Concern:

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

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

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

Sincerely.

Phillis Judkins, North End Resident, King Street

ATTACHMENT E

Estimated Cost of Eligible Activities Table

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

ATTACHMENT F

TIF Tables

(See attached)

			Brownfield F Capture Yea		1	2	3	4	5	6	7	8	9	10	11	12	13	14
				EZ incentive			1	2	3	4	5	6	7	8	9	10	11	1:
			Year of P	A 210 incentive (Bldg	4)	1	2	3	1	5	6	7	8	9	10	11		
				A 210 incentive (Bldg	,	1	2	3	4	5	6	7	0	9	10	11	12	
				A 210 incentive (Bldg		•	2		4		•	7	0					4.
				A 210 incentive (Bldg		1	_	3	4	5	6		8	9	10	11	12	13
	A	2.0%	real of F	A 210 Incentive (Blug	20, 7a, 7b)	1	2	3	4	5	6	7	8	9	10	11	12	13
	Assumed annual increase in TV 2	2.070																
	Base/Initial Taxable Value																	
	Building - PA 210			\$20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109)
	Building - Brownfield			\$7,500	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	2
	Land			See Land Tab														
	New value																	
	Building			_	80,192	721,728	3,353,875	5,640,156	10 122 420	11 218 348	11 442 715	11 671 570	11 905 001	12 143 101	12,385,963	12.633.682	12,886,356	13.1
	Land			See Land Tab	00,102	,	0,000,010	0,010,100	10,122,120	, ,	,,	, ,	,000,00	.2,0, .0 .	.2,000,000	.2,000,002	12,000,000	.0,.
	Total Real Property Taxable Value																	
	Captured Taxable Value: Real Estate			\$0	\$0	\$0	\$3,333,766	\$5,620,046	\$10,102,311	\$11,198,239	\$11,422,606	\$11,651,460	\$11,884,892	\$12,122,992	\$12,365,854	\$12,613,573	\$12,866,247	\$13,1
	Taxable value (after initial value increases by CPI factor)																	
	Total taxable value			-	80,192	721,728	3,353,875	5,640,156	10,122,420	11,218,348	11,442,715	11,671,570	11,905,001	12,143,101	12,385,963	12,633,682	12,886,356	13,1
	Incremental taxable value			0	-		3,333,766	5,620,046	10,102,311	11,198,239	11,422,606	11,651,460	11,884,892	12,122,992	12,365,854	12,613,573	12,866,247	13,1
			Ad Valorem															
			ad valorem Captured by															
	School Taxes	Full Millages	BRA															
	School Operating	17.0430	17.0430		1,383	12,317	56,978	82,276	158,539	176,944	180,489	184,105	187,793	191,555	195,392	199,307	203,488	20
	State Education Tax	<u>6.0000</u>	6.0000		192	4,336	17,110	30,828	57,676	64,193	65,479	66,791	68,129	69,493	70,885	72,305	73,820	
	Total	23.0430	23.0430	_	1,575	16,653	74,088	113,103	216,215	241,137	245,968	250,895	255,922	261,049	266,278	271,612	277,308	28
	City Non-School Taxes																	
	Library City Operating	4.6307	0.0000		376	3,347	1,442	1,442	1,442	1,471	1,500	1,530	1,560	1,591	1,623	1,656	5,228	
	County Non-School Taxes	19.9520	0.0000		1,619	14,419	6,212	6,212	6,212	6,336	6,463	6,591	6,723	6,857	6,994	7,133	22,524	1
į	Wayne County Operating-Summer	5.6099	0.0000		455	4,054	1,747	1.747	1,747	1,782	1,817	1,853	1,890	1,928	1,966	2,006	6,333	
	Wayne County Operating-Winter	0.9829	0.9829		80	710	306	306	306	312	318	325	331	338	345	351	1,110	
ξ	Wayne County Parks-Winter	0.2442	0.2442		20	176	76	76	76	78	79	81	82	84	86	87	276	
2	Wayne County Jail-Winter	0.9358	0.9358		76	676	291	291	291	297	303	309	315	322	328	335	1,056	
	Huron Clinton Metropolitan Authority (HCMA)	0.2070	0.0000		17	150	64	64	64	66	67	68	70	71	73	74	234	
5	Wayne County ISD (RESA and Sp Ed)	3.4399	3.4399		279	2,486	1,071	1,071	1,071	1,092	1,114	1,136	1,159	1,182	1,206	1,230	3,883	
,	Wayne County Special ISD/RESA	1.9876	1.9876		161	1,436	619	619	619	631	644	657	670	683	697	711	2,244	
	Wayne County Community College	3.2202	0.0000		261	2,327	1,003	1,003	1,003	1,023	1,043	1,064	1,085	1,107	1,129	1,151	3,635	
	Total Incremental Local Taxes Paid	41.2102	7.5904	_	3,344	29,782	12,831	12,831	12,831	13,087	13,348	13,614	13,886	14,163	14,445	14,733	46,522	20
	Total School and Non-School Capturable	64.2532	30.6334		4,919	46,435	86,919	125,935	229,047	254,224	259,316	264,510	269,808	275,211	280,723	286,345	323,830	48
	Non-Capturable Taxes																	
	City Debt	9.0000	0.0000				_	_	_	_	_	_	_	_	_	_	_	
	School Debt	13.0000	0.0000		-	-	-	-	-	-	-	-	-	-	-	-	-	
	DIA Tax	0.1986	0.0000			-	-	-	-	-	-	-	-	-	-	-	-	
	Zoo Tax	0.0992	<u>0.0000</u>		-													_
	Total Non-Capturable Millages	22.2978	0.0000	_	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Total Millages	86.551	30.6334	_	4,919	46,435	86,919	125,935	229,047	254,224	259,316	264,510	269,808	275,211	280,723	286,345	323,830	- 4
					*	•	•		•	•				•	•	•	, -	
	Total Millage PRE	69.508	13.5904															
	Total Millage PRE	69.508	13.5904		6,941	62,466	290,281	488,161	876,106	970,959	990,378	1,010,186	1,030,390	1,050,998	1,072,017	1,093,458	1,115,327	1,1

Year

		2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	Totals
		15 13	16 14	17 15	18	19	20	21	22	23	24	25	
	Assumed annual increase in TV	14											
	Base/Initial Taxable Value Building - PA 210 Building - Brownfield Land	20,109 19,152	20,109 19,152	20,109 19,152	20,109 19,152	20,109 19,152	20,109 19,152	20,109 19,152	20,109 19,152	20,109 19,152		20,109 19,152	
	New value Building Land	13,406,965	13,675,104	13,948,606	14,227,578	14,512,130	14,802,372	15,098,420	15,400,388	15,708,396	16,022,564	16,343,015	
	Total Real Property Taxable Value Captured Taxable Value: Real Estate	\$13,386,855	\$13,654,995	\$13,928,497	\$14,207,469	\$14,492,021	\$14,782,263	\$15,078,311	\$15,380,279	\$15,688,287	\$16,002,455	\$16,322,906	
	Taxable value (after initial value increases by CPI far Total taxable value Incremental taxable value	13,406,965 13,386,855	13,675,104 13,654,995	13,948,606 13,928,497	14,227,578 14,207,469	14,512,130	14,802,372 14,782,263	15,098,420 15,078,311	15,400,388 15,380,279	15,708,396 15,688,287	16,022,564 16,002,455	16,343,015 16,322,906	
	School Taxes School Operating State Education Tax	211,713 80,399	216,071 82,051	220,393 83,692	224,801 85,365	229,297 87,073	233,883 88,814	238,560 90,591	243,332 92,402	248,198 94,250	253,162 96,135	258,225 98,058	4,6 1,7
	Total	292,112	298,122	304,085	310,166	316,370	322,697	329,151	335,734	342,449	349,298	356,283	6
	City Non-School Taxes Library City Operating	49,001 208,690	62,748 267,872	64,592 275,766	65,884 283,869	67,201 289,546	68,545 295,337	69,916 301,244	71,315 307,269	72,741 313,414	74,196 319,682	75,680 326,076	3
Щ.	County Non-School Taxes Wayne County Operating-Summer	58,677	75,318	77,537	79,815	81,412	83,040	84,701	86,395	88,123	89,885	91,683	
BUILDING CAPTURE	Wayne County Operating-Winter Wayne County Parks-Winter	10,281 2,584	13,196 3,309	13,585 3,406	13,984 3,474	14,264 3,544	14,549 3,615	14,840 3,687	15,137 3,761	15,440 3,836	15,749 3,913	16,064 3,991	
ING C	Wayne County Jail-Winter	9,902	12,681	13,053	13,314	13,580	13,852	14,129	14,412	14,700	14,994	15,294	
BUILD	Huron Clinton Metropolitan Authority (HCMA) Wayne County ISD (RESA and Sp Ed)	2,190 36,400	2,805 46,612	2,887 47,982	2,945 48,941	3,004 49,920	3,064 50,919	3,125 51,937	3,188 52,976	3,252 54,035	3,317 55,116	3,383 56,218	
	Wayne County Special ISD/RESA Wayne County Community College	21,032 34,076	26,933 43,635	27,724 44,917	28,279 45,816	28,844 46,732	29,421 47,667	30,010 48,620	30,610 49,592	31,222 50,584	31,846 51,596	32,483 52,628	
	Total Incremental Local Taxes Paid Total School and Non-School Capturable	432,835 724,948	555,109 853,231	571,450 875,535	586,321 896,488	598,048 914,417	932,706	622,209 951,360	970,387	989,795	660,293 1,009,591	673,499 1,029,782	<u>7</u>
	Non-Capturable Taxes City Debt												
	School Debt	-	-	-	-	-	-	-	-	-	-	-	
	DIA Tax Zoo Tax	-	-	-	-	-	-	-	-	-	-	-	
	Total Non-Capturable Millages												
	Total Millages	724,948	853,231	875,535	896,488	914,417	932,706	951,360	970,387	989,795	1,009,591	1,029,782	13
	Total Millage PRE												

3																	
		Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
		Brownfie Capture		1	2	3	4	5	6	7	8	9	10	11	12	13	14
		Year o	NEZ incentive			1	2	3	4	5	6	7	8	9	10	11	12
		Year o	PA 210 incentive ((Bldg 4)	1	2	3	4	5	6	7	8	9	10	11		
		Year o	PA 210 incentive ((Bldg 1, 3a, 3b)	1	2	3	4	5	6	7	8	9	10	11	12	
		Year o	PA 210 incentive ((Bldg 2a, 5, 6)	1	2	3	4	5	6	7	8	9	10	11	12	13
			PA 210 incentive (1	2	3	4	5	6	7	8	9	10	11	12	13
	Assumed annual increase in TV 2.0%					_	Ü	·	Ü	Ü	•	Ü	ŭ	.0			
	Base/Initial Taxable Value																
	Building		See Buildin	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	22
	Land			229,109	229,109	229,109	229,109	225,105	229,109	229,109	229,109	229,109	229,109	229,109	229,109	229,109	223
	New value		0 0 - 1 - 1 - 1														
	Building Land		See Buildin	333,669	903.652	921.725	940.160	958,963	978.142	997,705	1,017,659	1.038.013	1,058,773	1.079.948	1,101,547	1,123,578	1,14
	Incremental Real Property Taxable Value			\$104,480	\$674,463	\$692,536	\$710,971	\$729,774	\$748,953	\$768,516	\$788,470	\$808,823	\$829,584	\$850,759	\$872,358	\$894,389	\$916
	more mental reporty raxable value			<u>Ψ104,400</u>	φον 4,400	φουΣ,σσο	φι 10,011	<u>Ψ120,114</u>	<u>φ1 40,000</u>	φ100,010	<u>φ100,410</u>	φοσο,σ2ο	<u> </u>	φοσσ, τοσ	<u>ψ012,000</u>	φοσ-1,000	φοτο
	Captured Taxable Value: Real Estate			\$104,480	\$674,463	\$692,536	\$710,971	\$729,774	\$748,953	\$768,516	\$788,470	\$808,823	\$829,584	\$850,759	\$872,358	\$894,389	\$916
	Taxable value (after initial value increases by CPI factor) Taxable value			333,669	903,652	921,725	940,160	958,963	978,142	997,705	1,017,659	1,038,013	1,058,773	1,079,948	1,101,547	1,123,578	1,14
	Incremental taxable value			104,480	674,463	692,536	710,971	729,774	748,953	768,516	788,470	808,823	829,584	850,759	872,358	894,389	91
	Cabaci Tayon	Full Millages															
	School Taxes School Operating			4 704	44.405	44.003	42.447	42.420	42.764	42.000	42.420	42 705	44420	4.4.400	44.000	45.242	4.5
	State Education Tax	17.0430 <u>6.0000</u>		1,781 627	11,495 4.047	11,803 4,155	12,117 4,266	12,438 4,379	12,764 4,494	13,098 4,611	13,438 4,731	13,785 4,853	14,139 4,978	14,499 5,105	14,868 5,234	15,243 5,366	15 5
	Total	23.0430		2,408	15,542	15,958	16,383	16,816	17,258	17,709	18,169	18,638	19,116	19,604	20,102	20,609	21
	City Non-School Taxes			,	-,-	-,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-,-	,	,	,	,,,,,		.,	.,	,,	
	Library	4.6307		484	3,123	3,207	3,292	3,379	3,468	3,559	3,651	3,745	3,842	3,940	4,040	4,142	4
쀭	City Operating	19.9520		2,085	13,457	13,817	14,185	14,560	14,943	15,333	15,732	16,138	16,552	16,974	17,405	17,845	18
CAPTURE	County Non-School Taxes Wayne County Operating-Summer	F C000		F06	2.704	2.005	2.000	4.004	4 202	4.244	4 422	4.527	4.654	4 772	4.004	E 047	,
AP	Wayne County Operating-Summer Wayne County Operating-Winter	5.6099 0.9829		586 103	3,784 663	3,885 681	3,988 699	4,094 717	4,202 736	4,311 755	4,423 775	4,537 795	4,654 815	4,773 836	4,894 857	5,017 879	!
	Wayne County Parks-Winter	0.2442		26	165	169	174	178	183	188	193	198	203	208	213	218	
LAND	Wayne County Jail-Winter	0.9358		98	631	648	665	683	701	719	738	757	776	796	816	837	
	Huron Clinton Metropolitan Authority (HCMA)	0.2070		22	140	143	147	151	155	159	163	167	172	176	181	185	
	Wayne County ISD (RESA and Sp Ed)	3.4399		359	2,320	2,382	2,446	2,510	2,576	2,644	2,712	2,782	2,854	2,927	3,001	3,077	
	Wayne County Special ISD/RESA	1.9876		208	1,341	1,376	1,413	1,450	1,489	1,528	1,567	1,608	1,649	1,691	1,734	1,778	:
	Wayne County Community College	3.2202		336	2,172	2,230	2,289	2,350	2,412	2,475	2,539	2,605	2,671	2,740	2,809	2,880	:
	Total Incremental Local Taxes Paid	<u>41.2102</u>		\$ 4,306	27,795 \$	28,540 \$	29,299 \$	30,074	30,865 \$	31,671 \$	32,493	33,332	\$ 34,187	\$ 35,060	\$ 35,950	36,858	\$ 37
	Total School and Non-School Capturable	64.2532		\$ 6,713 \$	43,336 \$	44,498 \$	45,682 \$	46,890 \$	48,123 \$	49,380 \$	50,662	51,969	\$ 53,303	\$ 54,664	\$ 56,052	57,467	\$ 5
	Non-Capturable Taxes																
	City Debt	9.0000		940	6,070	6,233	6,399	6,568	6,741	6,917	7,096	7,279	7,466	7,657	7,851	8,050	8
	School Debt DIA Tax	13.0000		1,358	8,768	9,003	9,243	9,487	9,736	9,991	10,250	10,515	10,785	11,060	11,341	11,627	11
	Zoo Tax	0.1986		21	134 67	138	141	145	149 74	153	157	161	165 82	169	173	178	
		<u>0.0992</u>		10		69	71	72		76	78	80		84	87	89	
	Total Non-Capturable Millages Total Millages	<u>22.2978</u> 86.5510		2,330 9,043	15,039 58,375	15,442 59,940	15,853 61,535	16,272 63,163	16,700 64,823	17,136 66,516	17,581 68,243	18,035 70,004	18,498 71,801	18,970 73,634	19,452 75,503	19,943 77,410	20 79
	Other applicable incentive analysis																
	Total taxes w/o incentive			28,879	78,212	79,776	81,372	82,999	84,659	86,352	88,079	89,841	91,638	93,471	95,340	97,247	

13 14 15 14 15							2041	2042	2043	2044			2047
Assumed annual increases in TV						18	19	20	21	22	23	24	25
Base/Initial Taxable Value Building Land 229,189		Assumed annual increase in TV	14										
Building Land 229,189		Assumed annual increase in TV											
Building Land Incremental Real Property Taxable Value \$939,782 \$963,161 \$987,008 \$1,011,332 \$1,036,142 \$1,061,449 \$1,087,262 \$1,113,591 \$1,140,446 \$1,167,839 \$1,1 \$1,140,446 \$1,167,83		Building	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189
Captured Taxable Value S99,782 S963,161 S987,008 S1,011,332 S1,036,142 S1,061,449 S1,087,262 S1,113,591 S1,140,446 S1,167,839		Building											
Taxable value (after initial value increases by CPI fa Taxable value 1,168,971 1,192,350 1,216,197 1,240,521 1,265,331 1,290,638 1,316,451 1,342,780 1,369,635 1,397,028 1,416,451 1,142,780 1,140,446 1,167,839 1,140													1,424,969 \$1,195,780
Taxable value 1,168,971 1,192,350 1,216,197 1,240,521 1,265,331 1,290,638 1,316,451 1,342,780 1,369,635 1,397,028 1,4		Captured Taxable Value: Real Estate	\$939,782	\$963,161	\$987,008	\$1,011,332	\$1,036,142	\$1,061,449	\$1,087,262	\$1,113,591	\$1,140,446	\$1,167,839	\$1,195,780
Taxable value 1,168,971 1,192,350 1,216,197 1,240,521 1,265,331 1,290,638 1,316,451 1,342,780 1,369,635 1,397,028 1,4													
School Taxes School Operating State Education Tax School Taxes School Taxes School Operating State Education Tax School Operating S			4 460 074	4 402 250	1 245 407	4 240 524	4 265 224	4 200 520	4 246 454	4 242 700	4 250 525	4 207 020	4.424.000
School Taxes School Operating 16,017 16,415 16,822 17,236 17,659 18,090 18,530 18,979 19,437 19,903 18,530 18,000 18,530 18,000 18,530 18,000 18,													1,424,969
Library			45.047		45.000	47.005	47.550	40.000	40.500	40.070	40.407	40.000	
City Operating County Non-School Taxes Wayne County Operating-Summer Wayne County Operating-Winter Wayne County Operation-Winter Wayne County Operation-Winter Wayne County Operation-Winter Wayne County Operation-Winter Wayne County Operation-Wint		School Operating State Education Tax	5,639	5,779	5,922	6,068	6,217	6,369	6,524	6,682	6,843	7,007	20,380
Huron Clinton Metropolitan Authority (HCMA) Wayne County ISD (RESA and Sp Ed) Wayne County Special ISD/RESA Wayne County Special ISD/RESA Wayne County Community College Total Incremental Local Taxes Paid Total School and Non-School Capturable Say		School Operating State Education Tax Total City Non-School Taxes	5,639 21,655	5,779 22,194	5,922 22,744	6,068 23,304	23,876	6,369 24,459	6,524 25,054	25,660	6,843 26,279	7,007 26,911	7,175 27,554
Huron Clinton Metropolitan Authority (HCMA) Wayne County ISD (RESA and Sp Ed) Wayne County Special ISD/RESA Wayne County Special ISD/RESA Wayne County Community College Total Incremental Local Taxes Paid Total School and Non-School Capturable Say	URE	School Operating State Education Tax Total City Non-School Taxes Library City Operating	5,639 21,655 4,352	5,779 22,194 4,460	5,922 22,744 4,571	6,068 23,304 4,683	6,217 23,876 4,798	6,369 24,459 4,915	6,524 25,054 5,035	6,682 25,660 5,157	6,843 26,279 5,281	7,007 26,911 5,408	7,175
Huron Clinton Metropolitan Authority (HCMA) Wayne County ISD (RESA and Sp Ed) Wayne County Special ISD/RESA Wayne County Special ISD/RESA Wayne County Community College Total Incremental Local Taxes Paid Total School and Non-School Capturable Say	APTURE	School Operating State Education Tax Total City Non-School Taxes Library City Operating County Non-School Taxes Wayne County Operating-Summer	5,639 21,655 4,352 18,751 5,272	5,779 22,194 4,460 19,217 5,403	5,922 22,744 4,571 19,693 5,537	6,068 23,304 4,683 20,178 5,673	6,217 23,876 4,798 20,673 5,813	6,369 24,459 4,915 21,178 5,955	6,524 25,054 5,035 21,693 6,099	6,682 25,660 5,157 22,218 6,247	6,843 26,279 5,281 22,754 6,398	7,007 26,911 5,408 23,301 6,551	7,175 27,554 5,537 23,858 6,708
Wayne County ISD (RESA and Sp Ed) 3,233 3,313 3,395 3,479 3,564 3,651 3,740 3,831 3,923 4,017 Wayne County Special ISD/RESA 1,868 1,914 1,962 2,010 2,059 2,110 2,161 2,213 2,267 2,321 Wayne County Community College 3,026 3,102 3,178 3,257 3,337 3,418 3,501 3,583 3,664 2,891 4,866 4,868 3,651 3,740 3,831 3,923 4,017 Total School and Non-School Capturable Non-Capturable Taxes City Debt 8,458 8,668 8,883 9,102 9,325 9,553 9,785 10,022 10,264 10,511 School Debt 12,217 12,521 12,831 13,147 13,470 13,799 14,134 14,477 14,826 15,182 DIA Tax 20 Tax 93 96 98 100 103 105 108 110 113 116 Total Non-Capturable Millages 81,339 83,363 85,427	D CAPTURE	School Operating State Education Tax Total City Non-School Taxes Library City Operating County Non-School Taxes Wayne County Operating-Summer Wayne County Operating-Winter	5,639 21,655 4,352 18,751 5,272 924	5,779 22,194 4,460 19,217 5,403 947	5,922 22,744 4,571 19,693 5,537 970	6,068 23,304 4,683 20,178 5,673 994	6,217 23,876 4,798 20,673 5,813 1,018	6,369 24,459 4,915 21,178 5,955 1,043	6,524 25,054 5,035 21,693 6,099 1,069	6,682 25,660 5,157 22,218 6,247 1,095	6,843 26,279 5,281 22,754 6,398 1,121	7,007 26,911 5,408 23,301 6,551 1,148	7,175 27,554 5,537 23,858
Wayne County Special ISD/RESA Wayne County Community College 3,026 3,102 3,178 3,257 3,337 3,418 3,501 3,586 3,672 3,761 Total Incremental Local Taxes Paid 5 38,729 5 39,692 5 40,675 5 41,677 5 42,700 5 43,743 5 44,806 5 45,891 5 46,998 5 46,998 5 48,127 5 5 5 68,201 5 69,860 7 71,552 7 73,277 7 75,037 7 7 75,037 7 7 75,037 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	LAND CAPTURE	School Operating State Education Tax Total City Non-School Taxes Library City Operating County Non-School Taxes Wayne County Operating-Summer Wayne County Operating-Winter Wayne County Parks-Winter Wayne County Jail-Winter	5,639 21,655 4,352 18,751 5,272 924 229 879	5,779 22,194 4,460 19,217 5,403 947 235 901	5,922 22,744 4,571 19,693 5,537 970 241 924	6,068 23,304 4,683 20,178 5,673 994 247 946	6,217 23,876 4,798 20,673 5,813 1,018 253 970	6,369 24,459 4,915 21,178 5,955 1,043 259 993	6,524 25,054 5,035 21,693 6,099 1,069 266 1,017	6,682 25,660 5,157 22,218 6,247 1,095 272 1,042	6,843 26,279 5,281 22,754 6,398 1,121 278 1,067	7,007 26,911 5,408 23,301 6,551 1,148 285 1,093	7,175 27,554 5,537 23,858 6,708 1,175 292 1,119
Total Incremental Local Taxes Paid \$ 38,729 \$ 39,692 \$ 40,675 \$ 41,677 \$ 42,700 \$ 43,743 \$ 44,866 \$ 45,891 \$ 46,998 \$ 48,127 \$	LAND CAPTURE	School Operating State Education Tax Total City Non-School Taxes Library City Operating County Non-School Taxes Wayne County Operating-Summer Wayne County Operating-Winter Wayne County Parks-Winter Wayne County Jail-Winter Huron Clinton Metropolitan Authority (HCMA)	5,639 21,655 4,352 18,751 5,272 924 229 879 195	5,779 22,194 4,460 19,217 5,403 947 235 901 199	5,922 22,744 4,571 19,693 5,537 970 241 924 204	6,068 23,304 4,683 20,178 5,673 994 247 946 209	6,217 23,876 4,798 20,673 5,813 1,018 253 970 214	6,369 24,459 4,915 21,178 5,955 1,043 259 993 220	6,524 25,054 5,035 21,693 6,099 1,069 266 1,017 225	6,682 25,660 5,157 22,218 6,247 1,095 272 1,042 231	6,843 26,279 5,281 22,754 6,398 1,121 278 1,067 236	7,007 26,911 5,408 23,301 6,551 1,148 285 1,093 242	7,175 27,554 5,537 23,858 6,708 1,175 292 1,119 248
Total School and Non-School Capturable \$ 60,384 \$ 61,886 \$ 63,418 \$ 64,981 \$ 66,575 \$ 68,201 \$ 69,860 \$ 71,552 \$ 73,277 \$ 75,037 \$ Non-Capturable Taxes City Debt	LAND CAPTURE	School Operating State Education Tax Total City Non-School Taxes Library City Operating County Non-School Taxes Wayne County Operating-Summer Wayne County Operating-Winter Wayne County Parks-Winter Wayne County Jail-Winter Huron Clinton Metropolitan Authority (HCMA) Wayne County ISD (RESA and Sp Ed) Wayne County Special ISD/RESA	5,639 21,655 4,352 18,751 5,272 924 229 879 195 3,233	5,779 22,194 4,460 19,217 5,403 947 235 901 199 3,313	5,922 22,744 4,571 19,693 5,537 970 241 924 204 3,395	6,068 23,304 4,683 20,178 5,673 994 247 946 209 3,479	6,217 23,876 4,798 20,673 5,813 1,018 253 970 214 3,564	6,369 24,459 4,915 21,178 5,955 1,043 259 993 220 3,651	6,524 25,054 5,035 21,693 6,099 1,069 266 1,017 225 3,740	6,682 25,660 5,157 22,218 6,247 1,095 272 1,042 231 3,831	6,843 26,279 5,281 22,754 6,398 1,121 278 1,067 236 3,923	7,007 26,911 5,408 23,301 6,551 1,148 285 1,093 242 4,017	7,175 27,554 5,537 23,858 6,708 1,175 292 1,119
Non-Capturable Taxes City Debt 8,458 8,668 8,883 9,102 9,325 9,553 9,785 10,022 10,264 10,511 School Debt 12,217 12,521 12,831 13,147 13,470 13,799 14,134 14,477 14,826 15,182 10 10 10 10 10 10 10 1	LAND CAPTURE	School Operating State Education Tax Total City Non-School Taxes Library City Operating County Non-School Taxes Wayne County Operating-Summer Wayne County Operating-Winter Wayne County Parks-Winter Wayne County Jail-Winter Huron Clinton Metropolitan Authority (HCMA) Wayne County ISD (RESA and Sp Ed) Wayne County Special ISD/RESA Wayne County Community College	5,639 21,655 4,352 18,751 5,272 924 229 879 195 3,233 1,868 3,026	5,779 22,194 4,460 19,217 5,403 947 235 901 199 3,313 1,914 3,102	5,922 22,744 4,571 19,693 5,537 970 241 924 204 3,395 1,962 3,178	6,068 23,304 4,683 20,178 5,673 994 247 946 209 3,479 2,010 3,257	6,217 23,876 4,798 20,673 5,813 1,018 253 970 214 3,564 2,059 3,337	6,369 24,459 4,915 21,178 5,955 1,043 259 993 220 3,651 2,110 3,418	6,524 25,054 5,035 21,693 6,099 1,069 266 1,017 225 3,740 2,161 3,501	6,682 25,660 5,157 22,218 6,247 1,095 272 1,042 231 3,831 2,213 3,586	6,843 26,279 5,281 22,754 6,398 1,121 278 1,067 236 3,923 2,267 3,672	7,007 26,911 5,408 23,301 6,551 1,148 285 1,093 242 4,017 2,321 3,761	7,175 27,554 5,537 23,858 6,708 1,175 292 1,119 248 4,113 2,377 3,851
City Debt 8,458 8,668 8,883 9,102 9,325 9,553 9,785 10,022 10,264 10,511 School Debt 12,217 12,521 12,831 13,147 13,470 13,799 14,134 14,477 14,826 15,182 DIA Tax 187 191 196 201 206 211 216 221 226 232 Zoo Tax 93 96 98 100 103 105 108 110 113 116 Total Non-Capturable Millages Total Millages 20,955 21,476 22,008 22,550 23,104 23,668 24,244 24,831 25,429 26,040 Total Millages 81,339 83,363 85,427 87,532 89,679 91,869 94,104 96,382 98,707 101,078 1	LAND CAPTURE	School Operating State Education Tax Total City Non-School Taxes Library City Operating County Non-School Taxes Wayne County Operating-Summer Wayne County Operating-Winter Wayne County Parks-Winter Wayne County Jail-Winter Huron Clinton Metropolitan Authority (HCMA) Wayne County ISD (RESA and Sp Ed) Wayne County Operating-Winter Wayne County Community College Total Incremental Local Taxes Paid	5,639 21,655 4,352 18,751 5,272 924 229 879 195 3,233 1,868 3,026 \$ 38,729	5,779 22,194 4,460 19,217 5,403 947 235 901 199 3,313 1,914 3,102 \$ 39,692	5,922 22,744 4,571 19,693 5,537 970 241 924 204 3,395 1,962 3,178 40,675	5,673 994 20,178 5,673 994 247 946 209 3,479 2,010 3,257 \$ 41,677	6,217 23,876 4,798 20,673 5,813 1,018 253 970 214 3,564 2,059 3,337 \$ 42,700	6,369 24,459 4,915 21,178 5,955 1,043 259 993 220 3,651 2,110 3,418 \$ 43,743	6,524 25,054 5,035 21,693 6,099 1,069 266 1,017 225 3,740 2,161 3,501 \$44,806	6,682 25,660 5,157 22,218 6,247 1,095 272 1,042 231 3,831 2,213 3,586 \$ 45,891	6,843 26,279 5,281 22,754 6,398 1,121 278 1,067 236 3,923 2,267 3,672 \$ 46,998	7,007 26,911 5,408 23,301 6,551 1,148 285 1,093 242 4,017 2,321 3,761 \$ 48,127	7,175 27,554 5,537 23,858 6,708 1,175 292 1,119 248 4,113 2,377 3,851 \$ 49,278
School Debt DIA Tax Zoo Tax 12,217 12,521 12,831 13,147 13,470 13,799 14,134 14,477 14,826 15,182 Zoo Tax 187 191 196 201 206 211 216 221 226 232 Total Non-Capturable Millages 93 96 98 100 103 105 108 110 113 116 Total Non-Capturable Millages 20,955 21,476 22,008 22,550 23,104 23,668 24,244 24,831 25,429 26,040 Total Millages 81,339 83,363 85,427 87,532 89,679 91,869 94,104 96,382 98,707 101,078 1	LAND CAPTURE	School Operating State Education Tax Total City Non-School Taxes Library City Operating County Non-School Taxes Wayne County Operating-Summer Wayne County Operating-Winter Wayne County Parks-Winter Wayne County Jail-Winter Huron Clinton Metropolitan Authority (HCMA) Wayne County ISD (RESA and Sp Ed) Wayne County Special ISD/RESA Wayne County Community College Total Incremental Local Taxes Paid Total School and Non-School Capturable	5,639 21,655 4,352 18,751 5,272 924 229 879 195 3,233 1,868 3,026 \$ 38,729	5,779 22,194 4,460 19,217 5,403 947 235 901 199 3,313 1,914 3,102 \$ 39,692	5,922 22,744 4,571 19,693 5,537 970 241 924 204 3,395 1,962 3,178 40,675	5,673 994 20,178 5,673 994 247 946 209 3,479 2,010 3,257 \$ 41,677	6,217 23,876 4,798 20,673 5,813 1,018 253 970 214 3,564 2,059 3,337 \$ 42,700	6,369 24,459 4,915 21,178 5,955 1,043 259 993 220 3,651 2,110 3,418 \$ 43,743	6,524 25,054 5,035 21,693 6,099 1,069 266 1,017 225 3,740 2,161 3,501 \$44,806	6,682 25,660 5,157 22,218 6,247 1,095 272 1,042 231 3,831 2,213 3,586 \$ 45,891	6,843 26,279 5,281 22,754 6,398 1,121 278 1,067 236 3,923 2,267 3,672 \$ 46,998	7,007 26,911 5,408 23,301 6,551 1,148 285 1,093 242 4,017 2,321 3,761 \$ 48,127	7,175 27,554 5,537 23,858 6,708 1,175 292 1,119 248 4,113 2,377 3,851 \$ 49,278
Zoo Tax	LAND CAPTURE	School Operating State Education Tax Total City Non-School Taxes Library City Operating County Non-School Taxes Wayne County Operating-Summer Wayne County Operating-Winter Wayne County Parks-Winter Wayne County Jail-Winter Huron Clinton Metropolitan Authority (HCMA) Wayne County IsD (RESA and Sp Ed) Wayne County Special ISD/RESA Wayne County Special ISD/RESA Wayne County Community College Total Incremental Local Taxes Paid Total School and Non-School Capturable Non-Capturable Taxes	5,639 21,655 4,352 18,751 5,272 924 229 879 195 3,233 1,868 3,026 5 38,729 \$ 60,384	5,779 22,194 4,460 19,217 5,403 947 235 901 199 3,313 1,914 3,102 \$ 39,692 \$ 61,886	5,922 22,744 4,571 19,693 5,537 970 241 924 204 3,395 1,962 3,178 40,675 6 63,418	6,068 23,304 4,683 20,178 5,673 994 247 946 209 3,479 2,010 3,257 41,677 \$ 64,981	6,217 23,876 4,798 20,673 5,813 1,018 253 970 214 3,564 2,059 3,337 \$ 42,700 \$ 66,575	6,369 24,459 4,915 21,178 5,955 1,043 259 993 220 3,651 2,110 3,418 \$ 43,743 \$ 68,201	6,524 25,054 5,035 21,693 6,099 1,069 266 1,017 225 3,740 2,161 3,501 \$ 44,806 \$ 69,860	6,682 25,660 5,157 22,218 6,247 1,095 272 1,042 231 3,831 2,213 3,586 45,891 \$ 71,552	6,843 26,279 5,281 22,754 6,398 1,121 278 1,067 236 3,923 2,267 3,672 \$ 46,998 \$ 73,277	7,007 26,911 5,408 23,301 6,551 1,148 285 1,093 242 4,017 2,321 3,761 \$ 48,127 \$ 75,037	7,175 27,554 5,537 23,858 6,708 1,175 292 1,119 248 4,113 2,377 3,851 \$ 49,278 \$ 76,833
Total Non-Capturable Millages 20,955 21,476 22,008 22,550 23,104 23,668 24,244 24,831 25,429 26,040 Total Millages 81,339 83,363 85,427 87,532 89,679 91,869 94,104 96,382 98,707 101,078 1	LAND CAPTURE	School Operating State Education Tax Total City Non-School Taxes Library City Operating County Non-School Taxes Wayne County Operating-Summer Wayne County Operating-Winter Wayne County Parks-Winter Wayne County Jail-Winter Huron Clinton Metropolitan Authority (HCMA) Wayne County ISD (RESA and Sp Ed) Wayne County Operating-Winter Wayne County Community College Total Incremental Local Taxes Paid Total School and Non-School Capturable Non-Capturable Taxes City Debt	5,639 21,655 4,352 18,751 5,272 924 229 879 195 3,233 1,868 3,026 \$ 38,729 \$ 60,384	5,779 22,194 4,460 19,217 5,403 947 235 901 199 3,313 1,914 3,102 \$ 39,692 \$ 61,886	5,922 22,744 4,571 19,693 5,537 970 241 924 204 3,395 1,962 3,178 40,675 63,418	6,068 23,304 4,683 20,178 5,673 994 247 946 209 3,479 2,010 3,257 41,677 \$ 64,981	6,217 23,876 4,798 20,673 5,813 1,018 253 970 214 3,564 2,059 3,337 \$ 42,700 \$ 66,575	6,369 24,459 4,915 21,178 5,955 1,043 259 993 220 3,651 2,110 3,418 \$ 43,743 \$ 68,201	6,524 25,054 5,035 21,693 6,099 1,069 266 1,017 225 3,740 2,161 3,501 \$ 44,806 \$ 69,860	6,682 25,660 5,157 22,218 6,247 1,095 272 1,042 231 3,831 2,213 3,586 \$ 45,891 \$ 71,552	6,843 26,279 5,281 22,754 6,398 1,121 278 1,067 236 3,923 2,267 3,672 \$ 46,998 \$ 73,277	7,007 26,911 5,408 23,301 6,551 1,148 285 1,093 242 4,017 2,321 3,761 \$ 48,127 \$ 75,037	7,175 27,554 5,537 23,858 6,708 1,175 292 1,119 248 4,113 2,377 3,851 \$ 49,278
Total Millages 81,339 83,363 85,427 87,532 89,679 91,869 94,104 96,382 98,707 101,078 1	LAND CAPTURE	School Operating State Education Tax Total City Non-School Taxes Library City Operating County Non-School Taxes Wayne County Operating-Winter Wayne County Operating-Winter Wayne County Jail-Winter Huron Clinton Metropolitan Authority (HCMA) Wayne County ISD (RESA and Sp Ed) Wayne County Special ISD/RESA Wayne County Special ISD/RESA Wayne County Community College Total Incremental Local Taxes Paid Total School and Non-School Capturable Non-Capturable Taxes City Debt School Debt DIA Tax	5,639 21,655 4,352 18,751 5,272 924 229 879 195 3,233 1,868 3,026 \$ 38,729 \$ 60,384	5,779 22,194 4,460 19,217 5,403 947 235 901 199 3,313 1,914 3,102 \$ 39,692 \$ 61,886 \$ 22,521 191	5,922 22,744 4,571 19,693 5,537 970 241 924 204 3,395 1,962 3,178 6 40,675 6 63,418	6,068 23,304 4,683 20,178 5,673 994 247 946 209 3,479 2,010 3,257 \$ 41,677 \$ 64,981	6,217 23,876 4,798 20,673 5,813 1,018 253 970 214 3,564 2,059 3,337 \$ 42,700 \$ 66,575	6,369 24,459 4,915 21,178 5,955 1,043 259 993 220 3,651 2,110 3,418 \$ 43,743 \$ 68,201	6,524 25,054 5,035 21,693 6,099 1,069 266 1,017 225 3,740 2,161 3,501 \$ 44,806 \$ 69,860	6,682 25,660 5,157 22,218 6,247 1,095 272 1,042 231 3,831 2,213 3,586 \$ 45,891 10,022 14,477 221	6,843 26,279 5,281 22,754 6,398 1,121 278 1,067 236 3,923 2,267 3,672 \$ 46,998 \$ 73,277	7,007 26,911 5,408 23,301 6,551 1,148 285 1,093 242 4,017 2,321 3,761 \$ 48,127 \$ 75,037	7,175 27,554 5,537 23,858 6,708 1,175 292 1,119 248 4,113 2,377 3,851 \$ 49,278 \$ 76,833
Other applicable incentive analysis	LAND CAPTURE	School Operating State Education Tax Total City Non-School Taxes Library City Operating County Non-School Taxes Wayne County Operating-Summer Wayne County Operating-Winter Wayne County Jail-Winter Huron Clinton Metropolitan Authority (HCMA) Wayne County Special ISD/RESA Wayne County Special ISD/RESA Wayne County Community College Total Incremental Local Taxes Paid Total School and Non-School Capturable Non-Capturable Taxes City Debt School Debt DIA Tax Zoo Tax	5,639 21,655 4,352 18,751 5,272 924 229 879 195 3,233 1,868 3,026 \$ 38,729 \$ 60,384	5,779 22,194 4,460 19,217 5,403 947 235 901 199 3,313 1,914 3,102 \$ 39,692 \$ 61,886 22,521 191 96	5,922 22,744 4,571 19,693 5,537 970 241 924 204 3,395 1,962 3,178 40,675 63,418	6,068 23,304 4,683 20,178 5,673 994 247 946 209 3,479 2,010 3,257 41,677 \$ 64,981	6,217 23,876 4,798 20,673 5,813 1,018 253 970 214 3,564 2,059 3,337 \$ 42,700 \$ 66,575	6,369 24,459 4,915 21,178 5,955 1,043 259 993 220 3,651 2,110 3,418 \$ 43,743 \$ 68,201	6,524 25,054 5,035 21,693 6,099 1,069 266 1,017 225 3,740 2,161 3,501 \$ 44,806 \$ 69,860	6,682 25,660 5,157 22,218 6,247 1,095 272 1,042 231 3,831 2,213 3,586 \$ 45,891 \$ 71,552	6,843 26,279 5,281 22,754 6,398 1,121 278 1,067 236 3,923 2,267 3,672 \$ 46,998 \$ 73,277	7,007 26,911 5,408 23,301 6,551 1,148 285 1,093 242 4,017 2,321 3,761 \$ 48,127 \$ 75,037	7,175 27,554 5,537 23,858 6,708 1,175 292 1,119 248 4,113 2,377 3,851 \$ 49,278 \$ 76,833
	LAND CAPTURE	School Operating State Education Tax Total City Non-School Taxes Library City Operating County Non-School Taxes Wayne County Operating-Summer Wayne County Operating-Winter Wayne County Parks-Winter Wayne County Jail-Winter Huron Clinton Metropolitan Authority (HCMA) Wayne County ISD (RESA and Sp Ed) Wayne County Special ISD/RESA Wayne County Community College Total Incremental Local Taxes Paid Total School and Non-School Capturable Non-Capturable Taxes City Debt School Debt DIA Tax Zoo Tax Total Non-Capturable Millages	5,639 21,655 4,352 18,751 5,272 924 229 879 195 3,233 1,868 3,026 § 38,729 \$ 60,384	5,779 22,194 4,460 19,217 5,403 947 235 901 199 3,313 1,914 3,102 \$ 39,692 \$ 61,886 22,521 191 96 21,476	5,922 22,744 4,571 19,693 5,537 970 241 924 204 3,395 1,962 3,178 40,675 63,418 8,883 12,831 1966 98 22,008	6,068 23,304 4,683 20,178 5,673 994 247 946 209 3,479 2,010 3,257 41,677 \$ 64,981	6,217 23,876 4,798 20,673 5,813 1,018 253 970 214 3,564 2,059 3,337 \$ 42,700 \$ 66,575	6,369 24,459 4,915 21,178 5,955 1,043 259 993 220 3,651 2,110 3,418 \$ 43,743 \$ 68,201 9,553 13,799 211 105 23,668	6,524 25,054 5,035 21,693 6,099 1,069 266 1,017 225 3,740 2,161 3,501 \$ 44,806 \$ 69,860 9,785 14,134 216 108	6,682 25,660 5,157 22,218 6,247 1,095 272 1,042 231 3,831 2,213 3,586 45,891 \$ 71,552 10,022 14,477 221 110	6,843 26,279 5,281 22,754 6,398 1,121 278 1,067 236 3,923 2,267 3,672 \$ 46,998 \$ 73,277	7,007 26,911 5,408 23,301 6,551 1,148 285 1,093 242 4,017 2,321 3,761 5 48,127 \$ 75,037 10,511 15,182 232 116 26,040	7,175 27,554 5,537 23,858 6,708 1,175 292 1,119 248 4,113 2,377 3,851 \$ 49,278 \$ 76,833
Total taxes w/o incentive 101,176 103,199 105,263 107,368 109,516 111,706 113,940 116,219 118,543 120,914	LAND CAPTURE	School Operating State Education Tax Total City Non-School Taxes Library City Operating County Non-School Taxes Wayne County Operating-Summer Wayne County Operating-Winter Wayne County Jail-Winter Wayne County Jail-Winter Huron Clinton Metropolitan Authority (HCMA) Wayne County ISD (RESA and Sp Ed) Wayne County Special ISD/RESA Wayne County Community College Total Incremental Local Taxes Paid Total School and Non-School Capturable Non-Capturable Taxes City Debt School Debt DIA Tax Zoo Tax Total Non-Capturable Millages Total Millages	5,639 21,655 4,352 18,751 5,272 924 229 879 195 3,233 1,868 3,026 § 38,729 \$ 60,384	5,779 22,194 4,460 19,217 5,403 947 235 901 199 3,313 1,914 3,102 \$ 39,692 \$ 61,886 22,521 191 96 21,476	5,922 22,744 4,571 19,693 5,537 970 241 924 204 3,395 1,962 3,178 40,675 63,418 8,883 12,831 1966 98 22,008	6,068 23,304 4,683 20,178 5,673 994 247 946 209 3,479 2,010 3,257 41,677 \$ 64,981	6,217 23,876 4,798 20,673 5,813 1,018 253 970 214 3,564 2,059 3,337 \$ 42,700 \$ 66,575	6,369 24,459 4,915 21,178 5,955 1,043 259 993 220 3,651 2,110 3,418 \$ 43,743 \$ 68,201 9,553 13,799 211 105 23,668	6,524 25,054 5,035 21,693 6,099 1,069 266 1,017 225 3,740 2,161 3,501 \$ 44,806 \$ 69,860 9,785 14,134 216 108	6,682 25,660 5,157 22,218 6,247 1,095 272 1,042 231 3,831 2,213 3,586 45,891 \$ 71,552 10,022 14,477 221 110	6,843 26,279 5,281 22,754 6,398 1,121 278 1,067 236 3,923 2,267 3,672 \$ 46,998 \$ 73,277	7,007 26,911 5,408 23,301 6,551 1,148 285 1,093 242 4,017 2,321 3,761 5 48,127 \$ 75,037 10,511 15,182 232 116 26,040	7,175 27,554 5,537 23,858 6,708 1,175 292 1,119 248 4,113 2,377 3,851 \$ 49,278 \$ 76,833

North End Landing Brownfield Plan Capture Table (BRA) Rev. 04.26.23

	Y	Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Brownfield Plan Years (incl. LBRF 5 years):	25	Brownfield Plan Capture Year Year of NEZ incer		1	2	3	4 2	5	6 4	7	8	9	10	11
		Year of PA 210 in		da 4)	1	2	3	3	5	5 6	7	8	0	9 10
		Year of PA 210 in	,		1	2	3	4	5	6	7	8	9	10
	Y	Year of PA 210 in	centive (Bl	dg 2a, 5, 6)	1	2	3	4	5	6	7	8	9	10
<u>.</u>		Year of PA 210 in	centive (BI	dg 2b, 7a, 7b)	1	2	3	4	5	6	7	8	9	10
Assumed annual increase in TV	2.0%													
Base/Initial Taxable Value Building [See NEZ/PA 210 tabs]		<u> </u>	\$20,109 248,653		20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109 248,653	20,109 248,653
Land			248,003	\$248,003	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,003	248,053
New value Building [See NEZ/PA 210 tabs] Land			-	80,192 333,669	721,728 903.652	3,353,875 921,725	5,640,156 940,160	10,122,420 958,963	11,218,348 978.142	11,442,715 997,705	11,671,570 1,017,659	11,905,001 1,038,013	12,143,101 1.058.773	12,385,963
Total Real Property Taxable Value		_	\$268,763	\$682,623	\$1,894,143	\$4,544,363							\$13,470,636	
Captured Taxable Value: Real Estate				\$413.861	\$1,625,380	\$4,275,600	\$6.580.315	\$11.081.383	\$12.196.491	\$12.440.421	\$12.689.229	\$12.943.014	\$13,201,874	\$13.465.911

School Taxes	Full Millages														
School Operating	17.0430				3,164	23,812	68,781	94,393	170,977	189,708	193,587	197,543	201,578	205,694	
State Education Tax	6.0000				819	8,383	21,265	35,094	62,055	68,687	70,090	71,521	72,982	74,471	
Total	23.0430			\$	3,983 \$	32,195	90,046	\$ 129,486 \$	233,032 \$	258,395	263,677	\$ 269,064	274,559	280,165	
City Non-School Taxes															
Library	4.6307				860	6,470	4,649	4,734	4,821	4,939	5,059	5,181	5,306	5,433	
City Operating	19.9520				3,704	27,876	20,030	20,398	20,773	21,279	21,796	22,323	22,860	23,409	
County Non-School Taxes															
Wayne County Operating-Summer	5.6099				1,041	7,838	5,632	5,735	5,841	5,983	6,128	6,277	6,428	6,582	
Wayne County Operating-Winter	0.9829				182	1,373	987	1,005	1,023	1,048	1,074	1,100	1,126	1,153	
Wayne County Parks-Winter	0.2442				45	341	245	250	254	260	267	273	280	287	
Wayne County Jail-Winter	0.9358				174	1,307	939	957	974	998	1,022	1,047	1,072	1,098	
Huron Clinton Metropolitan Authority (HCMA)	0.2070				38	289	208	212	216	221	226	232	237	243	
Wayne County ISD (RESA and Sp Ed)	3.4399				639	4,806	3,453	3,517	3,581	3,669	3,758	3,849	3,941	4,036	
Wayne County Special ISD/RESA	1.9876				369	2,777	1,995	2,032	2,069	2,120	2,171	2,224	2,277	2,332	
Wayne County Community College	3.2202				598	4,499	3,233	3,292	3,353	3,434	3,518	3,603	3,690	3,778	
Total Incremental Local Taxes Paid	41.2102			\$	7,650 \$	57,577	41,371	\$ 42,131	42,905 \$	43,952	45,019	\$ 46,107	47,218	48,350	
Total School and Non-School Capturable	64.2532			\$	11,632 \$	89,771	131,417	\$ 171,617 \$	275,937 \$	302,346	308,695	\$ 315,172	321,777	328,515	
Non-Capturable Taxes															
City Debt	9.0000				940	6,070	6,233	6,399	6,568	6,741	6,917	7,096	7,279	7,466	
School Debt	13.0000				1,358	8,768	9,003	9,243	9,487	9,736	9,991	10,250	10,515	10,785	
DIA Tax	0.1986				21	134	138	141	145	149	153	157	161	165	
Zoo Tax	<u>0.0992</u>				10	67	69	71	72	74	76	78	80	82	
Total Non-Capturable Millages	<u>22.2978</u>	0.0000	0.0000	\$	2,330 \$	15,039	15,442	\$ 15,853 \$	16,272 \$	16,700	17,136	\$ 17,581	18,035	18,498	_
Total Mills	86.5510	0.0000	0.0000	\$	13,962 \$	104,810	146,859	\$ 187,470 \$	292,209 \$	319,046	325,832	\$ 332,753	339,812	347,013	
Total Tax Increment Revenue (TIR) Available	64,2532	0.00000	0.00000	¢	11.632 \$	80 771	131.417	\$ 171.617 \$	275.937 \$	302,346	308.695	315.172	321.777	328.515	

North End Landing Brownfield Plan Capture Table (BRA) Rev. 04.26.23

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	Totals
Brownfield Plan Years (incl. LBRF 5 years): 25	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
700.0).	10	11	12	13	14	15	.0					20		20	
	11														
	11	12													
	11	12	13												
	11	12	13	14											
Assumed annual increase in TV 2.0%															
Base/Initial Taxable Value	20.422				00.400	00.400	00.400	00.400							
Building [See NEZ/PA 210 tabs] Land	20,109 248,653	20,109 248,653	20,109 248,653	20,109 248,653	20,109 248,653	20,109 248,653		20,109 248,653	20,109 248,653	20,109 248,653	20,109 248,653	20,109 248,653	20,109 248,653	20,10 248,65	
New value Building [See NEZ/PA 210 tabs]	12,633,682	12.886.356	13.144.083	13.406.965	13.675.104	13.948.606	14.227.578	14.512.130	14.802.372	15.098.420	15.400.388	15.708.396	16.022.564	16,343,01	15
Land		1,123,578	1,146,050	1,168,971	1,192,350	,,	1,240,521	,- ,	1,290,638	1,316,451	1,342,780	1,369,635	1,397,028		
Total Real Property Taxable Value	<u>\$14,003.992</u>	\$14,278,697	\$14,558,895	\$14,844,698	\$15,136,217	\$15,433,566	\$15,736,862	\$16,046,224	\$16,361,773	\$16,683,633	\$17,011,931	\$17,346,794	\$17,688,355	\$18,036,74	<u>47</u>
Captured Taxable Value: Real Estate	\$13,735,230	\$14,009,934	\$14,290,133	\$14,575,936	\$14,867,454	\$15,164,803	\$15,468,099	\$15,777,461	\$16,093,011	\$16,414,871	\$16,743,168	\$17,078,032	\$17,419,592	\$17,767,98	34

School Taxes	Full Millages																	Totals
School Operating	17.0430			214,174	218,731	223,186	227,730	232,487	237,214	242,037	246,956	251,973	257,091	262,310	267,635	273,066		\$ 4,992
State Education Tax	6.0000			77,540	79,186	80,798	86,038	87,830	89,614	91,433	93,290	95,183	97,114	99,084	101,093	103,142		\$ 1,847
Total	23.0430			\$ 291,714	\$ 297,917	\$ 303,984	\$ 313,768	\$ 320,316	\$ 326,828	\$ 333,470	\$ 340,245	\$ 347,156	\$ 354,205	\$ 361,394	\$ 368,728	\$ 376,208	\$ 383,838	\$ 6,8
City Non-School Taxes																		
Library	4.6307			5,695	9,369	26,539	53,353	67,208	69,162	70,567	71,999	73,461	74,951	76,471	78,022	79,604	81,217	\$ 890
City Operating	19.9520			24,538	40,369	118,895	227,441	287,089	295,459	304,047	310,219	316,515	322,937	329,487	336,168	342,983	349,934	\$ 3,834
County Non-School Taxes																		
Wayne County Operating-Summer	5.6099			6,899	11,350	33,430	63,950	80,721	83,074	85,489	87,224	88,994	90,800	92,642	94,520	96,436	98,391	\$ 1,078
Wayne County Operating-Winter	0.9829			1,209	1,989	5,857	11,204	14,143	14,555	14,978	15,282	15,593	15,909	16,232	16,561	16,896	17,239	\$ 188
Wayne County Parks-Winter	0.2442			300	494	1,400	2,814	3,544	3,647	3,721	3,797	3,874	3,953	4,033	4,114	4,198	4,283	\$ 46
Wayne County Jail-Winter	0.9358			1,151	1,893	5,363	10,782	13,582	13,977	14,261	14,550	14,845	15,147	15,454	15,767	16,087	16,413	\$ 179
Huron Clinton Metropolitan Authority (HCMA)	0.2070			255	419	1,186	2,385	3,004	3,092	3,154	3,218	3,284	3,350	3,418	3,488	3,558	3,631	\$ 39,
Wayne County ISD (RESA and Sp Ed)	3.4399			4,231	6,960	19,714	39,633	49,925	51,377	52,420	53,485	54,570	55,677	56,806	57,958	59,133	60,332	\$ 661,
Wayne County Special ISD/RESA	1.9876			2,444	4,021	11,391	22,900	28,847	29,686	30,289	30,904	31,531	32,171	32,823	33,489	34,168	34,860	\$ 382,
Wayne County Community College	3.2202			3,960	6,515	18,455	37,102	46,737	48,096	49,072	50,069	51,085	52,121	53,178	54,257	55,357	56,478	\$ 619,
Total Incremental Local Taxes Paid	41.2102			\$ 50,683	\$ 83,380	\$ 242,229	\$ 471,564	\$ 594,801	\$ 612,125	\$ 627,999	\$ 640,747	\$ 653,751	\$ 667,015	\$ 680,544	\$ 694,344	\$ 708,420	\$ 722,777	\$ 7,922
Total School and Non-School Capturable	64.2532			\$ 342,397	\$ 381,297	\$ 546,213	\$ 785,332	\$ 915,117	\$ 938,953	\$ 961,469	\$ 980,993	\$ 1,000,907	\$ 1,021,220	\$ 1,041,939	\$ 1,063,072	\$ 1,084,628	\$ 1,106,615	\$ 14,762
Non-Capturable Taxes																		
City Debt	9.0000			7,851	8,050	8,252	8,458	8,668	8,883	9,102	9,325	9,553	9,785	10,022	10,264	10,511	10,762	\$ 198,
School Debt	13.0000			11,341	11,627	11,919	12,217	12,521	12,831	13,147	13,470	13,799	14,134	14,477	14,826	15,182	15,545	\$ 287,
DIA Tax	0.1986			173	178	182	187	191	196	201	206	211	216	221	226	232	237	\$ 4
Zoo Tax	<u>0.0992</u>			87	89	91	93	96	98	100	103	105	108	110	113	116	119	\$ 2,
Total Non-Capturable Millages	<u>22.2978</u>	0.0000	0.0000	\$ 19,452	\$ 19,943	\$ 20,444	\$ 20,955	\$ 21,476	\$ 22,008	\$ 22,550	\$ 23,104	\$ 23,668	\$ 24,244	\$ 24,831	\$ 25,429	\$ 26,040	26,663	\$ 492
Total Mills	86.5510	0.0000	0.0000	\$ 361.849	\$ 401.240	\$ 566.657	\$ 806.287	\$ 936.594	\$ 960.961	\$ 984.019	\$ 1.004.096	\$ 1.024.575	\$ 1.045.463	\$ 1.066.769	\$ 1.088.501	\$ 1.110.668	1.133.278	\$ 15.25
Total Tax Increment Revenue (TIR) Available	64.2532	0.00000	0.00000	\$ 342,397	\$ 381,297	•,		\$ 915.117	\$ 938.953	\$ 961,469	\$ 980.993	* .,,	. ,,	. ,,	\$ 1.063.072	. , .,	. , , .	,

		,,												
		Year 2022 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Brownfield Plan Years (incl. LBRF 5		Brownfield Plan												
years):	25	Capture Year 1	2	3	4	5	6	7	8	9	10	11	12	13
		Year of NEZ incentive		1	2	3	4	5	6	7	8	9	10	11
		Year of PA 210 incentive (Bldg 4)	1	2	3	4	5	6	7	8	9	10	11	
		Year of PA 210 incentive (Bldg 1, 3a, 3b)	1	2	3	4	5	6	7	8	9	10	11	12
		Year of PA 210 incentive (Bldg 2a, 5, 6)	1	2	3	4	5	6	7	8	9	10	11	12
Assumed annual increase in T	v. 2.0%	Year of PA 210 incentive (Bldg 2b, 7a, 7b)	1	2	3	4	5	6	7	8	9	10	11	12
Base/Initial Taxable Value														
Building [See NEZ/PA 210 tabs]		\$20,109 \$20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20
Land		248,653 \$248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248
New value														
Building [See NEZ/PA 210 tabs]		- 80,192	721,728											
Land Total Real Property Taxable Value		- 333,669 \$268,763 \$682,623	903,652 \$1,894,143	921,725 \$4,544,363	940,160 \$6,849,078	958,963 \$11,350,146	978,142 \$12,465,253	997,705 \$12,709,183	1,017,659 \$12,957,992	1,038,013 \$13,211,776	1,058,773 \$13,470,636	1,079,948 \$13,734,674	1,101,547 \$14,003,992	1,123 \$14,278
Captured Taxable Value: Real Estate		\$413,861	\$1,625,380	\$4,275,600	\$6,580,315	\$11,081,383	\$12,196,491	\$12,440,421	\$12,689,229	\$12,943,014	\$13,201,874	\$13,465,911	\$13,735,230	\$14,009
Ratios for analysis calculation														
Brownfield plan eligible expense ratio	Amount Percentage School Non-School													
MSF	3,170,935 51.42% 1,469,271 1,701,663													
EGLE	2,995,643 48.58% 1,388,049 1,607,594													
Total	6,166,578 2,857,320 3,309,258													
Tax ratio	Percentage													
School Tax	46.34%													
Non-School Tax	53.66%													
MSF	1													
Reimbursed expenses	1	4,874	37,082		65,988	104,652	115,210	117,565	119,968	122,418	124,917	127,467	130,067	
Reimbursed expenses - Paid from School Taxes	1	1,837	14,400	40,835	57,561	103,873	115,210	117,565 117,565	119,968 119,968	122,418 122,418	124,917 124,917	127,467	130,067 130,067	132
Reimbursed expenses - Paid from School Taxes - Paid from Non-School Taxes	T	1,837 3,036	14,400 22,682	40,835 11,137	57,561 8,427	103,873 779	115,210	117,565	119,968	122,418	124,917	127,467	130,067	132 13
Reimbursed expenses - Paid from School Taxes	1	1,837	14,400	40,835 11,137	57,561	103,873	115,210				, -	127,467		132 13
Reimbursed expenses - Paid from School Taxes - Paid from Non-School Taxes	Rate during NEZ : 1.8% Rate after NEZ : 5.0%	1,837 3,036 3,170,935 3,166,061	14,400 22,682 3,128,979	40,835 11,137 3,077,007	57,561 8,427 3,011,019	103,873 779 2,906,367	115,210 - 2,791,157	117,565 - 2,673,591	119,968 - 2,553,624	122,418 - 2,431,206	124,917 - 2,306,288	127,467 - 2,178,821	130,067 - 2,048,754	132 13 1,902
Reimbursed expenses - Paid from School Taxes - Paid from Non-School Taxes Unreimbursed costs for interest accrual Interest calculation Interest accrued	T	1,837 3,036 3,170,935 3,166,061	14,400 22,682 3,128,979 56,772	40,835 11,137 3,077,007	57,561 8,427 3,011,019 55,175	103,873 779 2,906,367 53,992	115,210 - 2,791,157 52,115	117,565 - 2,673,591 50,049	119,968 - 2,553,624 47,941	122,418 - 2,431,206 45,790	124,917 - 2,306,288 43,595	127,467 - 2,178,821 41,355	130,067 - 2,048,754 39,069	132 13 1,902
Reimbursed expenses - Paid from School Taxes - Paid from Non-School Taxes Unreimbursed costs for interest accrual	T	1,837 3,036 3,170,935 3,166,061	14,400 22,682 3,128,979	40,835 11,137 3,077,007	57,561 8,427 3,011,019	103,873 779 2,906,367	115,210 - 2,791,157	117,565 - 2,673,591	119,968 - 2,553,624	122,418 - 2,431,206	124,917 - 2,306,288	127,467 - 2,178,821	130,067 - 2,048,754	132 13 1,902
Reimbursed expenses - Paid from School Taxes - Paid from Non-School Taxes Unreimbursed costs for interest accrual Interest calculation Interest accrued	T	1,837 3,036 3,170,935 3,166,061	14,400 22,682 3,128,979 56,772	40,835 11,137 3,077,007	57,561 8,427 3,011,019 55,175	103,873 779 2,906,367 53,992	115,210 - 2,791,157 52,115	117,565 - 2,673,591 50,049	119,968 - 2,553,624 47,941	122,418 - 2,431,206 45,790	124,917 - 2,306,288 43,595	127,467 - 2,178,821 41,355	130,067 - 2,048,754 39,069	132 13 1,902
Reimbursed expenses - Paid from School Taxes - Paid from Non-School Taxes Unreimbursed costs for interest accrual Interest calculation Interest accrued Balance of interest accrued (unpaid)	T	1,837 3,036 3,170,935 3,166,061	14,400 22,682 3,128,979 56,772 113,631 0	40,835 11,137 3,077,007 56,107 169,738 0	57,561 8,427 3,011,019 55,175 224,913 0	103,873 779 2,906,367 53,992 278,905	115,210 - 2,791,157 52,115 331,020	117,565 - 2,673,591 50,049 381,070	119,968 - 2,553,624 47,941 429,011	122,418 - 2,431,206 45,790 474,801	124,917 - 2,306,288 43,595 518,396	127,467 - 2,178,821 41,355 559,751	130,067 - 2,048,754 39,069 598,820	132 13 1,902
Reimbursed expenses - Paid from School Taxes - Paid from Non-School Taxes Unreimbursed costs for interest accrual Interest calculation Interest accrued Balance of interest accrued (unpaid) Interest Paid - Paid from School Taxes - Paid from Non-School Taxes	T	1,837 3,036 3,170,935 3,166,061 56,859 56,859 0 0	14,400 22,682 3,128,979 56,772 113,631 0 0	40,835 11,137 3,077,007 56,107 169,738 0 0	57,561 8,427 3,011,019 55,175 224,913 0 0	103,873 779 2,906,367 53,992 278,905 0 0	115,210 - 2,791,157 52,115 331,020 0 0	117,565 - 2,673,591 50,049 381,070 0	119,968 - 2,553,624 47,941 429,011 0	122,418 - 2,431,206 45,790 474,801 0	124,917 - 2,306,288 43,595 518,396 0	127,467 - 2,178,821 41,355 559,751 0	130,067 - 2,048,754 39,069 598,820 0	132 13 1,902 36 635
Reimbursed expenses - Paid from School Taxes - Paid from Non-School Taxes Unreimbursed costs for interest accrual Interest calculation Interest accrued Balance of interest accrued (unpaid) Interest Paid - Paid from School Taxes - Paid from Non-School Taxes Remaining balance of interest accrued (unpaid)	T	1,837 3,036 3,170,935 3,166,061 56,859 56,859 0 0 0 56,859	14,400 22,682 3,128,979 56,772 113,631 0 0 113,631	40,835 11,137 3,077,007 56,107 169,738 0 0 0 169,738	57,561 8,427 3,011,019 55,175 224,913 0 0 0 224,913	103,873 779 2,906,367 53,992 278,905 0 0 278,905	115,210 - 2,791,157 52,115 331,020 0 0 - 331,020	117,565 - 2,673,591 50,049 381,070 0 0 - 381,070	119,968 - 2,553,624 47,941 429,011 0 - 429,011	122,418 - 2,431,206 45,790 474,801 0 - 474,801	124,917 - 2,306,288 43,595 518,396 0 0 - 518,396	127,467 - 2,178,821 41,355 559,751 0 0 - 559,751	130,067 - 2,048,754 39,069 598,820 0 0 - 598,820	132 13 1,902 36 635
Reimbursed expenses - Paid from School Taxes - Paid from Non-School Taxes Unreimbursed costs for interest accrual Interest calculation Interest accrued Balance of interest accrued (unpaid) Interest Paid - Paid from School Taxes - Paid from Non-School Taxes Remaining balance of interest accrued (unpaid) Reimbursed expenses WITH interest	T	1,837 3,036 3,170,935 3,166,061 56,859 56,859 0 0	14,400 22,682 3,128,979 56,772 113,631 0 0	40,835 11,137 3,077,007 56,107 169,738 0 0 0 169,738	57,561 8,427 3,011,019 55,175 224,913 0 0	103,873 779 2,906,367 53,992 278,905 0 0	115,210 - 2,791,157 52,115 331,020 0 0	117,565 - 2,673,591 50,049 381,070 0	119,968 - 2,553,624 47,941 429,011 0	122,418 - 2,431,206 45,790 474,801 0	124,917 - 2,306,288 43,595 518,396 0	127,467 - 2,178,821 41,355 559,751 0	130,067 - 2,048,754 39,069 598,820 0	13: 1; 1,90: 3(63:
Reimbursed expenses - Paid from School Taxes - Paid from Non-School Taxes Unreimbursed costs for interest accrual Interest calculation Interest accrued Balance of interest accrued (unpaid) Interest Paid - Paid from School Taxes - Paid from Non-School Taxes Remaining balance of interest accrued (unpaid) Reimbursed expenses WITH Interest	T	1,837 3,036 3,170,935 3,166,061 56,859 0 0 0 0 56,859 \$4,874	14,400 22,682 3,128,979 56,772 113,631 0 0 113,631 \$37,082	40,835 11,137 3,077,007 56,107 169,738 0 0 169,738 \$51,972	57,561 8,427 3,011,019 55,175 224,913 0 0 224,913 \$65,988	103,873 779 2,906,367 53,992 278,905 0 0 278,905 \$104,652	115,210 - 2,791,157 52,115 331,020 0 0 - 331,020 \$115,210	117,565 2,673,591 50,049 381,070 0 0 381,070 \$117,565	119,968 - 2,553,624 47,941 429,011 0 0 429,011 \$119,968	122,418 - 2,431,206 45,790 474,801 0 0 474,801 \$122,418	124,917 - 2,306,288 43,595 518,396 0 0 518,396 \$124,917	127,467 - 2,178,821 41,355 559,751 0 0 559,751 \$127,467	130,067 - 2,048,754 39,069 598,820 0 0 598,820 \$130,067	132 13 1,902 36 635 635
Reimbursed expenses - Paid from School Taxes - Paid from Non-School Taxes Unreimbursed costs for interest accrual Interest calculation Interest accrued Balance of interest accrued (unpaid) Interest Paid - Paid from School Taxes - Paid from Non-School Taxes Remaining balance of interest accrued (unpaid) Reimbursed expenses WITH interest EGLE Reimbursed expenses	T	1,837 3,036 3,170,935 3,166,061 56,859 0 0 0 56,859 \$4,874	14,400 22,682 3,128,979 56,772 113,631 0 0 113,631 \$37,082	40,835 11,137 3,077,007 56,107 169,738 0 0 0 169,738 \$51,972	57,561 8,427 3,011,019 55,175 224,913 0 0 224,913 \$65,988	103,873 779 2,906,367 53,992 278,905 0 0 278,905 \$104,652	115,210 - 2,791,157 52,115 331,020 0 0 331,020 \$115,210	117,565 - 2,673,591 50,049 381,070 0 0 - 381,070 \$117,565	119,968 - 2,553,624 47,941 429,011 0 0 429,011 \$119,968	122,418 - 2,431,206 45,790 474,801 0 0 - 474,801 \$122,418	124,917 - 2,306,288 43,595 518,396 0 0 - 518,396 \$124,917	127,467 - 2,178,821 41,355 559,751 0 0 - 559,751 \$127,467	130,067 - 2,048,754 39,069 598,820 0 0 - 598,820 \$130,067	132 13 1,902 36 635 \$146
Reimbursed expenses - Paid from School Taxes - Paid from Non-School Taxes Unreimbursed costs for interest accrual Interest calculation Interest accrued Balance of interest accrued (unpaid) Interest Paid - Paid from School Taxes - Paid from Non-School Taxes Remaining balance of interest accrued (unpaid) Reimbursed expenses WITH interest EGLE Reimbursed expenses - Paid from School Taxes	T	1,837 3,036 3,170,935 3,166,061 56,859 0 0 0 0 56,859 \$4,874	14,400 22,682 3,128,979 56,772 113,631 0 0 113,631 \$37,082	40,835 11,137 3,077,007 56,107 169,738 0 0 0 169,738 \$51,972	57,561 8,427 3,011,019 55,175 224,913 0 0 224,913 \$65,988 62,340 54,379	103,873 779 2,906,367 53,992 278,905 0 0 278,905 \$104,652	115,210 - 2,791,157 52,115 331,020 0 - 331,020 \$115,210 108,841 108,841	117,565 - 2,673,591 50,049 381,070 0 - 381,070 \$117,565	119,968 - 2,553,624 47,941 429,011 0 - 429,011 \$119,968 113,336 113,336	122,418 - 2,431,206 45,790 474,801 0 - 474,801 \$122,418 115,651 115,651	124,917 - 2,306,288 43,595 518,396 0 0 - 518,396 \$124,917	127,467 - 2,178,821 41,355 559,751 0 0 - 559,751 \$127,467 120,420 120,420	130,067 - 2,048,754 39,069 598,820 0 0 598,820 \$130,067	1322 13 1,902 36 635 \$146
Reimbursed expenses - Paid from School Taxes - Paid from Non-School Taxes Unreimbursed costs for interest accrual Interest calculation Interest accrued Balance of interest accrued (unpaid) Interest Paid - Paid from School Taxes - Paid from Non-School Taxes Remaining balance of interest accrued (unpaid) Reimbursed expenses WITH interest EGLE Reimbursed expenses - Paid from School Taxes - Paid from School Taxes - Paid from School Taxes	T	1,837 3,036 3,170,935 3,166,061 56,859 0 0 0 0 56,859 \$4,874 4,604 1,736 2,869	14,400 22,682 3,128,979 56,772 113,631 0 0 0 113,631 \$37,082 35,032 13,604 21,429	40,835 11,137 3,077,007 56,107 169,738 0 0 0 169,738 \$51,972 49,099 38,578 10,521	57,561 8,427 3,011,019 55,175 224,913 0 0 0 224,913 \$65,988 62,340 54,379 7,961	103,873 779 2,906,367 53,992 278,905 0 0 278,905 \$104,652 98,867 98,131 736	115,210 - 2,791,157 52,115 331,020 0 0 - 331,020 \$115,210 108,841 108,841	117,565 - 2,673,591 50,049 381,070 0 0 - 381,070 \$117,565	119,968 - 2,553,624 47,941 429,011 0 0 - 429,011 \$119,968 113,336 113,336	122,418 - 2,431,206 45,790 474,801 0 0 - 474,801 \$122,418	124,917 - 2,306,288 43,595 518,396 0 0 - 518,396 \$124,917	127,467 - 2,178,821 41,355 559,751 0 0 - 559,751 \$127,467	130,067 - 2,048,754 39,069 598,820 0 0 - 598,820 \$130,067 122,877 122,877	132 13, 1,902 36 635, \$146,
Reimbursed expenses - Paid from School Taxes - Paid from Non-School Taxes Unreimbursed costs for interest accrual Interest calculation Interest accrued Balance of interest accrued (unpaid) Interest Paid - Paid from School Taxes - Paid from Non-School Taxes Remaining balance of interest accrued (unpaid) Reimbursed expenses WITH interest EGLE Reimbursed expenses - Paid from School Taxes	T	1,837 3,036 3,170,935 3,166,061 56,859 0 0 0 0 56,859 \$4,874	14,400 22,682 3,128,979 56,772 113,631 0 0 113,631 \$37,082	40,835 11,137 3,077,007 56,107 169,738 0 0 0 169,738 \$51,972	57,561 8,427 3,011,019 55,175 224,913 0 0 224,913 \$65,988 62,340 54,379	103,873 779 2,906,367 53,992 278,905 0 0 278,905 \$104,652	115,210 - 2,791,157 52,115 331,020 0 - 331,020 \$115,210 108,841 108,841	117,565 - 2,673,591 50,049 381,070 0 0 - 381,070 \$117,565	119,968 - 2,553,624 47,941 429,011 0 - 429,011 \$119,968 113,336 113,336	122,418 - 2,431,206 45,790 474,801 0 - 474,801 \$122,418 115,651 115,651	124,917 - 2,306,288 43,595 518,396 0 0 - 518,396 \$124,917	127,467 - 2,178,821 41,355 559,751 0 0 - 559,751 \$127,467	130,067 - 2,048,754 39,069 598,820 0 0 - 598,820 \$130,067 122,877 122,877	132 13 1,902 36 635 \$146
Reimbursed expenses - Paid from School Taxes - Paid from Non-School Taxes Unreimbursed costs for interest accrual Interest calculation Interest accrued Balance of interest accrued (unpaid) Interest Paid - Paid from School Taxes - Paid from Mon-School Taxes Remaining balance of interest accrued (unpaid) Reimbursed expenses WITH interest EGLE Reimbursed expenses - Paid from Non-School Taxes - Paid from Non-School Taxes Unreimbursed costs for interest accrual	T	1,837 3,036 3,170,935 3,166,061 56,859 56,859 0 0 0 5,6,859 \$4,874 4,604 1,736 2,869 2,995,643 2,991,039	14,400 22,682 3,128,979 56,772 113,631 0 0 0 113,631 \$37,082 35,032 13,604 21,429 2,956,007	40,835 11,137 3,077,007 56,107 169,738 0 0 169,738 \$51,972 49,099 38,578 10,521 2,906,907	57,561 8,427 3,011,019 55,175 224,913 0 0 224,913 \$65,988 62,340 54,379 7,961 2,844,568	103,873 779 2,906,367 53,992 278,905 0 0 0 278,905 \$104,652 98,867 98,131 736 2,745,701	115,210 - 2,791,157 52,115 331,020 0 0 - 331,020 \$115,210 108,841 108,841 108,845	117,565 - 2,673,591 50,049 381,070 0 0 - 381,070 \$117,565 111,066 111,066 - 2,525,793	119,968 - 2,553,624 47,941 429,011 0 - 429,011 \$119,968 113,336 113,336 - 2,412,457	122,418 - 2,431,206 45,790 474,801 0 0 - 474,801 \$122,418 115,651 115,651 - 2,296,807	124,917 - 2,306,288 43,595 518,396 0 0 518,396 \$124,917 118,012 118,012 2,178,795	127,467 - 2,178,821 41,355 559,751 0 0 559,751 \$127,467 120,420 120,420 2,058,375	130,067 - 2,048,754 39,069 598,820 0 0 598,820 \$130,067 122,877 122,877 1,935,498	132 13 1,902 36 635 \$146 138 125 12 1,797
Reimbursed expenses - Paid from School Taxes - Paid from Non-School Taxes Unreimbursed costs for interest accrual Interest calculation Interest accrued Balance of interest accrued (unpaid) Interest Paid - Paid from School Taxes - Paid from Non-School Taxes Remaining balance of interest accrued (unpaid) Reimbursed expenses WITH interest EGLE Reimbursed expenses - Paid from Non-School Taxes - Paid from Non-School Taxes Unreimbursed costs for interest accrual	Rate during NEZ: 1.8% Rate after NEZ: 5.0%	1,837 3,036 3,166,061 56,859 56,859 0 0 0 5,6859 \$4,874 4,604 1,736 2,869 2,995,643 2,991,039	14,400 22,682 3,128,979 56,772 113,631 0 0 0 113,631 \$37,082 35,032 13,604 21,429 2,956,007	40,835 11,137 3,077,007 56,107 169,738 0 0 169,738 \$51,972 49,099 38,578 10,521 2,906,907	57,561 8,427 3,011,019 55,175 224,913 0 0 0 224,913 \$65,988 62,340 54,379 7,961 2,844,568	103,873 779 2,906,367 53,992 278,905 0 0 0 0 278,905 \$104,652 98,867 98,131 736 2,745,701	115,210 - 2,791,157 52,115 331,020 0	117,565 - 2,673,591 50,049 381,070 0 0 - 381,070 \$117,565 111,066 111,066 - 2,525,793	119,968 - 2,553,624 47,941 429,011 0 0 429,011 \$119,968 113,336 113,336 2,412,457	122,418 -2,431,206 45,790 474,801 0 0 -1 474,801 \$122,418 115,651 115,651 -2,296,807 43,259	124,917 - 2,306,288 43,595 518,396 0 0 - 518,396 \$124,917 118,012 118,012 2,178,795 41,185	127,467 - 2,178,821 41,355 559,751 0 0 - 559,751 \$127,467 120,420 120,420 2,058,375 39,069	130,067 - 2,048,754 39,069 598,820 0 0 - 598,820 \$130,067 122,877 122,877 122,877 1,935,498 36,910	132 13 1,902 36 635 \$146 138 125 12 1,797
Reimbursed expenses - Paid from School Taxes - Paid from Non-School Taxes Unreimbursed costs for interest accrual Interest calculation Interest accrued Balance of interest accrued (unpaid) Interest Paid - Paid from School Taxes - Paid from School Taxes Remaining balance of interest accrued (unpaid) Reimbursed expenses WITH interest EGLE Reimbursed expenses - Paid from School Taxes - Paid from School Taxes - Paid from Non-School Taxes Unreimbursed costs for interest accrual	Rate during NEZ: 1.8% Rate after NEZ: 5.0%	1,837 3,036 3,170,935 3,166,061 56,859 56,859 0 0 0 5,6,859 \$4,874 4,604 1,736 2,869 2,995,643 2,991,039	14,400 22,682 3,128,979 56,772 113,631 0 0 0 113,631 \$37,082 35,032 13,604 21,429 2,956,007	40,835 11,137 3,077,007 56,107 169,738 0 0 0 169,738 \$51,972 49,099 38,578 10,521 2,906,907	57,561 8,427 3,011,019 55,175 224,913 0 0 224,913 \$65,988 62,340 54,379 7,961 2,844,568	103,873 779 2,906,367 53,992 278,905 0 0 0 278,905 \$104,652 98,867 98,131 736 2,745,701	115,210 - 2,791,157 52,115 331,020 0 0 - 331,020 \$115,210 108,841 108,841 108,845	117,565 - 2,673,591 50,049 381,070 0 0 - 381,070 \$117,565 111,066 111,066 - 2,525,793	119,968 - 2,553,624 47,941 429,011 0 - 429,011 \$119,968 113,336 113,336 - 2,412,457	122,418 - 2,431,206 45,790 474,801 0 0 - 474,801 \$122,418 115,651 115,651 - 2,296,807	124,917 - 2,306,288 43,595 518,396 0 0 518,396 \$124,917 118,012 118,012 2,178,795	127,467 - 2,178,821 41,355 559,751 0 0 559,751 \$127,467 120,420 120,420 2,058,375	130,067 - 2,048,754 39,069 598,820 0 0 598,820 \$130,067 122,877 122,877 1,935,498	132 13 1,902 36 635 \$146 138 125 12 1,797
Reimbursed expenses - Paid from School Taxes - Paid from Non-School Taxes - Unreimbursed costs for interest accrual Interest calculation Interest accrued Balance of interest accrued (unpaid) Interest Paid - Paid from School Taxes - Paid from Non-School Taxes Remaining balance of interest accrued (unpaid) Reimbursed expenses WITH interest EGLE Reimbursed expenses - Paid from Non-School Taxes Unreimbursed ost paid from School Taxes - Paid from Non-School Taxes - Paid from Non-School Taxes - Paid from Non-School Taxes - Unreimbursed costs for interest accrual Interest calculation Interest calculation Interest accrued	Rate during NEZ: 1.8% Rate after NEZ: 5.0%	1,837 3,036 3,166,061 56,859 56,859 0 0 0 5,6859 \$4,874 4,604 1,736 2,869 2,995,643 2,991,039	14,400 22,682 3,128,979 56,772 113,631 0 0 0 113,631 \$37,082 35,032 13,604 21,429 2,956,007	40,835 11,137 3,077,007 56,107 169,738 0 0 169,738 \$51,972 49,099 38,578 10,521 2,906,907	57,561 8,427 3,011,019 55,175 224,913 0 0 0 224,913 \$65,988 62,340 54,379 7,961 2,844,568	103,873 779 2,906,367 53,992 278,905 0 0 0 0 278,905 \$104,652 98,867 98,131 736 2,745,701	115,210 - 2,791,157 52,115 331,020 0	117,565 - 2,673,591 50,049 381,070 0 0 - 381,070 \$117,565 111,066 111,066 - 2,525,793	119,968 - 2,553,624 47,941 429,011 0 0 429,011 \$119,968 113,336 113,336 2,412,457	122,418 -2,431,206 45,790 474,801 0 0 -1 474,801 \$122,418 115,651 115,651 -2,296,807 43,259	124,917 - 2,306,288 43,595 518,396 0 0 - 518,396 \$124,917 118,012 118,012 2,178,795 41,185	127,467 - 2,178,821 41,355 559,751 0 0 - 559,751 \$127,467 120,420 120,420 2,058,375 39,069	130,067 - 2,048,754 39,069 598,820 0 0 - 598,820 \$130,067 122,877 122,877 122,877 1,935,498 36,910	132 13 1,902 36 635 \$146 138 125 12 1,797
Reimbursed expenses - Paid from School Taxes - Paid from Non-School Taxes Unreimbursed costs for interest accrual Interest calculation Interest accrued Balance of interest accrued (unpaid) Interest Paid - Paid from School Taxes - Paid from Non-School Taxes Remaining balance of interest accrued (unpaid) Reimbursed expenses - Paid from School Taxes Unreimbursed expenses - Paid from Non-School Taxes	Rate during NEZ: 1.8% Rate after NEZ: 5.0%	1,837 3,036 3,166,061 56,859 56,859 0 0 0 5,6859 \$4,874 4,604 1,736 2,869 2,995,643 2,991,039	14,400 22,682 3,128,979 56,772 113,631 0 0 0 113,631 \$37,082 35,032 13,604 21,429 2,956,007	40,835 11,137 3,077,007 56,107 169,738 0 0 169,738 \$51,972 49,099 38,578 10,521 2,906,907	57,561 8,427 3,011,019 55,175 224,913 0 0 0 224,913 \$65,988 62,340 54,379 7,961 2,844,568	103,873 779 2,906,367 53,992 278,905 0 0 0 0 278,905 \$104,652 98,867 98,131 736 2,745,701	115,210 - 2,791,157 52,115 331,020 0	117,565 - 2,673,591 50,049 381,070 0 0 - 381,070 \$117,565 111,066 111,066 - 2,525,793	119,968 - 2,553,624 47,941 429,011 0 0 429,011 \$119,968 113,336 113,336 2,412,457	122,418 -2,431,206 45,790 474,801 0 0 -1 474,801 \$122,418 115,651 115,651 -2,296,807 43,259	124,917 - 2,306,288 43,595 518,396 0 0 - 518,396 \$124,917 118,012 118,012 2,178,795 41,185	127,467 - 2,178,821 41,355 559,751 0 0 - 559,751 \$127,467 120,420 120,420 2,058,375 39,069	130,067 - 2,048,754 39,069 598,820 0 0 - 598,820 \$130,067 122,877 122,877 122,877 1,935,498 36,910	132 13 1,902 36 635 \$146 138 125 12 1,797
Reimbursed expenses - Paid from School Taxes - Paid from Non-School Taxes Unreimbursed costs for interest accrual Interest calculation Interest accrued Balance of interest accrued (unpaid) Interest Paid - Paid from School Taxes - Paid from Non-School Taxes Remaining balance of interest accrued (unpaid) Reimbursed expenses WITH interest EGLE Reimbursed expenses - Paid from School Taxes - Paid from Non-School Taxes Unreimbursed from School Taxes - Paid from Non-School Taxes	Rate during NEZ: 1.8% Rate after NEZ: 5.0%	1,837 3,036 3,170,935 3,166,061 56,859 56,859 \$4,874 4,604 1,736 2,869 2,995,643 2,991,039 53,716 53,716 53,716	14,400 22,682 3,128,979 56,772 113,631 0 0 113,631 \$37,082 35,032 13,604 21,429 2,956,007 53,634 107,350	40,835 11,137 3,077,007 56,107 169,738 0 0 169,738 \$51,972 49,099 38,578 10,521 2,906,907 53,005 160,355	57,561 8,427 3,011,019 55,175 224,913 0 0 224,913 \$65,988 62,340 54,379 7,961 2,844,568	103,873 779 2,906,367 53,992 278,905 0 0 278,905 \$104,652 98,867 98,131 736 2,745,701 51,007 263,487	115,210 - 2,791,157 52,115 331,020 0	117,565 2,673,591 50,049 381,070 0 0 381,070 \$117,565 111,066 111,066 2,525,793 47,283 360,004	119,968 - 2,553,624 47,941 429,011 0 0 429,011 \$119,968 113,336 113,336 - 2,412,457 45,291 405,295	122,418 2,431,206 45,790 474,801 0 0 474,801 \$122,418 115,651 115,651 2,296,807 43,259 448,554	124,917 -2,306,288 43,595 518,396 0 0 518,396 \$124,917 118,012 118,012 2,178,795 41,185 489,739	127,467 2,178,821 41,355 559,751 0 0 559,751 \$127,467 120,420 120,420 2,058,375 39,069 528,807	130,067 2,048,754 39,069 598,820 0 0 598,820 \$130,067 122,877 122,877 1,935,498 36,910 565,717	132 11 1,902 36 638 638 5146 138 122 12 17,797 346
Reimbursed expenses - Paid from School Taxes - Paid from Non-School Taxes Unreimbursed costs for interest accrual Interest calculation Interest accrued Balance of interest accrued (unpaid) Interest Paid - Paid from School Taxes - Paid from Mon-School Taxes Remaining balance of interest accrued (unpaid) Reimbursed expenses WITH interest EGLE Reimbursed expenses - Paid from School Taxes - Paid from School Taxes Unreimbursed costs for interest accrual Interest accrued Balance of interest accrual Interest accrued Balance of interest accrued (unpaid) Interest Paid - Paid from School Taxes	Rate during NEZ: 1.8% Rate after NEZ: 5.0%	1,837 3,036 3,166,061 56,859 56,859 0 0 0 5,6859 \$4,874 4,604 1,736 2,869 2,995,643 2,991,039	14,400 22,682 3,128,979 56,772 113,631 0 0 0 113,631 \$37,082 35,032 13,604 21,429 2,956,007	40,835 11,137 3,077,007 56,107 169,738 0 0 169,738 \$51,972 49,099 38,578 10,521 2,906,907 53,005 160,355	57,561 8,427 3,011,019 55,175 224,913 0 0 0 224,913 \$65,988 62,340 54,379 7,961 2,844,568	103,873 779 2,906,367 53,992 278,905 0 0 0 0 278,905 \$104,652 98,867 98,131 736 2,745,701	115,210 - 2,791,157 52,115 331,020 0	117,565 - 2,673,591 50,049 381,070 0 0 - 381,070 \$117,565 111,066 111,066 - 2,525,793	119,968 - 2,553,624 47,941 429,011 0 0 429,011 \$119,968 113,336 113,336 2,412,457	122,418 -2,431,206 45,790 474,801 0 0 -1 474,801 \$122,418 115,651 115,651 -2,296,807 43,259	124,917 - 2,306,288 43,595 518,396 0 0 - 518,396 \$124,917 118,012 118,012 2,178,795 41,185	127,467 - 2,178,821 41,355 559,751 0 0 - 559,751 \$127,467 120,420 120,420 2,058,375 39,069	130,067 - 2,048,754 39,069 598,820 0 0 - 598,820 \$130,067 122,877 122,877 122,877 1,935,498 36,910	34, 600,

North End Landing Brownfield Plan Capture Table (BRA)

A)																					
				2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	T
Brownfield Plan Years (incl. LBRF 5 years):	25			14 12	15 13	16 14	17 15	18	19	20	21	22	23	24	25	26	27	28	29	30	
Assumed annual increase in	TV: 2 0%i			13 13	14																
Base/Initial Taxable Value Building [See NEZ/PA 210 tabs] Land				20,109 248,653	20,109 248,653		20,109 248,653	20,109 248,653	20,109 248,653	20,109 248,653	20,109 248,653	20,109 248,653	20,109 248,653	20,109 248,653	20,109 248,653	- 248,653	- 248,653	- 248,653	- 248,653	248,65	- 353
New value Building [See NEZ/PA 210 tabs] Land Total Real Property Taxable Value				1,146,050	13,406,965 1,168,971 \$14,844,698	1,192,350	13,948,606 1,216,197 \$15,433,566	1,240,521	1,265,331	1,290,638	1,316,451	1,342,780	1,369,635	1,397,028	16,343,015 1,424,969 \$18,036,747	\$248,653	\$248,653	\$248,653	\$248,653	\$248,65	- - 353
Captured Taxable Value: Real Estate				\$14,290,133	\$14,575,936	\$14,867,454	\$15,164,803 \$	\$15,468,099 \$	\$15,777,461 \$	16,093,011 \$	\$16,414,871 \$	16,743,168	\$17,078,032	\$17,419,592	\$17,767,984	\$0	\$0	\$0	\$0		\$0
Ratios for analysis calculation Brownfield plan eligible expense ratio	Amount Percentage	School Non-S																			
	3,170,935 51.42 2,995,643 48.58 6,166,578 Percentage 46.34%	% 1,469,271 1 % 1,388,049 1	School 1,701,663 1,607,594 3,309,258																		
Brownfield plan eligible expense ratio MSF EGLE Total Tax ratio School Tax Non-School Tax MSF Reimbursed expenses	3,170,935 51.42 2,995,643 48.58 6,166,578 Percentage	% 1,469,271 1 % 1,388,049 1	1,701,663 1,607,594	217,966 135,539	330,286 139,223	396,562 142,129	408,360 145,019	419,470 147,967	129,811 60,149	:		-	-		:	:	<u> </u>				
Brownfield plan eligible expense ratio MSF EGLE Total Tax ratio School Tax Non-School Tax MSF Reimbursed expenses - Paid from School Taxes Unreimbursed costs for interest accrual	3,170,935 51.42 2,995,643 48.58 6,166,578 Percentage 46.34% 53.66%	% 1,469,271 1 % 1,388,049 1 2,857,320 3	1,701,663 1,607,594 3,309,258			142,129					- - - -			:	:	:	-				
Brownfield plan eligible expense ratio MSF EGLE Total Tax ratio School Tax Non-School Tax MSF Reimbursed expenses - Paid from School Taxes - Unreimbursed costs for interest accrual Interest calculation Interest accrued Balance of interest accrued (unpaid)	3,170,935 51.42 2,995,643 48.58 6,166,578 Percentage 46.34%	% 1,469,271 1 % 1,388,049 1	1,701,663 1,607,594 3,309,258	135,539 82,427 1,684,490 34,114 669,671	139,223 191,063 1,354,205 30,205 699,876	142,129 254,433 957,642 24,283 724,159	145,019 263,341 549,282 17,172 741,331	147,967 271,504 129,811 27,464 768,795	60,149 69,663 - 6,491 775,285	193,384	- - - -		-	:	:		:		:		-
Brownfield plan eligible expense ratio MSF EGLE Total Tax ratio School Tax Non-School Tax MSF Reimbursed expenses - Paid from School Taxes - Paid from Non-School Taxes Unreimbursed costs for interest accrual Interest calculation Interest accrued	3,170,935 51.42 2,995,643 48.58 6,166,578 Percentage 46.34% 53.66%	% 1,469,271 1 % 1,388,049 1 2,857,320 3	1,701,663 1,607,594 3,309,258	135,539 82,427 1,684,490 34,114	139,223 191,063 1,354,205	142,129 254,433 957,642 24,283 724,159 0 0	145,019 263,341 549,282 17,172	147,967 271,504 129,811 27,464	60,149 69,663 - 6,491												
Brownfield plan eligible expense ratio MSF EGLE Total Tax ratio School Tax Non-School Tax MSF Reimbursed expenses - Paid from School Taxes - Paid from Non-School Taxes Unreimbursed costs for interest accrual Interest calculation Interest calculation Interest Paid - Paid from School Taxes - Paid from Non-School Taxes - Paid from Non-School Taxes - Paid from Non-School Taxes	3,170,935 51.42 2,995,643 48.58 6,166,578 Percentage 46.34% 53.66%	% 1,469,271 1 % 1,388,049 1 2,857,320 3	1,701,663 1,607,594 3,309,258	135,539 82,427 1,684,490 34,114 669,671 0	139,223 191,063 1,354,205 30,205 699,876 0 0	142,129 254,433 957,642 24,283 724,159 0 0	145,019 263,341 549,282 17,172 741,331 0 0	147,967 271,504 129,811 27,464 768,795 0	6,491 775,285 581,901 176,628 405,273	193,384 193,384 89,606	- - - - - - - - - - - - - - - - - - -		- - - - - - - - - - - - - - - - - - -		- - - - - - - - - - - - - - - - - - -	- - - - - - - - - - - - - - - - - - -		- - - - - - - - - - - - - - - - - - -	- - - - - - - - - - - - - - - - - - -		

32,228

632,651

28,536

661,186

22,940

684,127

16,223 25,946

700,350

\$205,916 \$312,027 \$374,640 \$385,786 \$396,282 \$122,635 \$659,931

632,651 661,186 684,127 700,350 726,295 732,427

6,132

732,427

659,931

209,959

449,973

72,496

72,496

44.680

20,703

23,977

27,816

726,295 732,427

- \$732,427

\$0 \$3,700,255

\$704,611

\$230,661

\$473,950

Rate during NEZ : 1.8% Rate after NEZ : 5.0%

Interest calculation

Interest Paid - Paid from School Taxes

Reimbursed expenses WITH interest
INTEREST CALCULATION

Interest accrued

Balance of interest accrued (unpaid)

- Paid from Non-School Taxes

Remaining balance of interest accrued (unpaid)

Δ.	В	-	C	D	- I	-	G	Н	 	, 1	V		М		0
North End Landing Brownfield Plan	В		τ	υ	t l		l G	_ н	- ' - 1	J	K		М	N	
2 Reimbursement Table (BRA)	Capture ar	nd		Proportionality	School & Local Taxes			-			1				
3 Rev. 04.26.23	Reimbursen			for all capture		ocal-Only Taxe	Total to Develope					Estimated Capture (net of curplus dist	, ¢	13,869,356
4	School Tax			46.3356%	\$ 4,345,450		\$ 4,345,450					Administrative Fees			1,580,759
4	3011001 187	ies		40.3330%	3 4,343,430		3 4,343,430	7				Administrative rees		ş	1,360,739
	Local/Non-Schoo	l Taxes		53.6644%	\$ 3,301,025		\$ 3,301,025	i		timated Total		State Brownfield Re	development Fund		
5										Years of Plan:	25			\$	
6	TOTAL				\$ 7,646,475		\$ 7,646,475					Local Brownfield Re	volving Fund	\$	3,718,155
7	EGLE			48.3916%	\$ 3,700,255		\$ 3,700,255								
8	MSF			51.6084%	\$ 3,946,220		\$ 3,946,220								
9	TOTAL				\$ 7,646,475		\$ 7,646,475								
10	Brownfield pla	ın year			1	2	3	4	5	6	7	8	9	10	11
11	Year of NEZ o	ertificate	2S				1	2	3	4	5	6	7	8	9
12	Year of PA 21					1	2	3	4	5	6	7	8	9	10
13			ntive (Bldg 1,			1	2	3	4	5	6	7	8	9	10
14	Year of PA 2					1	2	3	4	5	6	7	8	9	10
15	Year of PA 2	10 incen	ntive (Bldg 2b	, /a, 7b)		1	2	3	4	5	6	7	8	9	10
16				2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
17 Total School Incremental Revenue				2022	\$ 3,983										
18 State Brownfield Redevelopment Fund (50% of SET); max 25 yrs					\$ 409					\$ 34,343 \$	35,045		36,491 \$		37,995
19 School TIR Available for Reimbursement					\$ 3,573										
20					, ,,,,,	,	,,	,,		, ,		,,	, ,	, +	,
21 Total Local/Non-schools Incremental Revenue					\$ 7,650	\$ 57,577	\$ 41,371	\$ 42,131	\$ 42,905	\$ 43,952 \$	45,019	\$ 46,107 \$	\$ 47,218 \$	48,350 \$	49,505
22 BRA Administrative Fee					\$ 1,745	\$ 13,466	\$ 19,713	\$ 25,743	\$ 41,391	\$ 43,952 \$	45,019	\$ 46,107 \$	47,218 \$	48,350 \$	49,505
23 Local TIR Available for Reimbursement					\$ 5,905	\$ 44,111	\$ 21,658	\$ 16,388	\$ 1,515	\$ - \$	-	\$ - \$	5 - \$	- \$	-
24 Total School & Local/Non-schools TIR Available					\$ 9,478	\$ 72,114	\$ 101,072	\$ 128,328	\$ 203,519	\$ 224,051 \$	228,632	\$ 233,303 \$	238,069 \$	242,929 \$	247,887
25	Beginnin	g													
26 DEVELOPER	Balance														
27 Beginning Developer Reimbursement Balance															
28	_														
29 MSF Non-Environmental Costs and interest (if applicable)	_ \$ 3,94	6,220			\$ 4,874										
30 School Tax Reimbursement	-				\$ 1,837										
31 Local Tax Reimbursement	_				\$ 3,036					\$ - \$		\$ - \$			
32 Total MSF Reim. Balance including interest (if applicable) 33	_			\$ 3,946,220	\$ 3,941,347	\$ 3,904,265	\$ 3,852,292	\$ 3,786,304	\$ 3,681,652	\$ 3,566,442 \$	3,448,877	\$ 3,328,909 \$	3,206,491 \$	3,081,574 \$	2,954,107
34 EGLE/Department Specific Environmental Costs and interest (if applicable)	- ¢ 2.70	0,255			\$ 4,604	\$ 35,032	¢ 40.000	\$ 62,340	\$ 98,867	\$ 108,841 \$	111,066	\$ 113,336 \$	115,651 \$	118,012 \$	120 420
35 School Tax Reimbursement	3,70 -	0,233			\$ 4,604										
36 Local Tax Reimbursement	-					\$ 21,429						\$ 115,550 \$			
37 Total EGLE/Dept Specific Reimb Balance including interest (if applicable)	-			\$ 3,700,255	, , , , , ,			\$ 3,549,179							
38				+ 5,,00,233	- 5,555,050	- 5,000,010	, 5,011,51	+ 5,5.5,175	- 5,.50,512	, 5,5-1,-,1 y	3,230,704	, 5,11,,005 ,	. 5,551,-10 9	1,000,100 9	2,702,300
39															
40 Total Annual Developer Reimbursement and Interest Payment (if applicable)					\$ 9,478	\$ 72,114	\$ 101,072	\$ 128,328	\$ 203,519	\$ 224,051 \$	228,632	\$ 233,303 \$	\$ 238,069 \$	242,929 \$	247,887
41															
42 LOCAL BROWNFIELD REVOLVING FUND	1														
43 LBRF Deposits *															
44 School Tax Capture	Cap=	\$	2,148,508	•			•			•		•			
45 Local/Non-Schools Tax Capture	Cap=	\$													
46 Total LBRF Capture	Total Cap=	\$	6,094,729												
* Limited deposits for up to five years of capture for LBRF Deposits after eligible															
47 activities are reimbursed.															
48															

A	Р	Q	R	S	T	U	٧	W	Х	Υ	Z	AA	AB	AC	Al	AJ	AK	AL	AM
lorth End Landing Brownfield Plan	•	•	l.				•		•	•	•	•				•			
Reimbursement Table (BRA)																			
Rev. 04.26.23																			
	12	13	14	15	16	17	18	19	20	21	22	23	24	25					
	10	11	12	13	14	15													
	11																		
	11	12																	
	11	12	13																
	11	12	13	14															
																Administrative			
	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	Totals	Adjustment*			
	\$ 291,714 \$		303,984 \$	313,768 \$				340,245 \$	347,156 \$	354,205 \$	361,394 \$	368,728 \$					6,840,254		
tate Brownfield Redevelopment Fund (50% of SET); max 25 yrs	\$ 38,770 \$	39,593 \$	40,399 \$	43,019 \$	43,915 \$	44,807 \$	45,717 \$	46,645 \$	47,591 \$	48,557 \$	49,542 \$	50,547 \$	51,571	52,616		\$ <u>-</u> \$			
chool TIR Available for Reimbursement	\$ 252,944 \$	258,324 \$	263,585 \$	270,749 \$	276,401 \$	282,021 \$	287,754 \$	293,601 \$	299,564 \$	305,648 \$	311,852 \$	318,181 \$	324,637 \$	331,221	5,916,287	\$ - \$	5,916,287		
Total Local/Non-schools Incremental Revenue	\$ 50,683 \$		242,229 \$			612,125 \$		640,747 \$	653,751 \$	667,015 \$	680,544 \$	694,344 \$							
BRA Administrative Fee	\$ 50,683 \$	57,195 \$	81,932 \$	100,000 \$	100,000 \$	100,000 \$	100,000 \$	100,000 \$	100,000 \$	100,000 \$	100,000 \$	100,000 \$	100,000	100,000	1,672,017	\$ (91,258) \$	1,580,759		
Local TIR Available for Reimbursement	<u>s - s</u>	26,186 \$	160,297 \$	371,564 \$	494,801 \$	512,125 \$	527,999 \$	540,747 \$	553,751 \$	567,015 \$	580,544 \$	594,344 \$	608,420	622,777	6,250,148	\$ (91,258) \$	6,341,406		
Total School & Local/Non-schools TIR Available	\$ 252,944 \$	284,510 \$	423,882 \$	642,313 \$	771,203 \$	794,146 \$	815,752 \$	834,348 \$	853,316 \$	872,663 \$	892,397 \$	912,526 \$	933,057 \$	953,999 \$	12,166,436	\$ (91,258) \$	12,257,693		
DEVELOPER																			
Beginning Developer Reimbursement Balance																			
MSF Non-Environmental Costs and interest (if applicable)	\$ 130,067 \$	146,299 \$	217,966 \$	330,286 \$	396,562 \$	408,360 \$	419,470 \$	711,713 \$	193,384					\$	3,946,220	\$ - \$	3,946,220		
School Tax Reimbursement	\$ 130,067 \$	132,833 \$	135,539 \$	139,223 \$	142,129 \$	145,019 \$	147,967 \$	236,777 \$	89,606					\$	2,245,211	\$ - \$	2,245,211		
Local Tax Reimbursement	\$ - \$	13,465 \$	82,427 \$	191,063 \$	254,433 \$	263,341 \$	271,504 \$	474,936 \$	103,779					\$	1,701,009	\$ - \$	1,701,009		
Total MSF Reim. Balance including interest (if applicable)	\$ 2,824,040 \$	2,677,741 \$	2,459,776 \$	2,129,490 \$	1,732,928 \$	1,324,567 \$	905,097 \$	193,384											
EGLE/Department Specific Environmental Costs and interest (if applicable)	\$ 122,877 \$	138,211 \$	205,916 \$	312,027 \$	374,640 \$	385,786 \$	396,282 \$	122,635 \$	659,931 \$	44,680				\$	3,700,255	\$ - \$	3,700,255		
School Tax Reimbursement	\$ 122,877 \$		128,046 \$	131,526 \$	134,272 \$	137,002 \$	139,787 \$	56,824 \$	209,959 \$	20,703				\$	2,100,239				
Local Tax Reimbursement	\$ - \$	12,721 \$	77,870 \$		240,368 \$	248,784 \$		65,812 \$	449,973 \$	23,977				\$	1,600,015	\$ - \$	1,600,015		
Total EGLE/Dept Specific Reimb Balance including interest (if applicable)	\$ 2,640,109 \$	2,501,898 \$	2,295,982 \$	1,983,955 \$	1,609,314 \$	1,223,529 \$	827,247 \$	704,611 \$	44,680 \$	0									
otal Annual Developer Reimbursement and Interest Payment (if applicable)	\$ 252,944 \$	284,510 \$	423,882 \$	642,313 \$	771,203 \$	794,146 \$	815,752 \$	834,348 \$	853,316 \$	44,680 \$	- \$	- \$	- \$	- \$	7,646,475	\$ - \$	7,646,475		
LOCAL BROWNFIELD REVOLVING FUND																			
LBRF Deposits *															-				
School Tax Capture								\$	- \$	284,945 \$	311,852 \$	318,181 \$	324,637			\$ (310,519) \$			
Local/Non-Schools Tax Capture								\$	- \$	543,038 \$	580,544 \$	594,344 \$	608,420	622,777	2,949,124	\$ (491,287) \$			
Total LBRF Capture								\$	- \$	827,983 \$	892,397 \$	912,526 \$	933,057 \$	953,999 \$	4,519,961	\$ (801,806) \$	3,718,155		
* Limited deposits for up to five years of capture for LBRF Deposits after eligible																			
ctivities are reimbursed.																			
									* P	ortion unreimburs	ed due to DBRA ap	proval limit				Administrative ac	djustment due	o modificatio	n of tab

ATTACHMENT G

BSE&E Acknowledgement and Other Environmental Documents

TO:	THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY							
FROM:	DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT							
PROJECT:	North End Landing, twenty-six (26) scattered land parcels located at 259, 267, 271, 277, 282, 299, 303,306,307, 312, 313, 319, 325, 405, 409 Smith; 309,313,319,525,529,535,545,555,561 E. Bethune; and 7718, 7719 Brush							
DATE:	4/10/2023							
Department acbeen submitte c/o Vanguard	ned, from the City of Detroit, Buildings, Safety Engineering, and Environmental exhowledges the receipt of the environmental documents listed below, which have d by TEG Environmental Services Inc., on behalf of Avanath Development LLC CDC, as developer, as part of its Brownfield Plan submittal to the Detroit edevelopment Authority (DBRA), for the North End Landing Development project.							
	Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13							
	Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)							
	Baseline Environmental Assessment, pursuant to Part 201 of Michigan 's Natural Resources and Environmental Protection Act, MCL 324.20101 <i>et seq.</i> (if appropriate).							
	Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 <i>et seq.</i> (if appropriate).							
	upon its review of the above environmental documents and the representations of the City of Detroit, Buildings, Safety Engineering, and Environmental Department							

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that there does appear to have been a measurable release to the subsurface and therefore, the site is considered a Part 201 "facility" with the exception of 545-561 Bethune (EU_14). The documents received for this project satisfy the DBRA Guidelines.

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

TO:	THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY							
FROM:	DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT							
PROJECT:	North End Landing, five (5) scattered land parcels located at 331, 511, 519 E. Bethune, and 404,410 Chandler, all in the City of Detroit, Wayne County, Michigan. Four (4) of the parcels, 331, 519 E. Bethune and 404, 410 Chandler are currently vacant and undeveloped, while an unoccupied commercial building structure occupies 511 E. Bethune							
DATE:	4/11/2023							
Department ac been submitte c/o Vanguard	ed, from the City of Detroit, Buildings, Safety Engineering, and Environmental eknowledges the receipt of the environmental documents listed below, which have d by TEG Environmental Services Inc., on behalf of Avanath Development LLC CDC, as developer, as part of its Brownfield Plan submittal to the Detroit edevelopment Authority (DBRA), for the North End Landing Development project.							
	Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13							
	Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)							
	1Baseline Environmental Assessment, pursuant to Part 201 of Michigan 's Natural Resources and Environmental Protection Act, MCL 324.20101 <i>et seq.</i> (if appropriate).							
	Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 <i>et seq.</i> (if appropriate).							
Based	upon its review of the above environmental documents and the representations of							

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

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

TO:	THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY							
FROM:	DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT							
PROJECT:	North End Landing, 290 & 301 Smith Vacant, 296 Smith (not included in BEA)							
DATE:	4/10/2023							
Department ac been submitted c/o Vanguard	ed, from the City of Detroit, Buildings, Safety Engineering, and Environmental eknowledges the receipt of the environmental documents listed below, which have d by TEG Environmental Services Inc., on behalf of Avanath Development LLC CDC, as developer, as part of its Brownfield Plan submittal to the Detroit edevelopment Authority (DBRA), for the North End Landing Development project.							
	Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13							
	<u>1</u> Baseline Environmental Assessment, pursuant to Part 201 of Michigan 's Natural Resources and Environmental Protection Act, MCL 324.20101 <i>et seq.</i> (if appropriate).							
	Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 <i>et seq.</i> (if appropriate).							
	upon its review of the above environmental documents and the representations of							

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

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

TO:	THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY							
FROM:	DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT							
PROJECT:	North End Landing, 202-04 & 203 SMITH							
DATE:	4/10/2023							
Department ac been submitte c/o Vanguard	ned, from the City of Detroit, Buildings, Safety Engineering, and Environmental eknowledges the receipt of the environmental documents listed below, which have d by TEG Environmental Services Inc., on behalf of Avanath Development LLC CDC, as developer, as part of its Brownfield Plan submittal to the Detroit edevelopment Authority (DBRA), for the North End Landing Development project. 1 Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13							
	Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)							
	1Baseline Environmental Assessment, pursuant to Part 201 of Michigan 's Natural Resources and Environmental Protection Act, MCL 324.20101 <i>et seq.</i> (if appropriate).							
	Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 <i>et seq.</i> (if appropriate).							
the developer, agrees with the release to the	upon its review of the above environmental documents and the representations of the City of Detroit, Buildings, Safety Engineering, and Environmental Department e environmental consultant that there does appear to have been a measurable subsurface and therefore, the site is considered a Part 201 "facility." The ceived for this project satisfy the DBRA Guidelines.							

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

ATTACHMENT H

INCENTIVE INFORMATION CHART:

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

Jobs Available							
Construction Post Construction							
Professional	Non- Professional	Skilled Labor	Non- Skilled Labor	Professional	Non- Professional	Skilled Labor	Non- Skilled Labor
5	5	190	0	2	2	0	0

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

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

ATTACHMENT I

Parcel Descriptions Prior to Recent Parcel Combinations

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

	1	
		according to the Plat thereof, as recorded in Liber 8 of Plats, Page 7, Wayne County Records.
302 Smith	01002172	Lot(s) 128 of WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4 QUARTER SECTION 57, 10,000 ACRE TRACT according to the plat thereof recorded in Liber 8 of Plats, Page 72 of Wayne County Records.
306 Smith	01002171	Lot 127, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.
312 Smith	01002170	Lot 126, WM Y HAMLIN & S.J BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.
309 Bethune	01002145	Lot 186, WM Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
313 Bethune	01002146	Lot 187, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.
319 Bethune	01002147	Lot 188, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.
331 Bethune	01002148	Lots 189 and 190 of WM Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS No 3 AND 4 QUARTER SECTION 57 10,000 ACRE TRACT, according to the plat thereof recorded in Liber 8 of Plats, Page 72 of Wayne County Records.
404 Chandler	01002246	Lots 25 and 26 together with the reversionary interest in the North 19.56 feet
410 Chandler	01002245	of vacated Clay street, of CHANDLER AVENUE SUBDIVIDION OF PARK LOT 5, OF THE SUBDIVISION OF SECTION 57, 10,000 ACRE TRACT, according to the plat thereof recorded in Liber 13 of Plats, Page 96 of Wayne County Records.
7718 Brush	01002232	The North 54.44 feet of Lot 47, and the South 19.56 feet of Vacant Clay Avenue adjacent, WM. Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
405 Smith	01002231	The South 65.50 feet of Lot 47, WM. Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
409 Smith	01002233	Lot 48 and the South 19.56 feet of vacant Clay Avenue adjacent, WM. Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
501 E. Bethune	03001900	Lots 201 and 202, WM Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
511 E. Bethune	03001901	Lot 203 of WM. Y HAMLIN AND S. J. BROWN'S SUBDIVISION, according to the plat thereof recorded in Liber 8 of Plats, Page 72 of Wayne County Records.
519 E. Bethune	03001902	Lot 204 of WM Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4, QUARTER SECTION 57, 10,000 ACRE TRACT, HAMTRAMCK WAYNE CO MICH, according to the plat thereof recorded in Liber 8 of Plats, Page 72 of Wayne County Records.
525 E. Bethune	03001903	N BETHUNE E LOT 205 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115
529 E. Bethune	03001904	N BETHUNE E LOT 206 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115

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

Exhibit B



April 12, 2023

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

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

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

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

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

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

Very truly yours,

By:

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



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

COMMITTEE MEMBERS

PRESENT: Dr. Regina Randall

Omar Hasan Byron Osbern Rico Razo

George Etheridge

Ponce Clay

Marloshawn Franklin

Jeffrey Evans

COMMITTEE MEMBERS

ABSENT: Abir Ali

OTHERS PRESENT: Jennifer Kanalos (DEGC/DBRA)

Brian Vosburg (DEGC/DBRA) Cora Capler (DEGC/DBRA)

Monika McKay-Polly (DEGC/DBRA) Jared Belka (Warner Norcross) Jason Jones (Tekton Development)

Richard Barr (Honigman) Scott Foess (Honigman)

Sheila Cockrel (Crossroads Consulting)

Emmett Moten (Bagley Development Group, LLC)

Ron McDonald (Avanath

Lynn Wiggins Mary Bennett King Patricia Dockery

RIGLLC

Tyson Gersh (Michigan Urban Farming Initiative)

Joanne Warwick



Call to Order

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

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

Projects

North End Landing Brownfield Redevelopment Plan

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

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

Project Introduction

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

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

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

Property Subject to the Plan

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

Basis of Eligibility

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

Eligible Activities and Projected Costs

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

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

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

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

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

Other Incentives

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Razo opposed.

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

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

Public Comment

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

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

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

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

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

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

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



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

April 20th, 2021

Leaders of the Detroit Land Bank Authority

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

We are an organized, reasonable, and pro-development group of community members. We have supported several developments in our neighborhood and willingly share development guidelines, attached to this letter¹, for groups seeking the support of our Block Club for their development.

We oppose this specific development for several reasons:

- The proposed development would build 180 units of rental housing in a roughly 2 ½ block space, higher than the peak historical density of any space in the neighborhood. A more spread out multifamily development across other parcels of land owned by Vanguard or the City of Detroit, that includes opportunities for ownership, is more suitable.
 - a. The Lower North End currently spans 23 blocks and contains approximately 100 households, the majority of which are owner occupied. The proposed development would nearly triple the total number of households in the Lower North End, and place all of the new residents in a 2 ½ block space.
 - b. The proposed development would also dramatically flip the Owner Occupant-to-Renter ratio, making our community a majority rental community overnight. With creative financing tools such as the *Downpayment Toward Equity Act of 2021*² on the horizon, we think there's real opportunity for developers and community groups to work together to help the people who live in the community to build wealth and directly prosper from the increased property values that new development will bring.
 - c. The development proposal would build those blocks up to a higher level of density than it has ever held historically by replacing the traditional mix of single-family and multifamily homes on a shared street with a massive multifamily development.
- 2) The proposed development would involve the sale of DLBA and city-owned land that should be preserved for a Delores Bennett Park or other greenspace expansion. The Delores Bennett Park is the crown jewel of the North End and members of the community have advocated for a greenspace expansion at every opportunity provided.
 - Vanguard's own Greenspace Planning Workshop from 2015 produced a plan³ to expand athletic courts and streetscape improvements on this land. Vanguard's design proposal from 2015 is attached to this letter.

¹ LNE Block Club CD Public Statement 2.26.20

² Downpayment Toward Equity Act of 2021

^{3 2015} Vanguard NE Greenspace Plan



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

- b. The city owned land next to Delores Bennett Park represents this community's best hope for public-private partnership or other community renewal opportunities like those downtown residents have enjoyed with the Detroit Riverwalk and Detroit Downtown Partnership park renewals.
- c. Vanguard already owns an estimated 50+ vacant lots in the North End. The Detroit Land Bank Authority has close to 1,000 parcels in the North End. There are countless locations for a multifamily development in the North End that are not on top of our community's hope for a park expansion.
- d. The most requested support from the Knight Foundation's recent engagement with our block club have been for improvements to Delores Bennett Park, including a park expansion and addition of a statue of Delores Bennett, the late matriarch of the North End. These improvements have been pursued by residents repeatedly over the years across various community planning documents including the Lower North End's own working masterplan⁴
- e. Recent announcements of private investment and donations expanding outside of the downtown core and into Detroit's neighborhoods give our community new hope that this project can be accomplished. That hope would be destroyed by the city selling all of the land best suited for a park expansion to a developer.
- 3) From the perspective of the community, it seems like minimal engagement and token concessions are being used to shove through a development proposal that the community strongly opposes. The community engagement process that resulted in this development proposal is completely inadequate.
 - a. The community's strong opposition is clear from the over 500 North End Residents who have rallied to sign the attached petition⁵, all of which was organized over the course of just 5 days during a pandemic. The willingness of our residents to put themselves in harm's way going door to door to collect signatures during a pandemic speaks to how strongly the community opposes the development.
 - As is clearly indicated by the attached map⁶, the residents and property owners immediately affected by the proposed development are overwhelmingly opposed to it.
 - c. Any community engagement whatsoever would have resulted in a starkly different development proposal. This should be clear from Vanguard's own community engagement from 2015 that produced a greenspace expansion plan where they now propose a multifamily development.
- 4) Several "false dilemmas" are being used by persons representing the DLBA, the city, and the developers to push the development proposal, which erodes the trust of the community in the development partnership.
 - a. It has been repeatedly suggested that the community must accept "this development" or live in fear that there will be "no development." Rehabilitation of single family and multifamily homes and infill housing construction in the North End have been happening at an increasing rate for

⁴ Lower North End Master Plan

⁵ Petition to Oppose Proposed Development 'North End Landing'

⁶ North End Landing Petition Map by the Lower North End Block Club



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

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

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

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

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

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

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

Thank you for your time and consideration on this matter.

President, Lower North End Block Club 734-377-9282 - netteroberson@gmail.com

643 Horton St. Detroit, MI 48202



September 1st, 2021

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

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

Survey Design/Background:

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

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

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

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

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

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

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

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



Summary of Survey Results:

The full results of the survey are available at the following link: https://docs.google.com/forms/d/leDISHdGO2-eTdcauxew_G6VMIFhhBPJYrgSTXgfwm4A/viewanalytics

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

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



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

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

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

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

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

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

Date Signed: 9/1/21 Lynnette Roberson,

President, Lower North End Block Club 734-377-9282 - netteroberson@gmail.com

¹ Downpayment Toward Equity Act of 2021



643 Horton St. Detroit, MI 48202

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TYSON GERSH
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My Commission Expires Official States
Acting in the County of

4-17-21

Detroit MI

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Mary & Van 557 Mt. Vernon 48202 4/10/21 100 Marlene Van Divon 557 N+ Van 4800 4/17/5 515 MT Vany 4800 4/17/ Mary E. Van V. , Kunt SHAHud 408 Mt Vernon 48201 4/17/2 408 Mt Vernon 48201 4/17/2 408 Mt Vernon 46202 4/17/2 Charle Month Charlie Morton add Hove Elizabeth Wathir Chapething 417 mt vernon 48202 4/17 \$1 417Mt Vernon 48202 4/17 217 mt. VIIIm 48238 4/17 . Shelly Robinson . Motoyotrarin Sheller 18238 acception to market or you with (S-enaco nomiller obusou 14.20-21 14.44TC Reperson hate of signing ated name: street Address or Bural Route: iny, State, Zipc WARNENG-A circulator knowingly making a false statement in the above certificate, a person person who signs a name other than his of her own as circulated is guilty of a misdemeanor.

TYSON GERSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
Ny Convision Deptice 070/2028
Acting in the County of

myre.

PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING

Background & Purpers the purpose of this potion is to deciment the opposition to the proposed and It housing development assess in "what First I and may," which is been proposed by Varguard Commonly Development Carponision in parameters of deciment assessment of the proposed for the proposed for the development of the dev

The Laters North End Block Chalt reviewed the customet development proposal on 21/21. Subsequent revisions to the development plan are not adoption to address the community's concern and the majority of residents offering public comments on 31/21. 3/2/21, 3/3/21, 45/21, and 30/21 are

The Lower North End Block Club is a development-frontly block club that has endorsed several proposed development succe its inception. The membershop of the Lower North End Block Club is available to review and endorse a revised development proposal at any black club menting valued in accordance with bylass are held the first Monthy of each mentin. Meetings are held via Google Meet and are open to the public. The pomalink to accordance with bylass are not grouply consilter-equipment. The next of connectative block club meetings will take place on 59/21, 69/22, 18/25, 18

We, the undersigned, herby petition the City of Denoit and the Deiroit Land Bank Authority to:

- Note will the finding any properties to Assumith and for Viringianal Community Development Conference Community 207 Starth, 297 Starth, 297 Starth, 297 Starth, 297 Starth, 397 Starth, 39
- 2. Companies are commiscration for the sale of the above inquiring properties for quiposes that are not enhanced by the Lower North End Black Clab, which represents the imports of residents of the Lower North End

r Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year E		
CANNIEL Fost	CR Connestastas	573 E. Bettune	48202	714421		
, DeAngeld wh	He De Aarlo Ce	217 STANTON	ne 47300	164114		
DAVID COUL	TER David Ca	uller 75175ten	A-482	44140		128
. CLARGI DE C. SON	55 Claresac Jones	1501 STAVIOUES	- 4800r	41474		
· Red Was Hi	Music De BORDUTY	Elalin 7505 5 m	10 ME 828	4/1421		867
· Alar Fielly	Jr. Olevin tens	417. 7507 StAN	Kype 4828	4/14/21		18
· VIRGINIA DA	and I day ma bur	dam 7505Hanta	p 48202	414/21		
· Ron Hund	Bondhird	7519 St. ando	INC 62	4-14-21		
. Michael Mart	n Most st	600 E Bethune	48202	4/14.21		2
10						
CERTIFICATE CHICARCT T, DON. The analysispand consi	ator of the observe positions answers that he are also as 28 journs of age; or obli-	er mand or I harryd Namer Namerature:	CIRCULATOR	the part view or date certific	ale, antil affect significant petition	
mine than once and has no knowledge of a person regung t	s our here generalises, sokrat has our oles hans ancielles a question deux promissionelles previo des generalises montes shalla couvers, una l'objet, sur litre cet hatt hans l'allameter figure avent his consister promotes signifies, that profittions want ut the states of signifies a originalise d	that each argument is the	4.14.	21		
transity total state leveling of the position, and the electric	e man analytical or right the promise.	Printed name:	Michael	March		
Very the considerer is need a resident of the higgest the city	elector relicall moder at empty our of the R model can the Rinar provided, applyments of commend for at fillings with each file modeling at a time our other it model on the files of	or for algorithms on their	600	E Bether	6	
mindresspecific or others greatest about to or the respect on processing or favoring that conserve a political objects.	eraidine of 1.5s higger and agrees to accept the periodiction of this steas for transferd by the commission and agrees that high process a crowd on the seas	the purpose of any legal	Detroi	- MI 4	18202	
alcognished agent of the secretary of state dust the some	effect as if perionally served on the constitues	County)	Waxa	4		
WARNING-A circulator knowingly making a false person who signs a name other than his or her own	statement in the above certificate, a person not a circulator who sign as circulator is guilty of a solub-instator.	s as a circulator, or a				

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

4-14-21

wayne

PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING

Backgrowned & Perspose: the purpose of this positions is to document this opposition in the proposed soffit bosous development known as "North End Landing", which is being proposed by Vanguard Community Development Corporation in paramethia with Assemble, The prepared and Control of the Con

The Laws North End Hields Club reviewed the current development proposal on 31/23. Subsequent revisions to the development plan are not adopted to address the community's concerns and the majority of estabates effering public comment on 31/23. 30/33/21, 45/21, and 48/21 remain strangely opposed to the development.

The Lower North End Effect. Club is a divelopment-friendly block club that has endoored several proposed developments nince its inexprises. The membership of the Lower North End Effect. Club is available to review and endoore a revised development proposal at any block club meeting, which is accessed with bytess are bold the first Monday of each meetin. Meetings are held via Google Meet and are eyen to the public. The permalisk to access the meetings is ment georgic com/for-upsq-ips. The next 6 connective block club meetings will take place on \$5/221, 8/221.

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

WARNING-A circulator knowingly making a false statement in the above certificate, a perperson who signs a name other than his or her own as elevalator is gollty of a misdemensor

- 1. Not sell the following properties to Assassh and or Fanguard Community Development Corporation. 239 Storik, 277 Storik, 277 Storik, 297 Storik, 307 Storik, 307 Storik, 313 Storik, 315 Storik, 325 Storik, 7378 Breek.
- 2 Prospose any consideration for the nale of the above mentioned properties for purposes that are not endorsed by the Lover North End thick Clob, which represents the majority of residents of the Lover North End

Zip Code r Full Legal Name 339 Josephinest 48202 4/18/21 · Lucille Adams 2 A-Melbourne 48202 4/18/21 : Sherry Nash Sherre Kash 260 mel poine 4820 4/18/21 · Richard PRATT · Darsan Iscard 242 nelbourne 482034118/21 Finn Jener 10 m shound 4820 4-1821 1 Brown · Jessica Hawkins de Mel 2011 45202 4-182 251 Melbourne 48202 4-18-21 · Angela Saunders 426 Milbourne · Donavan Mayo 47702 4-13-21 Maxwell Capasso Mark Bettendorf 48202 4/18=2 439 mollourna 48292 4/18/21 CHICLESTON - Boost sign or date get 439 Melbourne John Suns multe / 4-20 x1 hate of signing: LYNWETT ROPERSON need name: ret Address or Rand Roste: City, State, Zipi

TYSON GERSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Connection Explose GROZZOZO
Adding in the Camby of

wyne

ed, herby petition the City of Detroit and the Detroit Land Bank Authority to

- 1. Not sell the following properties in domain and or Tingguard Community Development Corporation: 259 Statis, 275 Statis, 277 Statis, 279 Statis, 303 Statis, 303 Statis, 319 Statis, 319 Statis, 319 Statis, 319 Statis, 310 Statis, 310

Full Legal Name	Signature	Street Ad	ldress	Zip Code	Date of Signing Month/Day/Year	E-particular in the contract of the contract o	
Bonell Willi.	ns Rangell Vil	lova 5.	11 maston	48202	-1/10/11		
WILLIETHOR			15 MARSTON	4820	4/18/24		
Teresa Diehl	Tyn preu	50	03 Marston	48202	4/18/21		
Johnshia G	andy & smisha	Hours la	3 marsto	1 (/8/6)	1/-18-2	/	
Brandi Pook	(Branch -	Toole 6	45 marston	400	4-18-20		
morer to	is dear	6	3 2 Malton	48201	418201		
Lauven William	MS STONE	0 107	3 Mount Venu	on 48202	4/18/21		
Tonua Harde	wan Then It	aden 52	o Melbuma	4 48202	4/18/2		
Ronal y Hel	13 In Bonaly willy	N 50) mlbourn	44202	4/18/21		
Mahn Fielder	Rights Dilder	45	O Melhaune	11000	4/18/2	0	313-560-171
THE CASE OF CHICAL STOR. The ambasismed circuit	ator of the observ persons asserts that he as the it 18 years of age as	older and a Control State of		CIRCULATOR - D		(ate until effet circulating position)	
ic shor each eignature on the perition was alread in hi	or her presence: that he ar she has neither caused nor permitted a p he petition more than once; and that, is his or her hear turneledge as	constante riporthe potition Nignature		Din	mitte	& Joan	
re signature of the person purporting to sign the penis top finted in the heading of the penison, and the electr	on, the person signing the petition was at the time of signing a segui	and elector of the city or Date of sig	ning	111	11-20-	AR D	
		Printed as	meri	1	XWELTE	Roberton	
are constance in not a resident of Michigan, the area estimat short to intuited and the ingramoves will not be	came shall make a cross so check mark so the line prinsided, attorns rounted by a filing official. By making a cross or check mark so the l	to passion the Street Ade	Irest or Rural Route:	/			
mitriscipled countries amonts that he ar whe couse a n removeding or descring that concents a position above a imaginated agent of the accentacy of state has the same	exident of Medigus and agrees to accept the justicle tion of this since evented by the circulates and agrees that legal process served on the	secretary of state or a City, State	, Tipi				
	egree as g personally served on the circulatus Naturalist in the above certificate, a gerson and a circulator who	County					

TYSON GERSH
MOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Counteson Explain 07/02/2028
Adding in the County of 4-20-21

1. Not sell the following properties in Annuals and in Hanganed Community Development Corporation: 239 Statch, 247 Statch, 277 Statch, 277 Statch, 277 Statch, 278 Statch, 171 Statch, 171

# Full Legal Name	Signature		Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phone (optional)
Sermiyak Johnson	n Ne	mouther Johnson	- 455 mornon	48002			-
· Dylan Watson	0	platetes	654Mt. Verns	48202			323
, ERICA S. STONY	1 8%	Story	603 HT. VERNO	48202			
. Jun Ros nu s	or Ju	ne Belin	ZEG-MY WOLL	elero			Q.Q
· Charlotte () ver	du	Wolf Oliver	508 Milleman	48002	-		
· LARRY ASH BU	in Mas	my Ashburn	562 Mt Vernon	48202			4
, Chiketa Mitches	I'O'	Hera lutchell	562 Mt YOMON	48202			Ţ
. Amelia Loucusod	a	>	550 mt bernon	48202			3
· Michelle Van.	Tard m	whele On- Said	539 MT, Vern	48262			200
" Michelle Van-	Tard N	Juhelle am. Du	y 527 AT. Ver	1 4 8000			012281020
CERTIFICATE OF CBICTY, IFOR- The andronymed circulate citizen: that each eigentors on the position was eigened in fee of	or of the above pointure accordi	that he or she in 18 years of age or other and a United States		Low	not sign or data re	ette ste fett for cifetating p	ML
tence there one; and has no knowledge of a person signing the genium asymmetry of the person proporting to sign the position was make have in the hundry of the particus, and the election	r prototom more above once; and a n. the person expelses the pertition	that, to his or her hest knowledge and helief, each agreeme is	Ale	1)1	nem	4.20-	
			Printed name:			1 + WHETE P	o Berlin
of the circulator is not a metalest of Micligian, the circulat problem there is insuled and the algorithms will not be con- understood circulation assess that he as also is not a pro-	usered by a filing affected. By my	k mork on the line provided, otherwise each signassee on this whing a srone or check mark on the line peoclabel, the to occupt the juveshirson of this state for the purpose of any log	Street Address or Rural Boule:			I make the same	
proceeding or howing that concerns a position short over designated agent of the necestary of state has the same of	cored by the consultator and age	vers that legal emission perced on the procedure of state or a	City, State, Zipc				
WARNING A circulator knowingly making a false sti	atement in the above certifies	ste, a person not a circulator who signs as a circulator, or a	County				

TYSON GERSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Explices (702/2028
Acting in the County of

4-20-21

- 1. Not sell the following properties to Avanata and see Vanganed Community Development Corporations: 259 Smith, 267 Smith, 277 Smith, 297 Smith, 377 Smith, 397 Smith, 319 Smith

# Fell Legal Name	Signatura	Street Address	Zip Code	Date of Signing Month/Day/Year	Equation 1	
Shonon Mry	10 Shuli myo	426 hulbome	48202	4/18/221		
: Johnisha Lloye	1 Shippy Low	509 chandler	48202	4/18/0	1	
, TYRONE DUANE DO	AVZISON ME ALL	2942 (ASMAUA	48278	4/13/21		
· Leginia Char	der Linia Chroder	509 Marston S	+4820	24.18.21		
· Miranda Chan	dler Misorda Charden	509Martons,	148202	4.18-21		
. 3n'hyra Wa	San Sill Da	Batephiliden	14/8202	4.821		
· Characon Nelsa	in C. Acison	530 marstan	48262	4.182		
· ROBERTIW	usa Palus Amil	630 MARSTONE	4200	1/18		
· CAR FORM	an Cal free	632 MAKSID	N 45)+	241		
15 11m Devo	ip Jan Drace	675 MENENTON	4870	4/18/2		
CERTIFICATE OF CHICCIATOR. The malicipal circula	one of the above putition ancess that he or she is 18 years of age or oblev and a United States or her paramete, that he or she has nother consol not promitted a pressure to age the putition	Signature	Encycoron-I	Do not sign or date certify	1/Ochun	_
wave three some and has we knowledge of a person signing the gamente sugressor of the person purposeting to right the person	e portision recent than energy and than, to him or liver liver lime-legify and helief, each signature in in, the portion transition was in the lines of signature as registered electros of the cute or		1)1	4 20 7	31	
trending found in the heading of the presson, and the elector		Printed name:	- 4	THRETTE	Pober son	
y the countains in net a resident of Michigan, the circul periton sheet in involved and the apparatus will use be co	inior shall make a cross or check most on the two possibles atherwise each algorithm on their remod by a filing official. By making a cross or check must on the line provided, the	Street Address or Burel Boute:		(62)		
processing on housing that concern is puttin about new or a generaling on housing that concern is puttin about so designated agont of the secretary of state has the conce-	valent of Michigan and agrees to accept the providence of this man for the purpose of any log coarted by the considerate and agrees that logal province acrossless the acceptage of state or a Michigan of recognitive correlation the considerate.	City, State, Dp:				
The state of the s	***************************************	Country				

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

4-20-21

myne

WARNING-A circulator knowingly making a fabe elatement in the above certificate, a per-person who signs a name other than his or her own as circulator to guilty of a mindementant

- 1. Not self the following properties to Assault, and or Hanganed Community Development Corporation: 239 Statch, 347 Statch, 277 Statch, 277 Statch, 277 Statch, 349 Statch, 343 Statch, 349 Statch, 349 Statch, 348 Statch, 340 Statch, 34
- are not emborsed by the Lower North End Block Club, which represents the majority of residents of the Lower North End.

4725 ConcoRD 48207 · CAROUN CAMPBELL 37020 jet 10 98210 · Aviuro Ipriank 1892 tree / And 48335 4/16/2021 Begiena Acoff 600 Antie Tam 48207 JEFAREY GILLIARD · GIBNICA PEPLANT 1141 Halcomb 4884 4/16/2 lhomas 9251 14102 W. Gard Skilling presqui 1430 Somerst 487304/6/21 2683 Contraine. 4009 4/6/21 410914745 48224420/2 · Heather Hurley Hustley Huley · Marissa Boningh mi . Dercien Allenson D. Nuclso 45204 15156 peyson 499 " Marsue Moore M ymula of offers of your cities of water of the concepting position 4-20 Date of signing: 14 mott Rottel SON inted name: teret Address or Raral Route City, State, Eige WARNING-A circulator knowingly making a false statement in the above arrifficate, a preven not a cit person who signs a name other than his or her on a substate is quite of a mindemeasure.

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

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Symutte Roberson 643 Horton Lynnette Roberson 643 Horton 48202 4/14/21 7862/Marose 48211 4/14/31 Silvester Robins on 482024-142 Tin Hart 607W. 303 HOPTON 48252 4.14.2 , MONICA FERENCER 303 HORTON AB202 4. 14. 2 POBERT OBBLANT 2831 E. Grand 48211 4-4-21 · Emily Steffen · Stayling Roberson 83 Horton # 48202 4/14/a Robers a 48202 4/14/2 BU CUSIER Jennoth Rahuston 532 Horton · Cayla Phillips 10 Jeannette Washington 655 storton 18202 4/14/2 strug shingtone yahakon grante Popu 4-20-21 into of signings HUDETE ROPERSON ested masses WARNING A circulator knowingly making a false statement in the above certificate, a per-person who signs a name other than his or her own as circulator is guilty of a mischineause

TYSON GERSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires 0702/2028
Acting in the County of

W

r Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Equit (optional)	Phone (sertional)
, Nicholas Milner	Nichapas Milner	100 chandler st.	48202	4-14-2	,	
, Carlos Pizarro	Cul Pan	100 Chandrer St.	48202	4/14/2	,	
, Sted Hussain	Buch	100 chardler St.	48202	41421		
· Domin Mos	Tone Stole	100 Chardler &	48202	4/14/21		
· Ladani Cedesma	hip	207 Quarder	48202	4/14/2	201	
. LEAH BARNETT	Les Bath	207 CHANDLER	48202	4/14/2	14	
· MARK SLEEMAN	mseeman	209 CHIMPIEN	40202	4/14/21	_9	
· KAID HUVAGE	A	2940 East Segue BIVE	45202	4/20/2	1	
9						
10					tificate until after circula	
CHILD R. JUE 60 CIRCULATOR: The and enqued cocalator of the	show position asserts that he or the is 18 years of age or older and a 1 was al Store water that he or the has weather caused not personnel a person to age the personnel.	Nicostane:	CIRCULATOR - B	the state of the s	tificate world after circuly	Cing decision
more than one e and has no houselodge of a previous regaring the position promine asymptone of the persons purposing to expectle position, the pe-	n move altern once; and that, in his or her best favoreholge and helief, each inguismes in the cases against the political was at the inner of organing a registered closure of the city or	Date of signing:	4-	21-21	/	
nonember loved water hereday of the pressure, and the observe man qua	The state of the s	Printed name:	Mich	Cal 1	Marker	
I the concellation to meet is necessarily at 50% higgson, the concellation which protestion shows as insulated and the negociations, with next two consists of the	tt make a cross or check rousk on the line poolship, otherwise week separation on the ca filling official. By making a cross or check mostle on the few processed the	Street Address or Bural Boute:	600	E Bo	hune_	
 manker-algorite (sin notation structure about the saw which is made a consideral of processeding our locations) should come reason a partition about execution of the algorithm distributed of the november of about how the common offices are 	Michigan cool agrees to accept the periodiction of this shele for the parquee of any legal the problem and agrees that legal paners period and the secretary of state or a d periodictic period on the secretary	City, Maire, Zipt	Les	of MI	4300	
		County	Ma	yoe		
WARNING-A rirealistic intowingly making a false statement person who signs a name other than his or her own as circula	I in the allowe certificate, a person not a circulator who signs so a circulator, or a stor is guilty of a misdemeanor.		- 0			

TYSON GERSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Depices 0700/2008
Acting in the County of Larry / Ac.

att myn 420-21

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

- 1. Not sell the following properties to Assemble and for Vinequand Community Development Corporation: 259 Statis, 267 Statis, 277 Statis, 279 Statis, 361 Statis, 362 Statis, 362 Statis, 318 Statis, 319 Statis, 310 Statis,

WAR	NING: A person who knowingly signs this petition more than unce	, or signs a name other than his or her or	on is violating the p		Michigan election law,	
é Full Legal Name	Signature	Street Address	Zip Çode	Date of Signing. Month/Day/Year	Email (optional)	Phone (optional)
Tatana Duchsan	Togarfra	1999 Basten	AMA	11621		
: Acren B. Jeckson	Caron B.D.	298 Harmon th	48202	4.18.21		
Milhp Johnson	Pha gr	296 Glaimon	48202	4-18	- 2	
· Cochise Jackson	Cuhreyackson	294 EBeston	4820	24-1	8	
5				- 2		
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OUTSECON CONTRACTOR The and contract and the other state of the other	ne politicus aprovis ibut he or she is 18 years of age or older and a United Fance		CIRCULATOR - D	47	tificate until after circulating politics	N .
form: Alsof ever it augmention con the positions wan aigused in his on-her pressure	or, that he so she has excite runned nor premitted a person in age the princip or than more; and that, so his or her has knowledge and helief, and a spagning	Signature	pre	man	in / Milley	
name signature of the previous proporting to sign the pertition, the perturb enough fixed in the broading of the partition, and the elector—was qualified	signing the position was or the time of signing a required elector of the city or	Date of signing:	/	4/18	121	
		Printed meseri	Stop	hanie	miller	
of the circulator is not a socialist of Michigan, the circulator shall not partition shoot is invalid and the algorithms will not be considered by a fi	for a critics or check much on the line provided, collamins each signature on this long riflicial. By making a critic in chief much on the law provided, the represent agrees to accept the providence of this state for the propries of any logid	Street Address or Baral Boute:	280	Bosi	ton islud	
proceeding to be unity that concerns a position wheet executed by the divigorated agent of the numerous of white has the same effect as if per	circulator and agrees that legal practice served on the secretary of state or a	City, State, Zipi	Det	roit	14, 4820	2
WARRIE & COLOR COL		County:	U	AYN	E	

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

4-18-21

usque

Background & Purpose: the purpose of this pertison is to document the approximents to the proposed will housing development known as "North End Landing", which is hone group-seed by Vings development as of April 2021 includes. 180 renal reporters, presently we Smith St. The majority of the development is proposed for lead that is currently owned by the Denoit Land Bank. Authority conditions to the Control of the Smith St. The majority of the development is proposed for lead that is currently owned by the Denoit Land Bank. Authority conditions to the Control of the Smith St. The majority of the development approach the development. This Petition is being speakeded by the Lower North End Block and the Control of the Co

The Lower North End Block Club is a development formally block club that has embrased several proposed sevelopments snow its inception. The membraship of the Lower North End Block Club is a radiable to review and embrase a sevened development proposal at any block club meeting, which is a accordance with bylance per held the first Monday of each month. Meetings are held via Google Meet and are open to the public. The permatink is access the meetings is meet georgic convitor-pip-qui. The next to consecutive block club meetings will take place as 53/21, 67/21, 18/23-69/21, just 19/422.

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

- No. no. of the fell-thirting properties in Assaults and or Vanganof Community Development Corporations. 259 Storth, 267 Storth, 277 Storth, 279 Storth, 303 Storth, 317 Storth, 319 Storth, 319 Storth, 319 Storth, 319 Storth, 310 Control, 31

7889 Melvise APUI 9415/21 . Trovis I Herdy 943 Kind 4821 8/16/21 276 KING 18202 1/15/21 7839MCHOSC 48211 4/16/21 443 KhA : Jalon why · GIANNA EXSELE . Molly van Nie en RECEIVED to be a grand and continue and above (College) and from the College of t Signature Date of signing: uted names City, State, Zip: WARNING-A circulator knowingly making a false statement in the above certificate, a person not a circulator who signs as a circulator, or a person who signs a name other than his or her orn as circulator is galliy of a misdemeanor.

> TYSON GERSH
> NOTARY PUBLIC - STATE OF MICHIGAN
> COUNTY OF WAYNE
> life Commission Explains Officializes
> Acting in the County of 4-16-21

wyne

erity of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and

med, kerby petition the Caty of Detroit and the Detroit Land Bank Authority to

- We, the understayed, acres greatment act of a Decision and the Derived Land unter Authority 96.

 Note of the field principle greatment in designate direct Greatment and the Greatment Community Development (1978) Resident 235 England 235 Engla

4 Full Legal Name	Signatury	Street Address	Zip Code	Month/Bup/Year	Essai
· Christophen & Rubinson	Chaliel & Poleon	308 Temberdage	48202	4/19/21	
· Christopher & Publish · TAMARA NEEZING	Tanker	308 Tensbeidge 269 Traubridge	48202	4/19/21	Lec
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Marce Additive or Noved Reads 130 Troubridge	
Det. M. 1 48902	
wante	

9-18-21

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

wy Me

- Not self the following properties to downah and or Finguised Community Development Corporations, 259 Storth, 247 Storth, 277 Storth, 777 Storth, 777 Storth, 778 Storth, 778

De borah Mathis Aleborah maryer David Caldwell Will Caldwell 48202 4/8/21 97 Hague 72 Hague 48202 4/18 2040 Algra 422024-18 Bute of signing: Printed name

Street Address or Razal Rossic City, Mate, Zip:

WARNING-A circulator knowingly making a fabe elaferment in the above certificate, a person not a ci-person who signs a none office than his or her own as circulator is guilty of a notedomenous.

TYSON GERBH
MOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires 07/20/2028
Acting in the County of L-4-YAZ

2 4-18-21

whee

PETITION TO OFFORE PROPOSED DEVELOPMENT NORTH END LANDING.

Packground & Purpose: the purpose of this petition is to decument the opposition to the proposed infill housing development known in "North End Landing", which is being proposed by Vanguard Community Development Corporation in particular or of April 2021 includes 180 rental proposition principles and the state of the development of the development of the development of the best between the purpose of the best between the purpose of the best between the purpose of the petition is principled on the Development of the De

and development proposal on 3/1/11. Subsequent revisions to the development plan are not adequate to address the community's concerns and the majority of residents efficing public community 3/22/11, 3/23/11, 4/5/21, and

The Lower North End Illock. Chib is a divelopment-disently block, shib that has endersed several proposal at any block, chib mentions which place is not provided to the first bloody of each month. Mortings are held via Coople Mort and are epen to the public. The permaters is accrees the meetings is most grouple convitor-proj-pin. The next 6 consocurity block chib mediags will take place on \$5/21, 67/21, 20/21, 20/21, and \$604/21, and \$604/21,

We, the undersigned, herby petition the City of Detroit and the Detroit Land Hush Authority to:

- N. Not ad the first company reviews to a Security Development Company to Development Compan

# Full Legal Name	RNING: A person who knowingly signs this petition more than one Signature	r, or signs a name other than his or her o Sireet Address	ats is violating the p	provisions of the M Date of Signing Mostle Day Veer	lichigan efection law.	Phone (optional)
Basson Bourd	Pa xeron Frand	17090 Fost13	42066	48/1		
Bullo American mail	1820	184 Kentworth St	48202	4/18/21		
Janice Wiseman	2	118 Kanilworth	48207	4/18/21		
idward bute	Su. R. 1 -	248/5-1di	-76	4/18/2		
· KAI CASSELLS	62 F	106 Kenilworth	48202	4/15/71		
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The second secon			CHICULATON D	and how or different	floriganti after decalating petition	
citizen, that exch eigenment on the polition was algoridate his or her prese	one petition asserts that he or she is 18 years of age or older and a United State I nex; that he or she has neither council nor promitted a person is sign the petition	Signeture:	1100	A Hote		
printing signature of the person purporting to sign the petition, the person	one than once; and that, to his or her here incodesign and bellef, each aignature to the naigning the publics was at the time of algoing a registered elector of the cay or	Date of dipolegy	4	18727		
to-onliep loosed in the heading of the position, und the electro was qualifi-		Printed name:	HAL	IMA C	ASSETIS	
If the checulates is not a resident of latelity as, the elecularies shall no perition short is invalid and the algorithms will not be counted by a	olle us rous or c'heck mark un the line provided, athernize each zignature on this Hing afficiul. By making a cross or c'heck mark on the line provided, the Algan and supres to occupt the juriodiction of this state for the juryose of any legal	Mired Address or Rural Raste:	100	OKENI	LUDKIH	
metaragement consistence amortes that the or othe to not a resident of 3th procurating or hearing that concerns a petition sheet executed by its designated agont of the societies of state has the same effects as if p		City, State, Tip:	D	DIRDIT	MI 48200	
		County		WAIN	E	
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TYSON GERSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires (1702/2028)
Acting in the County of Land NE 28/2 4/18/21

PETITION	TO OPPOSE	PROPOSED	DEVELOPMENT	NORTH END LANDING
AND IN COLUMN	Acceptance	but have been 196.2	and Mart Landing!	which is being personned to

1. Not sell the following properties to Annuals and the Francis Conference of Conference Conference

r Full Legal Name	Stevenson	1 1./	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (optional)	Phase (eptional)
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Melissa there Pareice Jon	WILDLY	Kales	300 HORTON	48202	4/18/2	n	
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		n that he or the it is years of age at alder and a United Samer has neither caused our permitted a person to sign the position	Signature:		C. Sheet Co.		
than ance and has no begradedge of a person signing the position more than once, and that in his or has been converge and been, on his design of the vity or he signifies of the person purpositing in tigh the position, the person signing the position was at the time of expering a registrond election of the vity or		Date of signing:					
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the about in terrolist and the element of teach and	he connected by a filling official. He is	ik mark an the Tine prinsipid, otherwise much rignomer on this wiking a cross or check much on the Tine prinsipid, the	Street Address or Racul Baste:				
lor agrand circulature asserts that he or also is not a	a resident of Michigan and agrees resocuted by the circulator and ag	to make the persidication of this state for the purpose of any registers shall be perfected as the socretary of state or a	City, State, Zip:				
symmed agent of the sucretary of some has the son	na affins so if pursuesally served or	Abrytin wilder	Caunty				

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

PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING

ned. herby petition the City of Detroit and the Detroit Land Bank Authority to

- 1. Note well the fidest range properties in Assume that the Commission Development Corporation: 229 States, 267 States, 277 States, 279 States, 267 States, 279 States, 278 States, 279 St WARNING: A person who knowingly signs this petition more than noce, or signs a name other than his or her own is violating the provisions of the Michigan election law.

s Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (continued)	Phone InstituteD
· Leyey DiPizzo	levery de Run	7400 Oshland	48211	4/14/21		
: Fernando House	Fernander House	675 Horton	48202	4/14/2		
· Lawrence CALL	Housens Pulker	473 Horton	48202	4/14	2	
· Michael Levr	with the same	1340 Hurton	44202	4/14/21		
· Jerone Ward	Jerme Ward	550 Hardon	4880h	411113		
· JARMILA SENKYR	J. com	25C HORTON	48202	4/14/21		
. William N Batchelor	William 1 Botchel	669 Horton	48303	4-14-21		
I an McCain	Elay Milain	658 Horton	48202	4/14/19		
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CHITTER OF CHICAGO, ON The authority and considere of the other	to position assess that he or sile is 19 years of age or older and a United States.		CINCULATOR-IN	not sign or date evenit	feate until after circulating petition:	
more than one e und has no knowledge of a person seguing the persons new	or that he or she has nothing cannot not permetted a person to again the petition or their point on a three persons on the person on the characteristic and before two has againstee to the against person or the person of the case of the control person of the case or the control person of the case or the case.	Signature: Date of signing:	4 14	-21		
newwedge from it so the technique of the pertition, and the electric new qualifies	Fax signs the perintent	Printed name:	Lone	U DIP	6556	
	to a concess of check much on the line provided, referrnice out h regressor on this long official. The making a course or check much on the long provided, the	Street Address or Raral Route:	744	O' Osh	iznd	
proceeding or fearing that concerns a periton sheet cureated by the	ligion and agrees to an aige the jurisdiction of this state for the propose of any legal coordator and agrees that legal process served on the secretary of state or a	City, State, Zip:	Det		11 48211	
designated agent of the securities of more had the same effect on if fer		County	US1	4		
WARNING-A circulator have legt making a fabr statement to the person who signs a mane other than his or her own as circulator in the circu	to above certificate, a preson and a cleveloise who signs as a clevelator, or a s gallty of a missionecanor.					
				YSON GER		
			CC	JUNTY OF W		
			Acting in the C	rdsdon Explines	07/02/2028	wagne
			05.	XXX	8	
			04		4-14-21	

PETITION TO OPPOSE PROPOSED DEVELOPMENT "NORTH END LANDING" used strill huming development known as "North End Landing", which is being proposed by Vanguard Community by of the davelopment is proposed for land that is currently owned by the Debret Land Bark Authority, so this print ment opposes the development. The Fortion is been qualitateded by the Lanes North End Block Click, which rap and proposed the development. The Fortion is been qualitateded by the Lanes North End Block Click, which rap the second section of the Proposed Section (1998).

one to address the community's concerns and the material of residents offering public consecut on V1/21, V23/21, V31/21, 4/5/21, and

- 1. Not sell the following properties in domain and or Tanganad Community Development Corporation: 239 Namb, 247 Steads, 277 Steads, 279 Steads, 303 Steady, 303 Steady, 319 Steads, 319 Steads, 319 Steads, 310 St

Full Legal Name Signatu	person who knowingly signs this petition more than once	Street Address		Tin Code	Date of Signing Month/Day/Year E	ngin eterror inv.	Phone instignation	734 3
Vaupesa Płaszynski	Varies Story	607	E Bethone	48202	4/14/21			57
LED Malesevic 1	so More	607	E Bethune	48202	4/14/21			
Rylie Myers .	myers	607	E GUHL	me	4/14/2			
Katherine Roedel F	Roedel	605	E Bethur	48202	4/14/21			
Tosedn A. Ramirez .	1412-	6118	Bethrne	48202	4/14/21			
Waverley Baron-Calbani C	Woode Bondi	601	E Bethune St	48212	4/14/21			
Margan Engelmann	M/ & mun	GILE	Bethune	48202	4/14/21			
Martinew Rocalel	fluidity 1	GOSE	Bethunc	48205	4/14/21			
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SR, 113 CO CBCT, 1200. The analonizated circulation of the above pointing that such registeres on the pointing was regard in his or her principles, this he	arrives that he or she is 28 years of age or older and a 1 bited Norte	Signature		CIRCULATOR - B	first chart or date correction	ete until after circulating petition:		
yes once and has no knowledge of a pressu reguing the period moor than once enquation of the person proporting to upon the posture, the person reguing the	er sand about, as day on her been knowledge sand bedied, was hospitation in the pression work of the same of signang a registered about on if the city on	Date of signings		4.14	21			
y bested in the herodog of the grotien, and the elector non qualified to sign the		Printed name:		Michael	2 Mart	h		
the's and whatese as most as permishinat of 'Machingane, this (since wheater which' mostly or a series o nations along it as concentral worst after suggestioners wall now the presented by as follows either the		Street Address of	r Recal Riveter	600	E Betten	-		
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		Country		Wan	~			
ABNING A circulator knowingly making a false statement in the above or rum who signs a mane other than his or her own as circulator is guilty of	centicate, a person not a circulator who signs as a circulator, or a			/				

TYSON GERSH
NOTARY PUBLIC - STATE OF MICHIGAM
COUNTY OF WAYNE
My Commission Entires 07/202/2028
Acting in the County of

The Lower North End Black, Club reviewed the current development proposal on 3/1/23. Subseq 4/8/21 remain strongly opposed to the development.

The Lower North End Block Club is a development fromthy Mock club that has endorsed several proposed de-elegoments since its inception. The membership of the Lower North End Block Club is a validable to review and endorse a revined development proposal at any Mark club meeting, which is a accordance with hybris are held the first Montaley of each ments. Merrings are held via Google Meet and are open to the justice. The premistak to account the mentings is more google convitor-proposal. The next 6-convicative block club meetings will take place on 50/21, 67/23, 15

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

- 1. Not self the following properties is Awards and or Vargand Community Development Corporatives: 239 Storth, 247 Smith, 277 Smith, 279 Storth, 377 Smith, 313 Smith,

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

Date of Signing

a Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (options	Donr (grinnal)
Joanne Warwick	Jane Waring?	264 Smith	48202	4/13/20	2	Pie
, Shayna Kotzian	Lendin	451 Horton	48202	4/13/2		
, JOSHUA KOVARIK	& Vlegi	ZCO Chandler	48292	4/13/2	1	
Savartha Lehman Meyer	and in	260 audler 9	48202	4/13/2	1	en
· SUSAN STEWART	Dury Stewart	290 Chandler	48262	4/13/21	4	
· Dayn Fisher	TO C	420 Charles	40202	4/13/2	1 4	
of Gooden	The state of the s	420 CHANDIER	48202	4/13/2	X.	
. A. Fisher	- ASL	420 Chendler	48242	4/13/0	1	
. KEITH P. BOOTH	Keith P. Booth	312CRANDLER	48202	4/13/2	13	
10 M Franklin	Muchael Trank lis	300 Chandles	48202	4/13/2	MITTEL	rung green grown com
CHRIST N. STE CO. CHR. C.L. SESS. The made expressed consistors of the sale	ore proteon arrayers that for or tile to \$5 years of age on white and a Control States	A STATE OF THE PARTY OF THE PAR	CIRCULATOR - Do	_	tificate until after e	A
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personne arguniture of the person proporting to age the person the person non-make hourd so the beauting of the persons, and the elector was qualific	a representative provisions were not the trace of commercial representation of the age of the com-	Date of signing:	Apri	117,	2021	V
		Printed name:	Joann	e Way	wick	
 persons shore in secoled and the segmentees will not be constrol by a t 	the secretor or obook most on the low provided, otherwise each asymmetric within Unit official. The mediang accessor which most on the line provided, the	Street Address or Kural Rogue:	264	Smit	th	
protections or heating that converte a patient a test a read of the de- protection or heating that converte a patient of the coverte as a factor of the de- dragonated against of the measure of mate has the mone effect on of p	hegass and express to message the surredictions of this seasy for the purpose of user legal same whose west express that legal process surrend on the resources of seasy or at	City, State, Zip:	Det	noit ,	MT	48207
		County	135	A	8	
WARNING-A circulator knowlegly studing a false statement in person who signs a name other than his or her on a so circulator	the above certificate, a person not a circulator is bo signo as a circulator, or a is guilty of a neisdeneessoo.					and the

TYSON GERSH
NOTARY PUBLIC: STATE OF MICHIGAN
COUNTY OF WAYNE
My Corression Epithes 07/02/2028
Acting in the County of

myre

4-17-21

PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING coxed infill bearing development known as "North End Landing", which is being proposed by Vanquard Community sits of the development is proposed for hard that is carefully council by the Derival Lind Bask Anthonity, is this perincurate upones to development. The Verticion is being sententiated by the Loans Vands End Black Chile, which represent opens to the development. The Verticion is being sententiated by the Loans Vands End Black Chile, which represent exposes the development. The Verticion is being sententiated by the Loans Vands End Black Chile, which represent exposes the Control of the Verticion Control of the Verticion

ver North End Block Club reviewed the current development proposal on 3/1/21. Subsection strongly opposed to the development ons to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 31(2), 3/23/21, 3/31(2), 4/5/21, and

The Lower North End Hisck Chib is a development-friendly block club that has endorsed several proposed developments since its inception. The membership of the Lower North End Block Chib is available to serve and endorse a servined development proposed at any block chib meeting, belon in accordance with bytess are held the first Monday of each month. Meetings are held via Grouple Meet and are open to the public. The permistant to accees the meetings is more grouple convfor-pipe page. The next 6 consecutive block chib meetings will take place on 50/21, 67/221, 57/23, 67/22, 67/23, 67/23.

and, herby petition the City of Detroit and the Detroit Land Bank Authority to:

- 1. Not self the following prospective to Assauth and or Vanganard Community Development Exerporation: 239 Stateh, 275 Stateh, 277 Stateh, 277 Stateh, 377 Stateh, 377 Stateh, 375 Stateh, 375 Stateh, 375 Stateh, 375 Stateh, 375 Stateh, 377 Stateh, 375 Stateh, 377 Stateh,

i Full Legal Name	Signature,	Street Address	Zip Code	Month/Day/Year	Equil (ontinue)	Phone (entirest)
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			CIRCULATOR 6	nge Jign or date certif	Scate until after circulating petition:	-
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consists regressions of the process people was a right the positions, the process reaching levind as the leveling of the positions, and the elevane was qualified	regarded the personne was at the time of registing a registered clearary of the city or	Date of signing:	14	1/20x	4/19/200	1
If the considering is not a condess of the higger, the considered what each or see that much on the line populated solutions with ingressive was their		Printed name:	Josep	H GEL	NAS	
pretition about an imported and the approximation wall now he summered by a fit	der uit siener om Clarick meerd van die Jane promisieled, ombetreviere van it regenemme van deer Beige afficieved. Die medeling er versom om charick maar de van der Jane provinsieled, die Begrow and approve de uit verpt die provindenteere of diese states fan die propiense of vans Verjal	Street Address or Rural Route:		E B ETHU		
previousling or hearing that concerns a position the description of the de- designated agent of the someony of state has the some effect or if you	countains and agrees that legal princess served on the secretary of state or a	City, State, Eipe		Jul 4	個人の入	
NATIONAL PROPERTY OF THE PROPERTY OF A PROPERTY OF THE PROPERT		County	WAY	WE		
WARNING-A circulator knowledgy making a false statement in t person who signs a name other than his or her own as circulator	he alone certificate, a person not a virculator who signs as a circulator, or a is guilto of a mindemeanor.					

TYSON GERSH
OTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
WY CONTRECTOR Explose (70/2020)
Acting in the County of 4-19-21

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

The Lower North End Block. Club is a development-disently block club that has endurand several proposed development succe in inception. The membership of the Lower North End Block Club is available to review and endone a revised development proposal at any block club meeting, which is accordance with Influence with Influence and the first Monday of each month. Meetings are held via Google Meet and are open to the public. The pentalink to access the meetings is meet google com/fu-yuk-yu. The next 6 consecutive Meet, eith meetings will take place on 5/3/21, 6/3/21, 8/3/2, 9/6/21, and 10/4/21.

- 1. Not sell the following properties to Avantals and or Vingward Community Development Corporation; 239 Saids, 267 Smith, 277 Smith, 297 Smith, 293 Smith, 313 Swith, 313 Swith, 313 Swith, 315 Smith, 325 Smith,

# Full Legal Name	Signature	Si	reet Address	Zip Cods	Date of Signing Month/Day/Year	Email (optional)
· Johnson Charlys	INV		211. E. Dortum	48262	4/14)	A
, PAY NS	Dag or	2M	7442 Benjus		4/15/21	
, Roger Robin	150n 17/16	-	7500 OAKlas	1 4/211	4/136	
· Norma Shaw	C SE		7618 John R	48202	4/561	/
· stephenie Mill	ler Stephann	Wille !	280 E BOSEN	48202	4/15/2	
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citizens, that each signature on the perition was second in his	iane of the above position amove that he or she is 18 years of age is not hes presence; that he or she has nother canned any permitted a	nerson to open the position 54	Quarterer:	Km	nette	Koverin
or one than one; and has no knowledge of a person reporting to gramme agreement of the person purporting to age the petition normship listed in the heading of the petition, and the election	the peration naive show ower, and stoot, so has or her best knowledge a tion, the purson highing the position was of the time of aigning a regi or now qualified to algorithe partition.	send election of the city or D	sets of algestage	110		14-20-21
if the correlator is now a revisions of Michegan, the circu	slater whall make a cross or clock mark on the line provided, other counted by a filter efficial. By making a cross or clock mark in the	ner excit signature on this	rinted name:			14 AND ENCHAPTERSON
and engeled considerer asserts that he or she is not a re	enaless of Michigan and agrees to accept the paradiction of this tix recused by the container and agrees that legal process served on th	the the purpose of any logal	ity, State, Zigt			
	statement in the above certificate, a person not a circulator who		ountys			

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

4-20-21

wyne

PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING und infull housing development known as "North Erd Landing", which is being proposed by Vanguard Community of the development is prepased for land that is currently owned by the Datinal Land Bank Authority, to the spit ment opposes the development. This Polition is being spatialised by the Lance Niethe End Bioks Chick which reproduces the results and the spit and the spit of the spit of

unity's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and

The Lower North End Block Club is a development-friendly block club that has endorsed several prepared developments since its morption. The membership of the Lower North End Block Club is a stability to review and endorse a revised development prepared at any block club menting, which is a secondance with hybrids are field the first Monday of each month. Meetings are held via Congle Meet and are upon to the public. The permatinsh is access the meetings is most goight constructive place. The next 6 consecutive block club meetings will take place on \$15/21, 69721, \$202, \$

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- 1. Not sell the following properties to Associate and or Viruguard Community Development Corporation: 259 Smith, 277 Smith, 277 Smith, 279 Smith, 313 Smith, 313 Smith, 319 Smith, 315 Smith, 771 Smith, 275 Smith, 370 Smith, 371 Smith, 371 Smith, 310 Smit

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

Date of Siming

# Full Legal Name	Signature	Street Address	Zip Code	Month/Day/Year	Equilibration of	Phone (surfamel)
More Perrecult	Wooder Pornault	8018 JOHNE ST	48702	15/31/20		
· REDSCHH MARKOR	Reglot A Varpa	81621ASAUE	48201	4/18/2)	2	
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more then come and him no invadedge of a person signing the petition sun pension signature of the person preparateg to sign the petition, the person arounder instel in the broading of the petition, and the elector was qualified	or these course, and these, to him or here have demonstrated and halless, exich sugmentary in the sugments protesses were as the since of signings a segment of election of the city or to a constraint protesses.	Statu of signing:	1)0	,	1.30 21	
		Printed name:			1-/me 14	Charles
Lawrence elect is issoulid and the signatures will not be counted by a fi-	le a cross or obock mark on the live previded, otherwise emit eigentary on this log official. By making a couse or check awas on the line provided, the	Street Address or Rural Route:				
moderageed covalutes asserts that he or the it and a modera of high paycoding or housing that environce a petition sheet researed by the distributed agent of the secretary of state has the same effect as if yet	igner and agrees to accept the procedution of this river for the purpose of any legal considers and agrees that legal process served on the security of state or a consider consider to be considered.	City, State, Zip:				
		County				
WARNING-A circulator knowlegly making a falor statement in t	he above certificate, a person not a circulator who signs as a circulator, or a					

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

4-20-21

PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING:
need infill housing development known as: "North End Landing", which is being proposed by Vangusied Community Development Corporation in paracerlain with Assauth. The propused
to of the development is presented for land that is currently owned by the Daviest Land Bank Authority, but should serve as
more openies the development. The Petition is being spentished by the Lower North End Bibles Citch, which represents the amount of areas that is used in property assaurance was maning property
and the property assaurance was made and property assaurance was made and property assaurance was the property assaurance was made and property assaurance was property assaurance was property assaurance and proper

ed, hesby petition the City of Detroit and the Detroit Land Bank Authority to

- 1. Nor sell the following properties in Journal and or Tangguard Community Development Corporation: 259 South, 275 South, 277 South, 279 South, 303 South, 303 South, 319 South, 319 South, 328 South, 319 South, 328 South, 328 South, 327 South, 327 South, 327 South, 327 South, 328 South,

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HERCIOUS MERCER-BOOKS JA	308 Chandler ST	48202	4/17/2031		
· Katherine Davis D. A. Dinis-	322 Chardler	48202	4/17/21		
· John Walker Jack	301 Chandler	48203	4/19/21		
· Caro McCoughan Capo McCoughan	290 Charde	48202	4/18/21		
, , , ,	- 60 0 1 1 1 1 1	- Jan 25.00	" '		
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	County:				
WARNING-A circulator knowlegly making a falso statement in the above certificate, a greaten not a circulator who signs as a circulator, or a					

> 4-20-21

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

The Lower North End Block Club reviewed the current development proposal on 3/1/21. Subseque 4/8/21 remain strongly exposed to the development.

we North End Block Club is a development-friendly block club that has endosed neveral proposed developments socie is isocopion. The membership of the Lower North End Block Club is available to review and endoses a revised development proposal at any block club meeting, ascondance with bylances are held the first bloodly of each meeting with the place on N3/21, 6/7/21.

ned, herby petition the City of Detroit and the Detroit Land Bank Authority to:

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200 Residele St 18202 4/17/2014 . Ameen Sharee & Arun Sharef 236 Kusenale 48202 4/18/21 · Gaylynn Brown Docheme from multipoperor Date of eigning ymea paterin risted name: ireei Address or Rural Route City, State, Zip: WARNING-A circulator knowingly making a false statement in the above certificate, a person not a circulator who sigm as a ciperson who sigms a none other than his or her own so circulator is guilty of a misdemenant.

TYSON GERSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Bayles 07702/2028
Acting in the County of

420-21

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PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING

- No. on an entergrant, princip grouperies to the American and a Paragraphic Community Proceedings (29 Smith, 287 Smith, 277 Smith, 297 Smith, 297 Smith, 297 Smith, 135 Smith, 137 Smith, 137 Smith, 135 Smith, 13

WARNING: A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the pro-	isiom of the Michigan election law.
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# Full Legal Name	Signature	Street Address	Zip Code	Month/Bay/Year En	all (notices))	Phone (antiquel)	
. Amanda Stevens	Otas	451 Horton St	48207	4/18/21/01			
: Richard Hernandez	Ruffer	451 Horton St	48202	4/18/21/1			4877
Wathen Agnew	whi	127 30 Ward 54	48202	4/18/210			-629-277
skeven Alman	Stove Alder	1275 Eward 5+	18202	9/18/20			437
· Bushir Alterin	Basel Attin	93 seward st	48202	4/1/24			17
. Melohy Townsend	mys Firms	90 E Hancock St	40201	4/18/21 0			
· Joe Narddillo	11/12	SOS Raver Place br	98207	4/18/21			
· Ben Doewshe	R. D.	270 Rufoli	48016	4/18/2 .			1
, CHLOE FRALES GH	the tralify	4431 Comnanubal	N48208	4 18/5-1			
10 Kristina Schmidt	Musting Spmit	4800 Commonwealt			risting Shiniar a	1803d22	_
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ellipse: that each signature on the politime was reprod to his or her pres	encer, that he or site has neither caused nor permitted a permit to eign the political nore than once; and that, is he is the less best have ledge and bring each signature is the	Signature:	KU	more	of your	4	_
	on signing the potition was at the time of signing a registered elector of the city or	Date of eignings	11/	4-20-	1		
		Printed name:		1 Your	TT ROPULSO	N	
	make accesses or abouk smark on the line presided, exhancite coals argusture on their filling afficied, the moding access on check mark on the line presided, the achieve and agrees to accept the protein town of this state for the propose of way high?	Street Address or Racal Route:		10			
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SCHOOL STANDARD STANDARD STANDARD STANDARD		Consty:					
WARNING A circulator knowingly making a false statement is	the above certificate, a person not a circulator who signs as a circulator, or a						

TYSON GERSH NOTARY PUBLIC - STATE OF MICHIGAN COUNTY OF WAYNE My Convitation Expline (17/02/2026)
Acting in the County of County TYSON GERSH

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4-20-21

PETITION TO OPPOSE PROPOSED DEVELOPMENT 'NORTH END LANDING'
offit brusing development known as 'North End Landing', which is being proposed by Vang
the development is proposed for land that is currently owned by the Detroit Land Bank Auth
opposes the development. The Petition is being spendended by the Lower North field Block.

- 1. Not sell the following prosperties to Assauch and on Finignated Community Development Corporations: 239 Smith, 267 Smith, 277 Smith, 277 Smith, 277 Smith, 307 Smith, 313 Smith, 313 Smith, 313 Smith, 313 Smith, 313 Smith, 313 Smith, 314 Smith, 315 Smith, 315 Smith, 315 Smith, 315 Smith, 315 Smith, 315 Smith, 316 Smith, 317 Smith, 317 Smith, 318 Smith, 317 Smith, 317 Smith, 317 Smith, 318 Smith, 317 Smith, 318 Smith, 318 Smith, 317 Smith, 318 Smith, 317 Smith, 318 Smith, 317 Smith, 318 Smith, 317 Smith, 318 Smi

97 California 48203 4/8/21 , Sylvie Damers Sylu Mago 48783 4/18/21 : KOBEDT DARPEN , CASAN VILLANOS 16/0 97 Galdany 1/10 376 GIRN/BW/W 48230 4/18/21 · Victoria Bosanico 484 IRAUNS 4874 9/18/21 Borns Dejan Mondais Danet Aldan an Altan 4014 cortland 48204 4/18 631 Orleans St Dotos 48207 4/18/2021 11 Mbbash St 42207 4/18/2021 · RACHEL BRADA 48207 4/18/2021 Kerin Juverez 631 Orleans St mm Merfus 48202 4/18/21 CIECULOSE - Do not sign or date cy 451 Horton " Alex Gamero Libera Lyunte Date of signing:

> Violed name: Street Address or Racal Boute: City, State, Zipe

WARNING-A circulator knowingly making a false statement in the above certificate, a person not a c person who signs a mass other than his or her on a sectoralator is guilty of a mindemeaner.

TYSON GERSH NOTARY PUBLIC - STATE OF MICHIGAN TUBLIC - STATE OF MICH.
COUNTY OF WAYNE
My Convrision Expires 07/02/2028

420-21

usy of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and

ned, herby pestion the City of Detroit and the Detroit Land Bank Authority to:

- 1. Not self the following properties in Associate Associated and are Eurogrand Companied Development Corporations: 259 Instith, 275 Smith, 277 Smith, 279 Smith, 317 Smith, 317 Smith, 317 Smith, 318 Smith, 317 Smith, 318 Smith, 317 Smith, 318 Smith, 318 Smith, 317 Smith, 318 Smith, 318

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TYSON GERSH NOTARY PUBLIC - STATE OF MICHIGAN COUNTY OF WAYNE nty of _____ 4-20-21

PUTITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING panel stiff housing development known as "North End Landing", which is being proposed by Van rip of the dovelopment is proposed for land that is currently owned by the Detroe Land Bark Austi-gament apposes the development. The Petition is being spatcheded by the Lower North End Blood

The Lower North End Block Club reviewed the current development proposal on 3/1/21. Subset 48/21 remain strongly opposed to the development ons to the development plan are not adequate to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/3/21, and

The Lower North End Hock Club is a development friendly block club that has endoned several proposed at any block club meeting, which is in accordance with playes are left the first Monday of each month. Meetings are held via Google Meet and are open to the public. The permatent to accress the meetings is meet google constitu-rept-qu. The next o consecutive block club meetings will take place on \$59.21, 67221, 1822, 1823, 1823.

igned, herby petition the City of Detroit and the Detroit Land Bank Authority to

- 1. Not sell the Julianning grouperies in Assaudu and in Vargamed Consensity Development Corporations; 239 Sands, 275 Sands, 275 Sands, 279 Sands, 285 Sands, 315 Sands, 315 Sands, 315 Sands, 315 Sands, 316 Sands, 316 Sands, 316 Sands, 316 Sands, 316 Sands, 317 Sands, 316 Sands, 317 Sands, 317 Sands, 318 Sand

Full Legal Name	Signature	1	Street Address	Zip Code	Date of Signing Month/Day/Year	Ergall (continued)	Phone (national)
PETRO AR	MSXPINA	Hrus	409 MELBOORE	48202	D4/18/2	1	
MYLES ABAK	CIA Musle	& abraria	1 OF HEL BOURNE	48202	04/18/2		
STEPLES AUSTIN	00	200-	300 E. EURING	48202	04/18/2		
Joann Chil	ds Joans	Claw	247 Ewlich	4830)	04/18/21		
Deneko Chil	ds Coreto	clas	847 Eudid	X8200	84/186	ar a	
Rosalind Chil	as Sosalud	Childs	247 Euclid	48202	4/18/21		
Andrew Joseph	9 guel	torge	235 E Euclia	48302	4/18/21		
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NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires 07/02/2028
Acting in the County of Least 4-20-21

- N. Fran all the following properties to Sept of Security Community Development Corporation: 259 Statis, 325 Statis, 275 Statis

# FulkLegal Name	Signatur	Street Address	Zip Code	Date of Signing Month/Day/Year	Fared (notional)	Phone (notional)
Innan da Breckner	Bucken	109 Mt. Vernon	46202	4/17/2	7	
cher Houghland	They ton	alotte Chandle	7 4820	2 4/1	7/	
JMases	Calesta U	530 Cha	clero	244	2	
Admit Dags	May mayor	530 6 hans	dersesse	124/	>	
· OK other Mason	16	503 Rosedele	98207	4/17/2		
. Evan Albazi	a	7567 Chryster	48211	4/17/2	(
, Alisso Crawn	Le	127 Several	4470	4/1/10	P	
Hannah albom	Howh Car	127 Sevand	48202	1/17/20		
· Kemente Stratil	4010	660 2. Philodolphi	18202	4/17/2021		
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anonyment agrees of the servenes of state has the same effect in if y	examinate server on the community	County:				
WARNING-A circulator knowingly making a false statement to	the above cartificate, a person soil a circulator who signs as a circulator, or a					

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

4-20-21

nd, herby position the City of Detroit and the Detroit Land Bank Authority to

Street Address Date of Signal of Street Address Street Address Street Address Street S WILLE BURRELI WilloBernell · Jack Hosteward , Ponnie DuBoce Ronnie De Bar Monay Williams
Monay Exdue
Cayla Maran
April RUSL
DAMON RAMSEUR May Welin Monique terdire Danos Ranceur John marin was you for go of the war war you was the following of the work of the war of the way of Date of signing Street Address or Rural Route City, State, Zipo WARNING-A circulator innontingly making a false statement in the above certificate, a person not a ci-person who signs a name other than his or her own as circulator is guilty of a misdenseance.

TYSON GERSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Explice 07(2)2228
Acting in the County of L

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4-20-21

PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING

- 1. Not will the following properties to Annually and or Vingand Community Development Corporation: 259 Statis, 267 Statis, 277 Statis, 277 Statis, 277 Statis, 377 Statis, 377 Statis, 377 Statis, 375 Statis, 376 Statis, 376 Statis, 376 Statis, 377 Statis, 377

# Full Legal Name	Signatur	Stee	net Address	Zip Code	Date of Signing Month/Day/Year	Empli (continue))	Ebone (antiquel).
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· Adrian Cui	no am C	200-11	1 Rosedate	48202	4.18-2		
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of Ban That	224 Von my	200 8	88 Royaltele	1013207	4-18.	24	
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· Laura Kraffor	inte Ly Zi	2 6	201 Harton	48202	4-19.	- 3	
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10				and the s		pilicas anti profeseratating peti	
litteen; that each agreature on the petition was sign	ed circulator of the above petition vascets that he or she is 18 years of age and in les or her presence; that he or she has westler consed nor permitted	a person to sign the petition Stigm	efem;	Kn		Potenson	7
nove than once and this iso his visity; of a person- pension expection of the person peoperting to eigh recently lixed in the bracking of the printer, and t	signing the perition never than once, and that, is het or ther feat knowledge the perition, the person signing the perition was at the time of signing a reg the elector was qualified a signishe partition.		e of signings	111	4-20	21	0./
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TYSON GERSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires 0702/2028
Acting in the County of

Seling Wilson-Bennert 619 Horton 48202 4-13-21 Szlina Wilson-BENNOUT 634 Horton 43202 4-13-24 FERNANDO HOUSE 675 HORTON 4820 4/14/21 · Arnette Roberes 655 Horton 48202 4/14/21 48202 4/14/21 655 Horton · Thomas Roberes 48202 4/14/21 Donkico Brent Sal Horton Zandra Marshall Zandris Morrish Zandra Marshall 2868 & Grand Bld 48202 4/16/21 2862 E. gnas 120 400 4.162 Marmane Led better TEMOS Green Chamani Cabeter 48202 48602 48202 48202 379 PUTEN 625 Hoston Michael Planth Contract Selling Date of signing: WARNING-A circulator knowingly making a false statement in the above certificate, a perspection who signs a name other than his or her own as circulator is guilly of a misdemeanor.

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



The Lower North End Block Club is a development-friendly block club that has endored several proposed developments since in inception. The monhership of the Lower North End Block Club is available to review and endorer a revised development proposal at any block club meeting, which in accordance with bylavas use held the first Monday of each mouth. Meetings are held vin Google Moet and are open to the public. The permainst to accreas the meetings is meet google convitor-pap-ign. The neat 6 consecutive black club meetings will take place on 59/21, 69/21,

- Not self the following properties to drawnth under Fanguage Community Development Corporation: 259 Statis, 267 Statis, 277 Statis, 297 Sta

r Full Legal Name	Signature	Street Address	Zip Code	Month/Day/Year	Empli (notional)	Phone (sotional)
Tohn JORDan	John Jordon	90 manchestic	48207			
Michael Joseph Zuzolo	Miral Pak heat	620 Chandler	48202	4/17/21		
, Devin Lyons	An 1	CHI Chondle	48202	9/17/21		
Denisi Simpse	Dance Sun	661 Chandler	48202	4/11/21		
· Zonala Simese	Rondel Sun	66 Chander	48202	4/11/24		
. VICTORIA NORMAN	Victor Noven	651 CHANDLER	48602	4/11/21		
· Societa Perry	Secerita Revus	631 Chandler	48202	4/11/21		
. T(1) DE 11+	FHOOTE	67	48206	4/17/21		
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	e alone certificate, a person not a circulator who signs as a circulator, or a	County)	May	ise		

TYSON GERSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expire VIVID/2028
Acting in the County of

igned, berly position the City of Detroit and the Detroit Land Bank Authority to:

- 1. Not well the following properties to drawnth and or Vangasard Community Development Corporations; 239 Smith, 247 Smith, 277 Smith, 279 Smith, 371 Smith

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

# Full Legal Name	Signature		Street Address	Zip Code	Month/Shay/Year	Email (optional)	Phone (optional)
· Ariche Lyne 1 /2	life Anche Un	home	573 E. Bethune	48202	4/14/21		
: William 1.7	Leunen Hulkam &	Luchan	573 EBITTURE	4,8267	11721		
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TYSON GERSH
OTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
lily Commission Expires (7/20/2026)

420-21

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

- 1. Not sell the following properties to Associate Annies of Engineed Community Development Corporation: 239 Smith, 267 Smith, 277 Smith, 299 Smith, 307 Smith, 307 Smith, 319 Smith, 319 Smith, 319 Smith, 319 Smith, 319 Smith, 319 Smith, 310 Sm

 Postpose any consideration for the sale of the above mentioned properties for proposes that are not endorsed by the Lorer N 	orth End Block Club, which represents the mi	sportly of residents of the Lower North End.	
WARNING: A person who knowingly signs this petition more than on	re, or signs a name other than his or her on	in is violating the provisions of the Michigan election law,	
# Full Legal Name Signature	Street Address	Zip Code Bate of Signing Month Day Year E.	
· lomeeka Walter yest 15	7346 Melrosc	19821 04-15/21	
: Damond Lockhart Cley	7346melrose	48211 101/15/21	
, Bernica Tucky Bearing Trally	7330 WORK	418214162T	
James Stanley Stames, Stanley	7367010	USD14-K-	
Mayor Savine y Savine Savines	75/2010/00	SUPPLIES SIL	
· NOKKIS SCHELL / Lawy 2, Chill	331 CHAD DEE	10,00	-
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CHIEF CSECOCOCCA, 1000. The male regard excellence of the above periods answer that he or the is Prysian of age or obtained a failed black content, then each segment on the period is a spiral to his or her personal data for or the few matter caused not provided a person to up a few personals.	Ngnature:	lester dirin	
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PICTITION TO OPPOSE P	ROPOSED DEVELOPMENT NORTH END	LANDING	Colch
Background & Purpose: the purpose of this petition is to document the opposition is the proposed infill beausing doc-depreses the development at all Agril 2021 sectudes 180 restal properties, primately on South St. The majories of the development as proposed.	ROPOSED DEVELOPMENT NORTH END rome as "North Ford Lunding", shock is bring for land that as currently owned by the Drien	LANDING proposed by Vanquad Community Development Corporation in partner Lund Bank Authority, on this petition in permately directed to the Detroit	ship with Assauth. The proposed
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TYSON GERGH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires (700)2028
Acting in the County of

The Lower North End Block Club reviewed the current development proposal on 3/1/21. Subsequent revi 4/8/21 remain strongly opposed to the development.

The Lower North End Block Club is a development-fromtly lifeck club that has endorsed several proposed developments sonce as inexpectors. The membrarity of the Lower North End Block Club is available to review and endorse a revised development proposal at any block club meeting until the in accordance with befuse are held the first Monday of each month. Meetings are held via Google Meet and are open to the public. The permalink to access the meetings is meet google come/fur-upo-pu. The next 6 connective block club meetings will take place on SV22, 6721, Which in accordance with bylaws in 7/5/21, 8/2/2, 9/6/21, and 30/4/21.

We, the undersigned, herby petition the City of Detroit and the Detroit Land Blank Authority in

· EVELYNL JA CKSON &

AKEIG C'nambless X

- 1. Nat sell the following properties to Assemble and or Fangassed Community Development Corporations. 239 Smith, 267 Smith, 277 Smith, 279 Smith, 303 Smith, 313 Smith, 313 Smith, 313 Smith, 314 Smit

1	# Full Legal Name	Signature	Street Address	Zip Code	Month/Day/Year	Email (optional)	Phone (optional)	
	Luvone Appling Sn. t.	Lucy apply Smith	291 E. BOSTON	48-202	4/11/21	1		
ı	: William D. Smith	And Theres D. Swith	291 EBOSTON	48202	4/17/21			Ш
	, Does HAYRICK	Mora adottel	250 E BOSTON BLUD	48202	4/17/2	2		+
	. GARY GREGN	HANKEN.	250° Bola	4800	41/12			Ш
	samod wence	An5A-18002	280 East Booton	48202	4/17/21	<		1.
	· Chiarratacks	n Tuana Jackson	294 BOSON	48202		1		
l	· Sacita Makson	Mida allan	29UFBOSTON	USDA.	111801			

Date of signings

visted name met Address or Rand Rest City, State, Zip:

869 HAZELWEED 48207478-21

34 E BOSTON 48202 4/17/21

301 E Boston 48207 4/17-1

we umant chambies doment chambles.

WARAING A circulator knowingly making a false statement in the above certificate, a person not a circulator in pulty of a misdemeaner.

TYSON GERSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Convision Expires 07/10/2028
Acting in the County of

Mappine

Muller

Stephanic Miller 280 E BOSTON BIVA BET MI 48202 DETROIT, MI 48202 WAYNE

4-18-21

myne

rent development proposal on 3/1/21. Subse ity of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and

The Lower North End Block Clab is a development-freedly block club that has endosted several proposed development since its inception. The membership of the Lower North End Block Club is available to review and endoste a revised development proposal at any block club meeting which in secondance with lytims are held the first Manday of each meath. Meetings are held via Google Meet and are open to the public. The permaint to access the meetings is need google com/fur-ope-jos. The need 6 consecutive block club meetings will take place on \$5/21, 8722, 1872

signed, herby petition the City of Detroit and the Detroit Land Bank Authority to

- 1. Not seld the following properties in Annuality and or Vingquard Community Development Corporation, 239 Statish, 267 Statish, 277 Statish, 297 Statish, 297 Statish, 307 Statish, 317 Statish, 319 Statish, 319 Statish, 310 Chandler, 235 & Berlamer, 535 &

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

r Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Mostle Day Year Empire (occional)	Phone (actional)
· TOYA TROUDS	7-7-14	325 8 Bost	4800	4/12/21	
· Knyn LEE	the godby	325 8 Bosto	4890	RISMARA	
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5					
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9					
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WAENING-A circulator knowingly making a false visitement in the above certificate, a person not a ci-person who signs a mane other than his or her own as circulator is guilty of a mindemanne.

Stephany Miller Bate of signing StepHANIE Mille 280 G. BOSTON DE FROIT, MI 48207 WAYNE Miller Cated name: reet Address or Boral Route: City, State, Zip:

4-18-21

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

wyne

rth End Block Club reviewed the current development proposal on 3/1/21. Subsequent sevi-stroughy opposed to the development. ins and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and

The Lower North End Block Club is a dis-eligenment-friendly block club that has endorsed several proposed deselogments since in necessary and the Lower North End Block Club is available to review and endorse a revised development proposal at my block club meeting, which is accordance with bylesses are held the first Monday of each month. Meetings are held via Geogle Meet and are upen to the public. The permalisk to access the meetings is ment google constitu-spac-pa. The next to consequitive block club meetings will take place on 5/321, 6/221, 1023, 2023.

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

- 1. Not will the following properties to Annahum and our Engineered Community Development Corporation: 259 Santh, 277 Santh, 277 Santh, 279 Santh, 107 Santh, 119 Santh, 125 Santh, 119 Santh, 125 Santh, 779 Breek, 128 Santh, 778 Breek, 129 Santh, 120 Santh, 127 Santh, 120 Sant WARNING: A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.

r Full Legal Name	/ Signature /	1	Street Address	Zip Code	Date of Signing Month/Day/Year	Email (aptional)	Phone coptionals
. Ace	lenhius Ace	Lunkin	300 Chandler	48202	4-14-21		
Devon Wil	lians Denon W	illiams	12712 washbu	48238	4-17-21		
, Ashlay W	Icon aspeces h	lan	12712Wash	hen 4873	4/16/21		
Dount D	chan Krom	Dickson	11060 EMENTE	W \$4.523	14/17/2	1	
. Jum wat	sinsluty tum (1)	aton;	654 Mt. Ver	n 48	202"		
offex show	ER ALL	Alut	654Wt. Verus	14421	2		
· Chron D.	Wis Chien Di	nuy_	654 Mt. Vernen	4520	4-17-21		
· BONTA	Type Boute	4.57GL	374 E Luc	Jel 4820.	-		
· MELVINCED	Ricemogno Melin	Berimon	1310PALLA	04820	24182	ý)	
" Zaundras	Cudaces Lettar	Jawa ,	237 AKIER	48202	1/11/4		
Charles and the Charles and th	agreed a compliance of the form from the about the size for or the in 22 ye	Y A		CIRCULATOR - B	n not sign or date from	ificate until after circulating petition:	
estizen: shot each regrantere on the pennion was a	stanted to his or her present, that he or the has neither exected no	recognized a property to some the positions	Signature	John	ne]	anore!	
grounder adjourners of the persons propositing to so	the suggesting that purposes an applica these conservations and these for him one have been yet that partitions, the particles highway the partitions invested the same of se	Emmelodge and helief, each plantamer is she uning a responsered closter of the enterior	Date of signing:	V An	1.19	1-014	
termolog level in the heading of the position as	of the circustrate passified to sign the position.		Printed name:	100		200	
At the considerer in mot a remainer of the large	on the constance shall make account or object much on the law para will may be commed by a filling official. He making a count or check	saled inherence on a signature on the	Street Address or Bural Boute:	2007	111 5	T	
embrurgeod circulature unaven shar for an al-	the street of continue by a princip eggs, and one continue graces in an expensive for the continue by the street of the street o	m of their retain flow that prosperse of any legal		0.8	10	MI YSH	11
alcorporated agent of the securitary of state to	on the same effect on if personally served on the estendance	Account of working of time in it	City, State, Zipi	De	mont !	WIT TO THE	
WARNING-A circulator knowingly mak	ing a fabre statement in the above certificate, a person not a cir	rulator who signs as a circulator, or a	Countys	1			10.1

TYSON GERSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires 0702/2028
Acting in the County of

54-18-21

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PETITION TO OPPOSE PROPOSED DEVELOPMENT 'NORTH END LANDING'
spood infill housing development known as "North End Landing", which is being proposed by Vanguard Community Development Comparation in partnership with Awaruth. The proposed
risk of the development is proposed for land data is contrastly owned by the Detriot Land flank Authority, on this represent perfection or promoting directed in the Detriot Land Bank Authority and proposed or land the second of the Community directed in the Detriot Land Bank Authority, or this contrast is the second of the Detriot Land Bank Authority or the Second Community directed in the Detriot Land Bank Authority, or the Second Community directed in the Detriot Land Bank Authority, or the Second Community directed in the Detriot Land Bank Authority, or the Second Community Development or Detriot Landing Community directed in the Detriot Landing Community directed in the Detriot Landing Community Development or Detriot Landing Community Development in Detriot Landing Community Development in particular direction of the Detriot Landing Community Development in Detriot Landing Community Development in particular direction or the Development In Community Development in Development in Development In Community Development in Develop

idents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and

The Lawer North End Block Club is a development friendly Meeds club that has endorsed neveral proposed developments usee an inception. The membership of the Lewer North End Block Club is a satisfable to review and endower a revised development proposal at any block club incensing saked in a accordance with plays are held the first Minolay of each month. Meetings are held via Geogle Meet and are open to the public. The permutant to revees the meetings or meet geogle constraint graph. The rest the consecutive block club incensing will take place on \$19.21, 67.21, 22, 20.21, and \$10.42.11.

We, the undersigned, body position the City of Detroit and the Detroit Land Bank Authority to

- 1. Not sell the following progressive in Annuals and or Transported Community Development Corporation: 259 Saints, 275 Saints, 276 Saints, 276 Saints, 277 Saints,

r Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Bay/Year	- Mone testinals
EMILY L. ARMAND	- Father 2	1404 LAWRENCE ST	48206	4/16/2	
TASHA N GONZACEZ	The Im	404 AWRENCE ST	48206	4/16/21	
Retricia Shi	Parto	8711 Equiper, Detroit	48202	4/16/2	
Laron Szoviman	an Somt	8 211 coulier Detrott	48202	4/16/2	
Joines Stakes	Qa'ne 14he	441 Kersler STRS	4820	4/16/	-388
Clifford Johnson	Chilp 32m	409 MARSTON	48202	- 4/16/2	4
1 Truck	A Trape	289 Morest	1/8208	4/1612	120
1297498888	Aug Able	607 Kear/1000	X202	4/14/3	- 200
. WHE RENCKE	1482-12	445 Chander	48202	04/10/10	1263
1 auren Varvat	os Landellert	1544 E. D. fayeth	48207	04/16/21 Wa	nie
THE STREET CONTRACTOR THE ANGLOSSIAN CONTRACTOR	t the alternal Assa success that he as stores it is sovere of age or other and a livered that is a presence, that he as the has acuter cannot not permitted a person to sign the periors	Ngasteni	(C)	his net sign or date certificate until after circulating petition:	
trop with generalize measure on the eighted areas are troub them, is not acted to An amount of the manufacture of product measure of the recenture of	risest mover (flam verse), until their, as has an har host kennefolder and beforf, costs significant in the operation rigining the periodical move of the state of registry at registered elector of the city of	Bate of signings	4/11	6/21	
alap leased in the beaching of the potition, and the elector was	gaselified to hipsolike protition	Printed name:	Leye	4 DIPIZZZZ	
	shall saula' is cross or chick muck on the line provided, othersine risch signature on the d by a filing efficial. By making a cross or check much or the line provided, the	Storet Address or Kural Brette	740		
and conjugated a ten adaptive an energy that he can play it and as retailed a an energy day on the among that a consumer at persistent where a real way	e of Min degree and agrees. In mesopicable justicals than 19 Min Mate for the jusquare of one trypic I be also can always and agrees what begad provers survey law also seveney of motor or a	City, Nate, Zipi	Det	rut mt 48211	
disappeared agent of the 10,115015 of man has the same office	as if personally served as the streatmen	County:	()	A	

TYSON GERSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Constitution Deployee 07/02/2028
Acting in the County of Landy 4-1621

The

The Lower North End Block, Club is a development-friendly block, club that his inducts in accordance with by laws are light the first Monday of each riceasts. Mo 7:5/21, 8/22, 98/21, and 10/4/21.

We, the undersigned, herby position the City of Destott and the Detrait Land Bank Authority to:

- 1. Not sell the full-throug properties in distanced and in Engineed Communing Development Corporations: 255 North, 257 North, 277 North, 277 North, 277 North, 278 North, 273 No

# Full Legal Name	Nignalary	Street Address	Zip Code	Date of Signing Month/Doy/Year	Email		_
, LISA MARIE AKNOLD	Isa M. Arnold	10302 CAMBROW ST.	48211	4/18/21			cm
· Audrey Rollins	alicher Lollins	10258 CANETON	48211	4/18/21	V		
· TErril Granger	Ten Mayor	JORS8 Cameron	48211	4/18/2	10		-
Stephen Pickett	Aligha Richet	10208 CANE	cn4821	4/18/	2/		07
· DOROTHY JONE	& Robetty Jones	9648 Russell	48211	4/18/21	168		on
BEHTY JONG	B du Jene	9648 RUSSCII	48211	4/18/21	b		de
· Michael Billiand	mirbed Cherry	9368 900 WIS	4211	4/18/2			
. Lucy H. MAddax	Lucy H. Maddorf	9749 Delmar	48211	4/18/21	RA		11
· Revita Gilmore	pento Explorere	9814 Russell St	j.t.	4-18-33	2-		se.
"Dwight toster	Durcht Cotter	10302 CATMETON	48211	4/18/21			-
Q	4 0		CIRCULATOR - D		Microb until ofter circulating peti	Net C	
visities; that much repetitive on the petition was reposed to his or her prove-	eter partition servarie d'act fix un also se 23 pavers of age un vildor anulie Control Téxases nous divet de ser ville liste accident assent d'une possential et puè ces sei signi des postesses	Signature	1150	LM KI	inold		
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J of the conceptions in near a residence of Unichigan, the conception shall no	olic accoss or clay's most on the fire provided reference such agriculture on the . They offered the modeling account or clay's majed on the last provided dis-	Street Address of Recal Reads:		2 CAMBA			
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the registrated register of the recentliney and relate from the same adjust on all year	Company Assert on the parameter	County	WAY	NE			
WARNING A structure knowingly making a false statement in person who signs a none other than his as her even as a resulting	the shore certificate, a pursus not a circulator 9 ha signs on a strutistion or a is guilty of a missioneconor.						

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

wyne

- 1. Not sell the following properties in drawall maker Vinguard Community Development Corporation 202 Small, 20

v Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Bey/Your	Englishment	Done traducals	8053
, Carrie Kennan	1 Carin Lena	2 Bed TRoublio	448202	4/18/21	(~ Z
· Electra Fulbris	1 Shepm Jallyler	130 Trowbrid	gc 4820	4/18/2	1 8		83, org
· Charldone Q. Bowen	5 Charleine Q. Bowens	91Trowbridge	48202	4/18/3	10		com
· Andelle Turns	Home E-	14) Transproye	48205	4/18/21	A		Co
. Am K Circles	1 K Cong	228 Troubridge	78205	4/18/21	Cx		00
MARY Lovelace	mary Lobeloce	238 Trombridge	48202	4/18/4			47
Deborah Whifte	V Netonal Wheley	202 TROWNEdge	4870	4-18-	-		24
· Austin Wenthat	dw	202 troubridge	47201	V19/21	ale		
. Toylor Whitey	Taylor Whitle	200 Trownady	48309	14/18/3	y to		
" Ken Whitker	Kan Sil hells	202 Trowbridge	48202	4-18-4	outs for what wher decistating position	100 300	Y Y
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WARNING-A circulator knowingly making a false statemer person who signs a name offset than his or her swm or circu	it in the above certificate, a person tool a circulator who eiges or a circulator, or a later is pullly of a milatonicator.	[Count]	y	-	0		

TYSON GERSH NOTARY PUBLIC - STATE OF MICHIGAN COUNTY OF WAYNE
My Commission Explires 07/02/2028
Acting in the County of WAYNE 4-18-21

myre.

PETITION TO OPPOSE PROPOSED DEVELOPMENT WORTH END LANDING

Background & Perperts the propose of this potion is to decrease the proposed on the proposed control that the proposed of the proposed of the potion is to decrease the proposed of the propos

The Lower North End Black Chib reviewed the current development proposal on 3/1/21. Subsequent revisions to the development plan are not adopted to address the community's concerns and the majority of residents offering public comment on 3/1/21, 3/2/21, 3/3/21, are

The Lower North End Block Club is a deceleprocut-disordly block club that has endored several proposed development sonce its acception. The membership of the Lower North End Block Club is a solid the service and endores a revised development proposed at any block club meeting and the service and endores a revised development proposed at any block club meeting in several proposed and several proposed are appropriately as a solid proposed and several proposed at a proposed development proposed at any block club meeting as belief via Google Meet and are agent to the public. The permutink to accepte the meetings is most google corn six-appropriat. The next 6 consecutive block club meetings will take place on 50-21, 67/22 area.

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

- Not self the following preparate to discontinuous and or Engineer's Community Environment Compressions: 239 Seastle, 277 Seastle, 277 Seastle, 277 Seastle, 278 Seastle, 275 S
- 2. Puripose any contrideration for the sale of the obere mentioned properties for purposes that are not contented by the Lower North Field Block Clob, which expectation in apacity of residents of the Lower North End.

WARNING: A person who knowingly signs this pelition more than once	, or signs a name other than his or her ow	en is violating the p		fichigan election law.		
e Field Legal Name COAPER Signature	Street Address	Zip Code	Date of Signing Month/Day/Year	Email		
NERNESTINE & Mestine Cooper	258-Trawbulg	14820	4/18/21			
· Dorien Gainey Like	Jebra mort-668	(18303	14123	13		7
MAXIEF Mocke Cannie & Moore	3 11 Tocambridge	43205	4-1521			
. Elizabeth Anderen file Cross	350 Traubolise	47202	9/17/21	lie		
· Jamie Fox-Brush Jango Mary	10259 Cameron	48211	4/18/21	Ja		6120-
- Kayla Ribinson Shutafallan	10259 Cageron	49211	7/18/21	KO		4203011
I dia Knight To Manda of	9685 Musse	1787	11 4/1	8/3		3499-
Carrie Ruffin Cappy Alufin	4563 Delma	4821	4.185	4		7 7511
Christies trother Gatego	9557 Johnor	48511	7/18/2	Ch		5410
- Edna Johnson Elana gornson	9580 Delmo	4821/	4/18-	Spirits of regist after circ platting patitions	1 212.8831	879
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And the consistency was a residue of the topse, the consistency that make a course or shock weak on the two provided, inherency work represent on this	Printed name:	Glect		bright		
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proceeding of hearing that concerns a potation their executed by the excitation and agrees that legal process ranged on the receipting of more or a designated agree of the security of state has the same effect on if you modify across on the development.	Cay, State, Etp.	Detroi	T, MI	48200		
WARNING-A circulator fearwingly making a false statement in the slave certificate, a person and a circulator who signs as a risculator or a person by signs a noise other flow his or he was as circulator is going of a annotancement.	Country	Wan	one o	ausig	47.70	
		TYSON	GERSH			
	NOTAR	Y PUBLIC - 8	STATE OF N	MCHIGAN		

COUNTY OF WAYNE
My Commission Expires 07/02/2026
Acting In the County of

4-18-21

ETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END CANDING

Background & Purposer the purpose of this partition is to document the exposition is the purposed fill browing development known as "the first Intellige", which is being purposed by Varganed Community Development Corporation in purtonship with Annealth. The purposed development is present by the partition of the purposed of the complete of the product of the annealth of the community bear of the purposed of the development of purposed of the annealth of the purposed of the purposed of the annealth of the purposed of the

The Lower Worth End Block, Clob beckeved the current development proposal on 3/1/21, Subsequent fevicions to the development gian are not abequate to address the contrastity's consectus and the majority of residents offering parties comment on 3/1/21, 3/2/21, 3/2/21, and 4/2/21 termin strongly opposed to the development.

The Lower North End Block Club is a development-disoully block dub that has enchanged expected developments since its inception. The membership of the Lower North End Block Club is available to review and enskne a revised development proposal at any block club meeting which in accordance with bylance are full the first Menslay of each meetin. Mentings are hold via Google Meet and are epon to the public. The permalink to accordance with bylance in proping compile spit-jun. The next 6 consecutive block club meetings will take place on SVP1, 07721, 1872, 0872, 0872, and 19421.

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

- Not still the following properties to dynamic under Françased Community Development Corporation: 299 Smith, 267 Smith, 278 Smith, 278 Smith, 297 Smith, 317 Smith, 317 Smith, 317 Smith, 325 Smith, 7278 Smith, 727 Smith, 707 Smith, 727 Smith, 707 Smith,
- 2. Peaquese any consideration for the rate of the above mentioned properties for purposes that are not endorsed by the Lower North End Block Chd., which represents the majority of residents of the Lower North End

Halima Cassells 48202 4/18/21 h 100 Kenilworth · Imani Ma'at Taylor 100 Kenilyprth 48202 4/10/21 in Michael PopE itrances Billingslea 48227 4/18/21 5 5445 Robson 16/21 Ower 482 4/1961 1 86 Kenilworth St. 48202 4/18/21 ·Coanul milles · TINA MARTIN , KATE JAMES 86 KENICWOPETHIST 48202 4/18/21 Wister Moseley 86 Kemilworth 5-48202 4/18/21 win , Ph. II. & Barber 21845 Inlian 48050 4/18/21 OPh.IL 23600 N. 7m121829 (11/82) CHICLARD Swade or the confidence with the development of the CHICLARD Swade or the confidence of the confidence of the chicago vel Address or Bural Buste: City, State, Zip: WARNENG A directator knowledgy making a false statement in the above certificate, a per-person who signs a name other than his or her own as directator is guilty of a misdemanue.

TYSON GERSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires 07/02/7026
Acting in the County of

myere

4-18-21

- Not well the following properties in Assaults and or European's Community Development Congruences: 239 Starth, 267 Starth, 279 Starth, 279 Starth, 307 Starth, 307 Starth, 307 Starth, 318 Starth, 319 Starth, 325 Starth, 325 Starth, 326 Starth, 328 Starth, 328

408 HORTON 48202 4/14 256 HORTON 48202 4/19 ROJAEY PATERSON ROSPAPOSON Gee ONDREJ SOULUP 48202 4/14 Wintyma Sewis 250 Horton instance lewis 645 E. Bethune 4820 4/14 645 E Betwee 48202 4/14 July Gelings Cours Gelines 047 E BETHHUR DON 1/14 556 asters 4862 4/14 Michael Lesrad Elen RIAT 556 Custer 48202 4/14 Emilia Nawrocki 43202 4 14 558 CUSTER . CARON BONNELL-KANGAS 47202 4/14 "STEVEN RUBINSTEIN 444 HARTH 4-20-21 TYSON (MERST) 252 SMITH DESTROIT, MI, 48202 Date of eigning: treet Address or Rural Route ity, State, Zip:

WARNING-A circulator knowingly making a false statement in the above certificate, a person in his signs a maine other than his or her own as circulator is guilts of a misdomeanor.



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WARNING-A circulator knowingly making a false statement in the above certificate, a person and a cir-person who signs a name other than his or her own as circulator is guilty of a mindementor.

7818 metra 48211 04/11/2 914 Marston 48211 4/1/21 643 MtVenor 48202 4/17/21 Blancasmiti zric Reedles , Veronica Johnson 654 MWW 44200 417/21 . Kiefert Water LOTY IMMAIN 48224/17/21 Brandie Watsun . Dylan Jacobulton 1054 When 4022 417/21 · Geri Joney 603 MT. Verner 48202 4-1721 48202 4-1-21 . M CHACLHAMMON 320 HOLTON 10 Glorge Patrick Slonge Patrice 594M1. Vernon 48202 4-1721 4-20-21
TY SON GRESTI
25 2 SMITH
DESTROIT, ME, 48202 Date of signing Printed name Street Address or Rural Boute: City, State, Zip:

PETITION TO OPPOSE PROPOSED DEVELOPMENT 'NORTH END LANDING'
spel riddl hossing development known in "North End Landing", which is being proposed by Vanguard Community Development Corporation in partnership with Austruft
yof the development is proposed for land that in currently owned by the Desmit Land Blank Austruft; so this petition is primarily described to the Determit Land Blank Austruft
in the Austrum's Development. This Petition is being spentiated by the Leaver North End Black Clask, which represents the majority of rendering turing it and property

igned, herby petition the City of Detroit and the Detroit Land Bank Authority to

- To Not at Ill to following properties in Assauch and or Tingquard Community Development Corporation: 259 Smith, 271 Smith, 277 Smith, 279 Smith, 319 Smith, 317 Smith, 319 Smith, 317 Smith, 319 Smith, 317 Smith, 310 Smith, 310 Smith, 317 Smith, 310 Smith, 317 Smith, 310 Smith, 310 Smith, 310 Smith, 317 Smith, 310 Smith

WAR	NING: A person who knowingly signs this petition more than once	, or signs a name other than his or her ow	on is violating the p	provisions of the N Date of Signing	dichigan election law.		
# Full Legal Name	Signature	Street Address	Zip Code	Month/Day/Year	Empli (estimat)	Phone (portional)	
. Heather Carr	Ato Go	87 E. Philadelphia	48600	4//18/21			
, Denay Araya	Quelas Chase	285 EPhilade	DIK48a	D 4/18/6	/		81-9
· Sembar Abous	Suhu Mejn	289 E Philadelphi	a 48702	4/18/2	0		
- Anght PIERRE	DKING Paric 0	277 6.84.64	4800	4-182	1.		
1 HUM A SANDES	12/8/	277 E. Philodely	4820	4/18/21	0		on
· Drashauna Perdue	Bushey Vorle	327 E. Philadey	48702	4/18/2	1		1
Tierra Mobride	June McBude	327 E. Philadep	48767	4/18/2			
Danielle Whams	guelle Williams	19515 Brooks	18281	4/18/21			
Monique Perdie	Monale Porder	all Boarge	424	4/10/21			
Desinaun Cain	Dashewie Coin	KIZIZ Makke	4234	4/10/21			
HIFK SECON CHICLE, High The understand covalute of the abo	we patition assess that he or site is 18 years of age or oblics and a United States		CIRCULATOR - B		officate until after circulating petit	Jan 1	
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the signature of the person purposing to age the pritions, the person why district or the housing of the persons, and the stream was qualified	signing the petition was at the time of signing a registered elector of the city or	Date of signings			77		_
And the control of th		Printed name:	(est	21 1)	PRZZZ		
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		City, State, Zip:	Doh	est n	11534 11		
		County	US	M			
WARNING-A circulator knowingly seaking a false statement in a person who signs a name other than his or her own as circulator	he obove scriffcate, a person not a simulator who signs as a circulator, or a o guilts of a misdemeasure.						

TYSON GERSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires 07702/2028
Acting in the County of

myre 4-18-21

PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING:

were fail flicking development. Revenue "North End Landing", which is being proposed by Vingused Commonly Development Corporation in pretentials with Assembl. The proposed service and the proposed of the Proposed Corporation in pretentials of the Devoid Land Bank Assembl. The proposed corporation is pretentially directed to the Devoid Land Bank Assembl. The proposed corporation is pretentially directed to the Devoid Land Bank Assembl. The proposed corporation is pretentially directed to the Devoid Land Bank Assembl. The Devoid of the Corporation of the Bifford, Clink, that Proposed the Engineery of residents being appropried on the consistency of residents being appropried on the consistency of residents being appropried on the consistency of the Bifford, Clink, that Proposed the Development and Proposed Corporation of the Corporation of the Bifford, Clink, that Proposed the Development Corporation of the Devoid Land Bank Corporation of the Devoid Land Bank

The Lower North End Block Club reviewed the current development proposal on 3/1/21. Subseq 4/8/21 remain strongly opposed to the development. nity of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and

The Lower Nieth Find Block Club is a development-friendly block club that has endorsed reversal proposed developments since its inception. The membership of the Lower North End Block Club is a wilable to review and conforce a revised development proposal at any block club meeting, which is an accordance with hybrin size held the final Menday of each month. Meetings are held via Geogle Meet and are open so the public. The permutilisk to occure the meetings is meet geogle com/live-pig-ips. The next 6 consecutive block club meetings will take place on \$5021, 67/21, 17/22, 18/22,

nod, herby petition the City of Detroit and the Detroit Land Bank Authority so:

WARNING A circulator knowingly making a false statement in the showe usrificate, a person not a circulator who signs as a circulator, or a person who signs a name other than sho or her own as circulator is guilty of a mindemessor.

- 1. Not sell the following properties to Assauth under Vinguard Community Development Corporation: 259 Smith, 275 Smith, 277 Smith, 279 Smith, 303 Smith, 307 Smith, 319 Smith, 319 Smith, 319 Smith, 319 Smith, 319 Smith, 310 Smith, 3

r Full Legal Name	Signature of	Street Address	Zip Code	Date of Signing Month Day Year	Email (optional)	Phone (optional)
, WALTER J BUCHANAN	Wolfe	280 Chandler	48202	4/16/2	W	
· Majya Gordon	Man	250 (handles	48202	4/16/21	Price	
,				li di		
4						
5						
6						
7						
,					ale e	
10			10	Do ant sign or date sy	6/11	
TESTINGTE OF CHCULATOR: The undersigned circulators of the above position anisots that he or she is 18 years of age or ables and a Chined Sintees. The property of the proper		Signature:	Kn	meli	to Book	un
		Date of signing:	810	4	20-21	
		Printed name:		14)	VARTE ROT	XRSON
		Street Address or Rural Bouter		- 10-	The state of the s	A STATE OF THE STA
		City, State, Zip:				
	or granteerly section are retained.	-				

TYSON GERSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Explice (70/20/2028
Acting in the County of

4-20-21

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unity's concerns and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and

The Lower North End Block Club is a development-friendly block club that has endorsed several proposed developments since its inception. The membership of the Lower North End Block Club is available to review and endorse a revised development proposal at any block club mensing, which in accordance with britishs are held the first Monthly of each month. Meetings are held via Google Moet and are open to the public. The permatink to access the meetings is meet google com/fur-prot-pix. The uses 6 consecutive block club meetings will take place on 50/21, 69/22, 10/22, 10/22.

- In the seal of the following properties in demands and or Hingagorian Assessment and the Committee Development Corporation: 239 Statels, 247 Statels, 277 Statels, 279 Statels, 301 Statels, 319 Statels, 319 Statels, 319 Statels, 319 Statels, 319 Statels, 310 Statels

# Full Legal Name	Signature A. A.	Street Address	Zip Code	Date of Signing Month/Bay/Year	Email (notional)	Phone (ordional)		
. INNI EWIGH		34 Scholban Lane	4824	4/14/21				
,	102			11.1				
	0.00							
			1					
			CIRCULATOR - E	to not sign or date cer	uticate who style circushing per	drice:		
THE DESIGN OF CONCLECTION The makes ignored accordance of the above prission means to that he as it has the Paymen of ages or allow and at Island Massive Street, that can be against on on the permission as signed as he are the permission of the first the can be then made to come and my permission of permissions are permissions as the permission of the		Nignature:	Agmulle Bober					
		Bate of signing:						
		Printed name:		144	ment R	BER SON		
		Street Address or Rural Route:		100				
		City, State, Zip:						
	te above pertificate, a person not a circulator who signs as a circulator, or a	Countys						

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

wyen

The Lower North End Mock Club reviewed the current development proposal on 3/1/21, Subsequent revisions to the development plant are not adequate to address the con-48/21 remain strongly reposed to the development ms and the majority of residents offering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and

The Lower North End Illock Club is a development friendly block club that has endersed several proposed developments sono its inogeton. The monohenhip of the Lower North End Illock Club is a visibile to veriew and endorse a nevined development proposal at any block club meeting, which is accordance with byteva are held the first Menday of each month. Manings are held vis Geoglis Moet and are open to the public. The permatinis to accordance with byteva are held the first Menday of each month. Manings are held vis Geoglis Moet and are open to the public. The permatinis to accordance with players are held the first Menday of each month. Manings are held vis Geoglis Moet and are open to the public. The permatinis to accordance with players are held the first Menday of each month. Manings are held vis Geoglis Moet and are open to the public. The permatinis to accordance with players are held to first Menday of each month. Manings are held vis Geoglis Moet and are open to the public. The permatinis to accordance with players are held the first Menday of each month. Manings are held vis Geoglis Moet and are open to the public. The permatinis to accordance with players are held the first Menday of each month. Manings are held vis Geoglis Moet and are open to the public. The permatinis to accordance with players are held the first Menday of each month. Manings are held vis Geoglis Moet and are open to the public. The permatinis to accordance with players are not provided to accordance with players are held to first Menday of each month.

gned, herby petition the City of Detroit and the Detroit Land Bank Authority to

- 1. Not sell the following properties in Annaton and or Fanginard Community Development Corporation: 299 Smith, 267 Smith, 277 Smith, 299 Smith, 303 Smith, 303 Smith, 313 Smith, 315 Smith, 315 Smith, 318 Smith,
- WARNING: A person who knowingly signs this petition more than once, or signs a name other than his or her own is violating the provisions of the Michigan election law.

# Full Legal Name	_	Niprature	//	Street Address	Zip Code	Mosth/Dy-Olear Email (entional)	Phone (cotional)	
CROACE BAIL	MAKIN	CB T	20	SULAHIBAR	K 48200	4/18/2/6		
. May laven	1	Moure	towery	330 menoa	nes+487	57418211		Ø
. Danielle	Miami	Pruelle	(Judgelle	MUZBage	48230	1 4-18-21		
· IDNUA Bu	115	Donya	Butil	4516 Brenst	h 48207	4-18-21		
· Omcz Mac	las.	Oner J	lacher	617 Marsta	J 48202	4-18-21		\$
· Jernis G	ornaloy	Jerry	Bugdly	444 W. Bet	hun 48202	14-18-AS		349120
· Lolota Ko	bink	Spu	10	15710 M	My \$80	\$ 19/18/2/n		13 200
Darlama W	akefreld	1 Talysi	show.	503 cphilader	Jack 48202	4.18 204		1
.Elizabeth	Beatte	Elekabe	In Bealt	59 E Philad	Glany 4820	24/18/202		Jen .
105 Tho	mosqun.	Stron	yen	537€ 7h.k	6/ph 48202	4/18/10		
CERTIFICATE OF CRCCLATOR: The undersonant for each regulative on the patitive was	righted to his or her present	or; there for our nitre has motellar constant	nor permitted a person to sign the political	Signatures	leste	y dir		
near than oner und has no knowledge of a per- gravine eigenstore of the person purposing to a anglodep listed to the houding of the position, as	pu the perintent, the persons	signing the pretition wan at the time of	ese knowledge and heles, enech segment is the faiguing a regionered elector of the edicor	Date of signing:	4.18			
1				Printed name:	Lesle			
If the circulature is not a sustained affactings, the circulator dust make a cross as clock which not be the provided adversor each triguentee or the printing delice is sustained and the eigenvalue of the decreasing the affacting filled, it is provided and the circulature and the contract of the contract of the provided and the contract of the cont		Street Address or Rural Boute:	7400					
		City, State, Zip:	Dem		li.			
	A STATE OF THE PARTY OF THE PAR			Countys	US	4		
WARNING-A circulator knowlegly mak	ing a false statement in 6	he alsow certificate, a person had a	circulator to be signs as a circulator, or a					

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

4-18-21

myre

PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING-med infill housing development known as "North End Landing", which is being procosed by Vanguard Community Development Cooperation in partnership with Avara or of the development in proposed for fined that is coverently remed by the Device Land Bank Austhony, is also patients is premarily directed to the Device Land Bank Austhon.

The Company of Austhonia Company of the Company of the Company of Austhonia Proposed Bank represents the magnity of residence in tell proposed per land proper proposed in the Interpresent Company of Austhonia Proposed Propo

sed, herby petition the City of Detroit and the Detroit Land Bank Authority to

- 1. Not self the following properties in Assouth and or Fanguard Community Development Corporation. 299 Stants, 277 Starts, 297 Starts, 277 Starts, 297 Starts, 397 Starts, 317 Starts, 317

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

r Full Legal Name	Signature	Street Address	Zip Code	Month/Day/Year	Equil tentional)	Phone (portional)
Nicholas Kannapell	nito knowsky	7620 StAntoine	48202	4 1621		
, witchell summer	MAS	7620 St Anvine	98202	4/17		
Denis Padina	Mus-	7620 St. Antoine	48262	4/17/21		y
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CERTIFICATION CHICATE COME The condensigned considere of the	e above position assesses that he on sile to 10 years of age or older and a United States	EAST-SECTION AND ADDRESS OF THE PARTY OF THE	CHCULATOR - B	and other state out	illuste agtil efter circulating per	Olive:
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designated agent of the secretary of state has the same effect or	if presentable serveril on the carefulation.	Country	10%	une	1000	
WARNING A circulator knowingly making a fabr statemen person who signs a name other than his or her on n as circul	e la the abore conflicate, a person port a elevalator who signs as a elevalator, or a later is guilty of a missienteanor.	C. T. C.	2	- Aller		

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

4-20-21

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

- 1. Not sell the following properties in Assumh and or Vinguned Community Development Corporations: 259 Smith, 267 Smith, 277 Smith, 277 Smith, 278 Smith, 318 Smith, 318 Smith, 318 Smith, 318 Smith, 319 Smith, 319 Smith, 319 Smith, 319 Smith, 319 Smith, 319 Smith, 310 Smith,

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

Date of Signing

Fault (and noted)

ANTA WILLIAM TO THE STORY HAVE THE S	# Full Legal Name	Signature	Street Address	Zip Cede	Menth Day Year Email (optional)	Lastes (obnings)
BELLETON TO THE CONTROL OF THE STATE OF THE	· ANITA WILLTON	10000	4743 Trunz	7 482	18 4/17/2	973
ASHOK SIVAN AND ASSESSMENT ASSESSM	. Simrun Sing	on s	1431 Washington P	44812	14/17/3	_
ASHOK SIVAN AND ASSESSMENT ASSESSM	. Edwindavis	Edin Davis	2345189E	10452	64/11/	
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1872 F. J. E. C.	· WATHAN I'M DECKY	mosts	421 MECBOURNE	48202	4/18/2	
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			County:			

WARNING-A circulate knowingly making a false statement in the above certificate, a pursu person who signs a name other than his or her own as devalutor is guilty of a misdemeasure.

TYSON GERSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires 07/02/2028 4-18-21



and the majority of residents effering public comment on 3/1/21, 3/23/21, 3/31/21, 4/5/21, and

igned, herby petition the City of Detroit and the Detroit Land Bank Authority to

- No. the all the first groupers in the New York Continued Section 1 Section 1

e Full Legal Name	Signature	Street Address	Zip Code	Month/Day/Tear	Equal (aptional)	Phone (continual)
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citizen: shar each regnamer on the perinten was signed as his a	ter of the above petition queent that he or she is 18 years of age or older and a United States or her presence; that he or she has notifier caused nor personnel a person to sign the peristion.	Signature	leste	NAME OF TAXABLE PARTY.		
more than once and has no boundedge of a person signing the ground signature of the person purporting to sign the petition number land to the hundres of the person, and the elector	r persisten move than ance; and that, so his or her best knowledge and helief, vaids signature in th n, the person signing the persister was we the some of signing a registered elector of the city or	Date of signing:	41	8.721		
		Printed names	Lesle	4 DIY	12222	
If the circulator is not a resident of Michigan, the circula petition short is invalid and the signatures will not be so	ator shall make a cross or check mark on the time provided, attornate each signature on this rested by a filing afficial. By making a cross or check work on the line provided, the	Street Address or Raral Rostic:	744) ' Uzh	240	
I medical good co-culator asserts that he or also is not a real	ordinal of 3 pe the circulature and agrees what laguel provinces arrowd on the accretions of white or is	City, State, Zip:	Den	rut m	1 45211	
With the second state of the second state of the second se		County	151	1		
WARNING-A circulator knowingly making a false st person who signs a name other than his or har own a	ateneral in the above certificate, a person not a circulator who signs as a circulator, or a a circulator is guilty of a misdementor.					

TYSON GERSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Explice (7/02/2028)
Acting in the County of

4-18-21

myre

The Lower North End Block Club is a development-friendly block Club in a date-elopment-friendly block club that har endorsed several proposed day-obspanners since its incurgion. The intendpetibip of the Lower North End Block Club is a saled Block Club in a saledge to saled in incredience such by bases are held the first Moodes of each manth. Mornings are held in Gangle Meet and are upon to the justice. The permitted to access the meetings is most jumple contributely the board can be formation of the permitted to access the meetings is most jumple contributely upon the board can be formation.

- Not will the following progress to diseased and or Vinegand Community Development Community Devel

WARNING: A person who knowingly signs this petition more than unce, or signs a name other than his or her own is violating the previsions of the Michigan elec-

		Street Address	Zip Code	Manth Day Year Email continued	Phone footboook	The state of the s
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RoseveltPicke	H Rossewelt Kick	att 10255 Dolmas	- 48211	4/8021		
· Louvenia Pickett	and '	10255 Delmon	48911	4/18/21		
· Pominique Cochron	Bucc	- 10257 pelman	48211	4/18/21		
· Auston McGax and	Austra Mcke	reland 10257 Delma	m 48211	4/18/21		
Ronald Johnso	n Bonald on	pson 9580 Delm	on 48211	4/1821		655461;
. Dorothy Spry	il Torother	puil 87 Wood	Sand US	260 4/18/		7.
Alex E. Manett	e alla & Manie	the 87 Wood	land 48	202 4.18		1
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		-TDA	SON GERSH	rowbrige,	3-1.17	0
		NOTARY PUBE	IC - STATE OF	MICHIGAN	. /-	
		COU	NTY OF WAYN	5 control	" K)
		Acting in the Co.	minus was a	MICHIGAN AIRCONT CELL	X .)
		9	-	has		
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The Lawer North find Block Club reviewed the current development proposal on 3/1/21. Subsequent revis 4/8/21 remain strongly apposed to the development.

The Lawer North End Block Club is a development-friendly block club that has endorsed several proposed developments since in successive and endorsed several proposed development proposal at any block club meeting, which in accordance with byturn are held the first Monday of each month. Meetings are held via Google Meet and are eyen to the public. The permalisk in accordance with byturn are held the first Monday of each month. Meetings are held via Google Meet and are eyen to the public. The permalisk in accordance with byturn are held the first Monday of each month. Meetings are held via Google Meet and are eyen to the public. The permalisk in accordance with byturn are held the first Monday of each month. 7/5/21, 8/2/2, 9/6/21, and 10/4/21

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

- No. and the distincting projection is to Assessment and see Tangonal Community Providence Congression. 259 Builds, 247 Smith, 277 Smith, 299 Smith, 303 Smith, 307 Smith, 313 Smith, 313 Smith, 315 Smith, 715 Breaks, 130 Smith, 315 Smith, 315 Smith, 315 Smith, 315 Smith, 315 Smith, 317 Smith, 325 Smith, 317 Smith, 326 Smith, 317 Smith, 327 Smith, 328 Smith, 317 Smith, 328 Smith, 327 Smith, 328 Smith, 327 Smith, 328 Smith, 327 Smith, 328 Smith, 327 Smith, 328 S

# Full Legal Name Signate	HI POP	Stevet Address	Zip Cude	Bate of Signing Month/Day/Year Equal treatments	Phone (periodal)
Seven Oliver	Steh	568 Mt. Vernon	48202	4/17/21	
: Frank J. Sames SIII 2	hope the	536 milbernan	48200	9/17/21	
, Agnieszka Miklasecsiae (moscore	532 Mt Vernon	48202	4/17/21 0	
· Catton Leise =	6285	537 WHV 181	4800	4/17/11.	
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, GOVIN Redding 5	on the	HOE mt. Verna	4820	4/17/2	5-112
· Hamele Ruffins. 1	unde Kla	287 MT. Vernon	48 202	1/17/21	minim
· Jacquino Kuttino	aprily hope	287 ATT. V avnos	49202	4/17/21	
" Andrew Williams	Inches William	901 Melborne	20241	4/17/21	
	A CONTRACTOR OF THE PARTY OF TH		CIRCULATOR - B	to not sign or date certificate until after circulating putition.	
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all respected agrees of the accuracy of suite that the same effect on of personally nor	restor the elevation.	City, State, Zip:		DETRUIT, MI, UB	202
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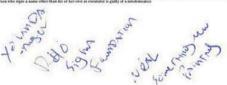


The Lower North End Block Club is a development friendly black club that has endorsed several proposed developments since its inception. The membership of the Lower North End Block Club is a switched in exview and endorse a several development proposal at any block club meeting, which is accordance with highest see held the first Minetay of each month. Meetings are held via Clought Meet and are upon to the public. The permatric is accordance with replaying. The next 6 consecutive block club meetings will take place on 5/3/21, 6/721, 10/23, 10/23, 10/23, and 10/4/22.

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

1. Not will the follow ong properties in Annual and or Fingined Communing Development Corporation: 229 South, 227 South, 227 South, 227 South, 227 South, 239 South, 340 South,

WARNING: A person who knowingly signs this petition more than one	e, or signs a name other than his or her ow	on is violating the provisions of the M Date of Signing	lichigan election law.	
# Full Legal Name Signature	Servet Address	Zip Code Month/Bay/Your	Email (aptional) Phone (apti	Clane
Morele Martel Moulde Mantel	98/105edale 4	482094/16/21	5	
Jerry Williams Jerry Williams	231 Chandler	48 202 4/16/2		
CHERRY THOMPSON Change Shangton	14256 BERMEI	482234/16/3	1	
Mer Milking 193	18 contact out 16	198234/16/21		
Spran Legar Mily	ZEWE Grand Blu	4202 4/16/20		
· Any Kazeri	2898 E 61 and 31	11/202 4/10/2		
Darin Mclosley stem Mylux	7631 Brush	48202 4/16/2		
Jean-tuc Grospell acy	658 Horton	48202 4/16/2		
Johnnie P. Hunter Johnne C. Vunter	297042868	482014/6/2	-	
DARM Karnel Hadlad	7372 Came 14	48211 4116/21		
(THE R. U.) The TR. 13. (THE sunkrugged constitute of the above persons asserts that he or she is 18 years of age or risks under Coined States		CIRCULATOR - In-mayign or date or	officate until after circulating petition:	
is that each agreeties on the potition was agreed in the or has processe; that he or the line notion canced nor percentled a person to sign the person than once and has no handedo of a person stating the potition must thus more; and that to he or her had boundedy and belief each biposters in the	Nignature	0		
no squares of the person purposing to sign the person. The person signing the position was at the sinc of signing a registered electric of the enty re- skip local to the braiking of the position, and the electric was qualified to signific persons.	Buts of signings	4-16-2		
CONTROL OF THE CONTRO	Printed masser:		relst!	
If the circulator is not a resident of Michigan, the circulator shall make a cross or chesk trask on the last provided, atherouse each signation on this notion short is insuled and the signatures will not be consted by a filing afficial. By making a cross or chesk nowk on the time provided, the	Street Address or Rural Route:	252	Smi'TH	
underagued circulatur assents that he or the is not a resident of the legan and agrees to occupe the purposes of this state for the purpose of any legal proceeding or howing that concerns a position silver received by the excelutur and agrees that legal process necession the necessary of state or a	City, State, Zipc	DEFRO	T, MI, 48202	
disagnated agrees of the secretary of state has the same effect at if personally served in the circulates.	County	wy	M	
WARNING A closulator knowledly making a false statement in the above certificate, a person not a circulator who signs as a circulator, or a person who signs a name other than his or her own as circulator is guilty of a mindemeanor.		,		







- 1. Met tell the following properties to Annuals and Tangamed's Annuals Development Corporation 21% State, 275 State, 275 State, 290 State, 281 State, 297 State, 297

* Felt Legal Name	Marrie	Niceri Address	Zip Code	Date of Signing Month Day Year	Em
Richard M Krakowski	And My froll.	245/245 Custer St	48202	4-18-21	
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CRETEGIE OF CHCCLASOR, the automobile col-	ere of the alread particles access that he is also in \$10 to one of age or it \$0 and a Chile Phase or the previous that he is the had willbe contained one provided by particles.	Structure	CIRCULATOR -	No and sign or date on	tills air and discrete deling petition
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Authorization in the artification of the consequence with more for a	later shall each a creas or chart mapt on the line provided inharmous each organism matter resoluting a filling egit for As working a coast or object mark on the last provided, the	Street Address or Royal Busty			•
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WARNING-A resultative knowlegts making a false materized in the above certificate, a presson and a closellative who signs as a strendation, or a present who signs a since other than his or her own as circulated in gailty of a nondecessant.

NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires 07/02/2028
Acting in the County of 4-18-21

when

Background & Purpose the purpose of this patients is a discussed the papers in the purpose of the patients is a discussed the papers in the proposed of the patients is a flavor of the part of the pa

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

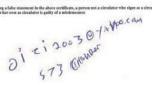
The Lower North End Block Club is a development-friendly block club that has endersed several proposed developments since its inception. The membership of the Lower North End Block Club is a variable to review and enderser a revined development proposal at any block club morning, which is a secondance with bytess are held the first Monday of each month. Meetings are held via Gospile Moet and are open to the public. The permainst is access the mentings is ment google com/fire-rept-qui. The next 6 consecutive block club mortings will take place on \$1/21, 6/7/21, 18/20, 18/20, 20/20, and 18/20/21.

We, the undersigned, burly potation the City of Detroit and the Detroit Land Bank Anthonicy to

1. Not self the Infloreing properties to Anumation and or Vingineed Community Development Corporations, 239 Smith, 247 Smith, 277 Smith, 299 Smith, 343 Smith, 347 Smith, 349 Smith, 343 Smith, 347 Smith, 349 Smith, 347 Smith, 349 Smith, 347 Smith, 349 Smith, 347 Smith, 348 Smith, 347 Smith, 349 Smith, 347 Smith, 348 Smith, 348 Smith, 347 Smith, 348 Smith, 347 Smith, 348 Smith

WAR	NING: A person who knowingly signs this petition more than once	, or signs a name other than his or her o	wn is violating the		gan election law.		
# Full Legal Name	Signature	Street Address	Zip Code	Date of Signing Month/Day/Year Em	eil (optional)	Phone (optional)	
Peggy Kymbro	Jas	219/ Bathung	4920	4/16/20			907
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, Deenallen	Dung alle	93 westmuster	48202	2/14/21/0			ist)
. Ramell Williams	Romell Villans	537 morstun	41320	4/16/2			70
· Nathaniel Heyer	MATI	503 Smith	48202	4/16/21			4
· ALAN KANIART	(the first	3000 E GRAN	482	24.17.2			10
, Jan Dijkurs	Conco	3040 E Grand	48505	4/17/21			70
. JEVOME Bedgood	geine sedgood	433 CHANDLED	4820	4/17/2			\$
· Ethan Paul	To Jarl	445 CHANDLEF	48202	4/13/21			6
10 Necl Reinilda	men	448 Marston	74821	1/4/7/21	MOINTAGAMICO	1/8/ 21) 1/6 2	, -1 K
CERTIFICATE OF CHICLE ATOM: The undersigned considers of the ab-	one publican asserts, that he ar she is 18 years of ago or older and a United States.		CIRCULATOR	Do not sign or thate certificat	e notifiafter circulating petition:		
more than once and but no looveledge of a person signing the petition on	es", that he on she has neither caused nor periodiced a person as sign the proteins or than once; and that, so his or her best knowledge and helof, each signature is the		-	4-20-2			
genuine signature of the person preporting to sign the person normality linted to the feasing of the peritors, and the elector was qualific	esigning the petition must of the time of signing a region and elector of the city or I se sign the petition	Date of signing:					
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FITTION FO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING

Background & Purpose: the purpose of this position is to document the approximant to the proposed affilial housing disasteparent known as "benth find Landing", which is being proposed by Yanguard Community Development Computation in partnership with Acutath. The proposed Sovelapment is of April 2021 includes. This creatal proposed, principly on Shatth X.: The majority of the development is proposed for land thosis correctly owned by the Direct Land Bask Authority, as this potential, is unimarely advanced to the Direct Land Bask Authority, but should serve as eachered of the sacration which the immediate community manufacture community manufacture development and the development opposes; the development of proposed for land that is correctly owned by the Lower North End Black Club, which represents the supplies of eacher of the sacration of the proposed for the proposed f

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PETITION TO OPPOSE PROPOSED DEVELOPMENT NORTH END LANDING

PETITION TO OPPOSE PROPOSED DEVELOPMENT

The Lower North End Block Club reviewed the current development proposal on 34721. Subsequent revisions to the development plan are not adequate to address the cammunity's concerns and the majority of residents offering public comment on 30721, 3/23/21, 3/31/21, 4/5/21, and 4/6/21 remain strongly opposed to the development.

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

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DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY MINUTES OF THE REGULAR COMMUNITY ADVISORY COMMITTEE MEETING WEDNESDAY, APRIL 12, 2023 - 5:00 PM

COMMITTEE MEMBERS

PRESENT: Dr. Regina Randall

Byron Osbern Rico Razo

George Etheridge Ponce Clay Jeffrey Evans

COMMITTEE MEMBERS

ABSENT: Marloshawn Franklin

Omar Hasan

Abir Ali

OTHERS PRESENT: Jennifer Kanalos (DEGC/DBRA)

Brian Vosburg (DEGC/DBRA) Cora Capler (DEGC/DBRA)

Jason Jones (Tekton Development)

Richard Barr (Honigman)

Sheila Cockrel (Crossroads Consulting)

Ron McDonald (Avanath)

Mary Bennett King Patricia Dockery

RIGLLC

Tyson Gersh (Michigan Urban Farming Initiative)

Reghan E Pinky

Quincy Jones Beatrice Taylor Phillip Talbert Dennis Talbert Monica Edmonds Sheila Hamilton Patricia Dockery Carla Phelps Chenita W Gary Phillis Judkins

Stephanie's iPhone REVVL Cindy Darrah Lisa Tucker

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Call to Order

Mr. Razo called the meeting to order at 5:07 p.m.

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

Projects

North End Landing Brownfield Redevelopment Plan

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

Project Introduction

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

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

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

Property Subject to the Plan

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

Basis of Eligibility

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

Eligible Activities and Projected Costs

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

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

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

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

Other Incentives

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

Public Comments

The joint DBRA and DBRA-CAC public hearing for the Plan was held on Monday, April 10, 2023 at 5:00pm via Zoom. The results of the DBRA public hearing were provided.

Attached for the CAC's review and approval is a resolution recommending approval of the Plan.

Mr. Vosburg stated that there were approximately 40 members of the public in attendance at the public hearing for the Plan, with 9 members of the public who asked questions, 20 public comments were received with 10 of those in favor of the project and 10 in opposition to the project. Mr. Vosburg added that additional emails and letters regarding the Plan have been received and are included in the CAC's materials, and additional letters of support were received since the CAC meeting on March 22, 2023 and those additional letters of support have been included in the Plan.

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

Pinky stated that she lives across the street from the Property and is opposed to the North End Landing project and that the Developer had told the community that the entire project would be privately funded but are now pursuing tax incentives for the project, and that the community engagement for the project was not sufficient.

Tyson Gersh stated he thinks the CAC should ask the Developer to make more changes to the North End Landing project to reflect the feedback from the community.

Dennis Talbert stated that he is a lifelong resident of Detroit, grew up in the North End neighborhood, and currently volunteers with the North End Youth Improvement Council, and he supports the North End Landing project and that the youth in the neighborhood are excited about the project and that this may be the first community project that is designed around a park.

Phillip Talbert stated that he is in support of the North End Landing project because it will bring multi-family housing back to the neighborhood, the development will bring retail back to the Oakland and Woodward Avenue corridors, and because the Developers are Detroit natives.

Quincy Jones stated that he is a lifelong resident of the North End neighborhood and that the North End Landing project has been discussed for a long time and he supports the project because of the new senior housing, and it will bring hope and residents back to the community and can serve as an example for new projects in other communities.

Patricia Dockery stated that her family has lived in the North End neighborhood since 1942 and she supports the North End Landing project and the work that Vanguard CDC is doing in the community, and she wants to see growth and blight elimination in the neighborhood.

Carla Phelps stated that as a member of the North End Youth Improvement Council and a resident of the North End neighborhood, she is in full support of the project and the investment that is happening in the neighborhood.

Mary Bennett King stated that she stands in firm support of the North End Landing project and that the Developer has incorporated feedback from the community in the project plans, and that the opposition to the project is not cooperating in productive conversations about the project.

Phillis Judkins stated that she has lived in the North End neighborhood since 1968 and she supports the North End Landing project, and she is happy the project includes housing for senior citizens.

Cindy Darrah stated that she lives in the Cass Corridor, and she opposes the North End Landing project because the feedback from the community was not incorporated into the project.

Patricia stated that she has lived in the North End neighborhood for 11 years and she supports the North End Landing project because of the housing for senior citizens and the redevelopment of vacant lots in the neighborhood.

Yolanda Eddins stated that she is in support of the North End Landing project because of the new residential units which will help to build the community and help support the businesses in the area.

Sheila Hamilton stated that she is a resident of the North End neighborhood and is in support of the North End Landing project and she would like for the project to get started on construction.

D.R. Castello stated that he is a lifelong resident of the North End neighborhood, President of the Men of the North End, and Vice President of the North End Neighbors Block Club, and he supports the North End Landing project, and that the neighborhood has historically had multi-family housing and the neighborhood needs more residents and the project will attract more businesses to the area.

Abby Brown stated that she is a resident of the North End neighborhood, and she supports the North End Landing project, and she is looking forward to the senior housing and the new residents to the area.

Citing no further public comment, Mr. Razo closed public comment.

Mr. Vosburg reviewed the actions available to the CAC on this item and the draft resolution in the committee book.

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

Mr. Osbern made a motion to recommend approval of the North End Landing Brownfield Redevelopment Plan to the DBRA Board. Mr. Clay seconded the motion. DBRA-CAC Resolution Code 23-03-317-02 was approved.



MINUTES OF THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY PUBLIC HEARING FOR THE NORTH END LANDING BROWNFIELD REDEVELOPMENT PLAN

Monday, April 10, 2023 Held via Zoom 5:00 PM

In attendance were:

Jennifer Kanalos (DEGC/DBRA) **Everett Stone** Cora Capler (DEGC/DBRA) Monica Edmonds Brian Vosburg (DEGC/DBRA) Kimberly Young Nikki Donald (DEGC) **Quincy Jones** JoMeca Thomas (DEGC) Yolanda Eddins Byron Osbern (DBRA-CAC) Detroit's Otter.ai Ponce Clay (DBRA-CAC) AWILL654 Richard Barr (Honigman) Phil Talbert Sheila Cockrel (Crossroads Consulting) Pinky Jones Ron McDonald (Avanath North End Parcel Owner I, Edi Demaj Dennis Talbert Tyson Gersh Jason Jones (Tekton Development)

Ari Ruttenberg (Council President Sheffield's Office)
Sarah Pavelko
Mary Bennett King
Galaxy J2
Lisa Tucker
Joeleosmith
Linda Boyd
Cindy Darrah
Phillis Judkins

Reghan E. iPhone

Laura Kraftowicz Samsung SM-A136U Ronald Glover The Perry's iPhone

Kevin Harris Electra

Chenita W. Gary Fireflies Notetaker

Beatrice Taylor Phone Number Ending in 1314
James Custer Phone Number Ending in 1879
Gregg Smith Phone Number Ending in 7850
Community Engagement Phone Number Ending in 4763

Mr. Vosburg called the meeting to order at 5:05 PM.

Mr. Vosburg gave an overview of the structure of the public hearing and provided instructions to participants on how to utilize the Zoom software to ask questions and/or provide public comment.

Mr. Vosburg informed the hearing of the way tax increment financing works, the structure of the Detroit Brownfield Redevelopment Authority, and the tax increment financing request per the Brownfield Plan.

Mr. McDonald provided additional details about the Developer and the project including the partnerships with Vanguard CDC and Tekton Development, the use of Detroit-based firms for the architectural services and environmental services, the engagement with the Housing and Revitalization Department regarding the use of Section 8 vouchers for the project, the design of the development to blend with the current



housing structures in the community, the community engagement conducted for the project and the efforts to respond to concerns from the community including the inclusion of for-sale residential units, the preference for local Detroit residents for the affordable residential units, the addition of greenspace in the development, programming for art in the area, the creation of a \$100,000 fund for small businesses in the North End neighborhood, \$3,000 to the property owners adjacent to the Property for exterior improvements to their homes, programming for art in the area, and covered the anticipated construction timeline for the project including the phasing of the project so as to limit the impacts of the construction and the influx of new residential units. Mr. McDonald added that the anticipated rental rates for the affordable units will be studios at \$1,050 per month and the two-bedroom units at \$1,500 per month.

Mr. Vosburg opened the Question-and-Answer segment of the public hearing and stated that questions will be limited to one minute per person.

Pinky asked for clarification on the tax capture under the Plan and if the project is supposed to increase the number of residents and the increase the tax base of the City, why the Developer will not be paying taxes for the first 30 years of the development. Mr. Vosburg stated that the Developer will be paying property taxes for the first 30 years of the project and that those property taxes will increase after the project is constructed, but through the tax increment financing (TIF) under the Plan, a portion of that increase in property taxes will be reimbursed to the Developer for Eligible Costs for an estimated 20 years. Mr. McDonald added that the Developer intends to leverage economic development tools available for the project which includes the TIF as well as property tax abatements but would not be seeking any direct public funding for the project.

Tyson Gersh stated that he is a property owner and business owner in the neighborhood, and asked why the Developer is pursuing the development in the North End neighborhood given the controversy that has erupted as a result of the proposed project. Mr. McDonald stated that he has been looking to invest in the City of Detroit for some time and was approached by the CEO of Vanguard CDC about a project in this location and after reviewing the proposed plans for the project, the Developer thought it was a good fit and saw an opportunity to develop an area of the City that is outside of Downtown and Midtown areas and believe that the project will serve as a catalyst for further investment in the neighborhood.

Quincy asked what the parking plans are for the project and if the parking for the future residents will be located off the streets. Mr. McDonald stated that there will be off-street parking located behind the residential structures for the residents to avoid on-street parking.

Joanne Warwick asked why the public hearing was not being held in-person, and why the planning of the project has not been inclusive of all residents near the Property and why there was not a planning study done in the neighborhood. Mr. McDonald stated that the Developer has spent a significant amount of time meeting with residents and community organizations in the neighborhood to discuss the project and receive feedback and he understands that not everyone in a community will agree on a new development and the Developer has made an effort to incorporate feedback from the community in the plans for the project. Mr. Vosburg stated that because there is not a meeting of a public body, the public hearing is not required to be held in person, and that the DBRA has experienced an increase in attendance for public hearings since holding them online.

Community Engagement asked if the parking will be accessible from the street or through the alley given the concerns of neighboring residents about damage to their properties due to the increased traffic in the alleys, and asked what will be done for the community in terms of greenspace. Mr. McDonald stated that the parking will be accessed through the alleys in compliance with codes from the Planning and



Development Department, and that the greenspace in the project has been increased to about 30% of the project.

Linda Boyd asked for more information on how the residential units will be filled and if there will be any regulation on the residential units to prevent them from being used as Airbnb units. Mr. McDonald stated that there was a market study conducted on residential occupancy in the area and the Developer is confident that the residential units will be filled, and that the terms of the leases on the residential units will be at least 12 months and that the Developer is not in the business of providing Airbnb units.

Yolanda Eddins asked what the makeup of residential units is expected to be given the desire to attract and maintain families in the neighborhood. Mr. McDonald stated that the bulk of the residential units will be for senior residents with 82 multifamily units which will be studios, one-bedroom and two-bedroom units.

Cindy Darrah asked if there will be any improvements made to the combined water and sewage system in the neighborhood as part of the project and asked for more information on the environmental remediation to be conducted on the Property. Mr. Vosburg stated that there have been environmental studies conducted on the Property to determine the extent of environmental remediation needed and that approximately \$2.5M of the \$7.6M in TIF is for environmental remediation activities. Mr. Barr added that there are stormwater management systems planned for the project which will lessen the amount of rainwater going into the City's water system.

Joeleosmith stated that he is happy to see the North End Landing project and asked if the project will have an impact on the sewer drainage issues that are occurring further north on Brush Street. Mr. McDonald stated that the Great Lakes Water Authority is performing work near the Property but isn't sure how that will impact the properties further north on Brush Street.

Citing no additional questions, Mr. Vosburg closed out the Question-and-Answer segment and opened the floor for public comment stating that public comments would be limited to one minute per person.

Phillis Judkins stated that she has lived in the North End neighborhood since 1978 and is in support of the North End Landing project because it will bring more housing for seniors in the area as well as additional families.

Joanne Warwick stated that she is opposed to the project because of the disingenuous community engagement conducted for the project, and that the planning study should've been conducted prior to the project being planned, and that she would be open to meeting with the Developer to discuss the project since she is an impact resident.

Laura Kraftowicz stated that if the Developer is going to receive public funding for the project, then feedback from the community should be included in the project including the desire for more residential units that will be for-sale instead of rental units.

Phil Talbert stated that he has been a volunteer in the North End community for 40 years and that he supports the project that he believes will bring the neighborhood vitality that it used to have.

Cindy Darrah stated that the water and sewer system should be separated, and the stormwater should go into cisterns for the Michigan Urban Farming Initiative to use and that the proposed levels of affordability for the residential units isn't accessible for current Detroit residents.



Joeleosmith stated that he supports the project and thinks that it will help improve the North End neighborhood and will attract more businesses to the area.

Sarah Pavelko stated that she was a resident of the North End neighborhood for 20 years and recently moved out of the neighborhood because she was tired of being attacked by feral dogs in the area which are a result of the amount of vacant land in the area and that she supports the project and any project that will develop the vacant land, and added that she continues to own property in the neighborhood and looks to continue her investment and thanked the Developer for their efforts in talking to the community about the project.

Linda Boyd stated that she lives across the street from Delores Bennett Park and that street parking near the park in the summer is overwhelmed and an issue that needs to be resolved before the project is constructed and adds more demand for parking in the area and doesn't think that the project should receive tax incentives.

Quincy stated that he is a resident of the North End and supports the project that will bring more residents to the neighborhood and that there is a need for more families in the area.

Reghan stated that she is a Gen Z member and supports the project and thinks it will be good for the neighborhood.

Ronald Glover stated he has concerns about the current taxpayers in the area being taxed out of the neighborhood as a result of the project.

Perry's iPhone stated that he represents First Independence Bank and that they support the project in the area because of its new housing for seniors and affordable residential units.

Nathaniel stated that he does not support the project because the Developer did not incorporate enough residential units for-sale after receiving feedback from the community.

Community Engagement stated that she is against the project and that the Developer has not engaged residents that live adjacent to the Property to take their feedback into account and that the Developer is not listening to what the community has to say about the project.

Pinky Jones stated that she is against the project because she thinks the Developer has been exploitive and patronizing to the community about the project and that tax incentives should not be approved for the project.

Dennis Talbert stated that on behalf of the young people in the neighborhood, he is in support of the project and the new possibilities that the project will bring to the area.

Phone number ending in 4763 stated that she is a property owner on Smith Street and that she is not opposed to new development in the community, but that the project needs to be reconfigured because there are too many people in the neighborhood that oppose the project and there should be a compromise with the community about the project.

Tyson Gersh stated that he has been living in the area for 12 years and his big issue with the project is that 600 people signed a petition for the Detroit Land Bank Authority (DLBA) not to sell the properties to the Developer for the project and that the changes the community has asked for the project have not been included.



Mary Bennett King stated that she represents the North End Youth Improvement Council and that she applauds neighbors for moving into the neighborhood but there are too many vacant lots in the neighborhood that need to be redeveloped to bring life back to the neighborhood and thanked the Developer for their efforts for the project.

Yolanda Eddins stated that she supports the project and thinks the neighborhood needs to attract more residents and families to the community and that she would like to see ongoing community engagement for the project.

Citing no additional public comments, Mr. Vosburg restated that written public comments can be submitted to Cora Capler via email at ccapler@degc.org to be included in the minutes of the public hearing, and then closed the public hearing at 6:23 PM.

Cora Capler

From:

Linda Boyd linderboyd@gmail.com>

Sent:

Monday, April 10, 2023 10:27 AM

To:

Cora Capler

Subject:

North End Landing Proposed Project

Follow Up Flag: Flag Status:

Follow up Flagged

Dear DEGC members,

I am writing to express my opposition to the Brownfield Plan for the North End Landing project in Detroit. I believe that this project is not in the best interests of the community and will have a negative impact on the surrounding area.

First of all, the project is not well-suited to the neighborhood. The North End is a historic and vibrant community with a strong sense of identity. The proposed development would be out of scale with the surrounding area and would destroy the character of the neighborhood.

Secondly, the project would displace many residents. The North End is home to a large number of low-income residents, many of whom are elderly or have disabilities. The proposed development would force these residents to move, disrupting their lives and communities.

Thirdly, the project would have a negative impact on the environment. The site of the proposed development is currently home to a number of brownfield sites, which are contaminated with hazardous materials. The developer has not provided adequate plans for the cleanup of these sites, and I am concerned that the project will only further pollute the environment.

Finally, I believe that the project is not financially viable. The developer has not provided a realistic budget for the project, and I am concerned that the city and the taxpayers will be left with the bill if the project fails.

For these reasons, I urge you to vote against the Brownfield Plan for the North End Landing project. I believe that this project is not in the best interests of the community and will have a negative impact on the surrounding area.

Thank you for your time and consideration.

Sincerely,

Linda Boyd 445 Smith Street Detroit 48202



CODE DBRA 23-04-317-02

NORTH END LANDING BROWNFIELD REDEVELOPMENT PLAN

WHEREAS, pursuant to 381 PA 1996, as amended ("Act 381"), the City of Detroit Brownfield Redevelopment Authority (the "DBRA") has been established by resolution of the City Council of the City of Detroit (the "City Council") for the purpose of promoting the revitalization of environmentally distressed areas in the City of Detroit; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Brownfield Plan for the **North End Landing Redevelopment Project** (the "Plan") to the Community Advisory Committee for its consideration and comment and has solicited comments by the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

WHEREAS, the Community Advisory Committee has considered the proposed Plan and approved a resolution recommending the approval of the proposed Plan by the DBRA and the City Council as presented by the DBRA; and

WHEREAS, in accordance with the provisions of Act 381, the Board of Directors of the DBRA has considered the proposed Plan and desires to approve the proposed Plan and to request that City Council call a public hearing to consider and adopt a resolution approving the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED:

- 1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **North End Landing Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.
- 2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.
- 3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.
- 4. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

- 5. That all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.
- 6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

April 26, 2023

RESOLUTION CALLING A PUBLIC HEARING REGARDING APPROVAL OF THE BROWNFIELD PLAN OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY FOR NORTH END LANDING REDEVELOPMENT

The	following	preamble	and	resolution	were	offered	by	Member
	and	supported by	y Mem	ber		:		
		• • • • • • • • • • • • • • • • • • • •	•					

WHEREAS, the City of Detroit, County of Wayne, Michigan (the "City") is authorized by the provisions of Act 381, Public Acts of Michigan, 1996 ("Act 381"), to create a brownfield redevelopment authority; and

WHEREAS, pursuant to Act 381, the City Council of the City duly established the City of Detroit Brownfield Redevelopment Authority (the "Authority"): and

WHEREAS, in accordance with the provisions of Act 381, the Authority has prepared a Brownfield Plan for the North End Landing Redevelopment (the "Plan") and submitted the Plan to the Community Advisory Committee for review and comment; and

WHEREAS, after receipt of the recommendation of the Community Advisory Committee to approve the, the Authority has approved the Plan and forwarded it to City Council with a request for its approval; and

WHEREAS, prior to approval of the Plan, the City Council is required to hold a public hearing in connection with consideration of the Plan pursuant to Act 381.

NOW, THEREFORE, BE IT RESOLVED THAT:

- 1. The City Council hereby acknowledges receipt of the Plan from the Authority.
- 2. A public hearing is hereby called on Thursday, the 22nd day of June, 2023 at a requested time of 10:35 AM, prevailing Eastern Time, to be held via the Zoom teleconferencing platform, to consider adoption by the City Council of a resolution approving the Plan.
- 3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.
- 4. The City Clerk is requested to submit three (3) certified copies of this resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226.

AYES:	Members		
NAYS:	Members		
RESOLUTIO	N DECLARED ADOPTED.		
WAIVER OF	RECONSIDERATION		
		Janice Winfrey, City Clerk City of Detroit County of Wayne, Michigan	

RESOLUTION APPROVING BROWNFIELD PLAN OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY FOR THE NORTH END LANDING REDEVELOPMENT PROJECT

City of Detroit County of Wayne, Michigan

WHEREAS, pursuant to 381 PA 1996, as amended ("Act 381"), the City of Detroit Brownfield Redevelopment Authority ("Authority") has been established by resolution of the City Council of the City of Detroit (the "City") for the purpose of promoting the revitalization of eligible properties in the City; and

WHEREAS, under Act 381 the Authority is authorized to develop and propose for adoption by City Council a brownfield plan for one (1) or more parcels of eligible property; and

WHEREAS, pursuant to the resolution establishing the Authority and the bylaws of the Authority, the Authority has submitted a proposed Brownfield Plan for the North End Landing Redevelopment Project (the "Plan"); and

WHEREAS, the Authority submitted the Plan to the Community Advisory Committee for consideration on March 22, 2023, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on April 10, 2023 to solicit comments on the proposed Plan; and

WHEREAS, the Community Advisory Committee recommended approval of the Plan on April 12, 2023; and

WHEREAS, the Authority approved the Plan on April 26, 2023 and forwarded it to the City Council with a request for its approval of the Plan; and

WHEREAS, the required notice of the public hearing on the Plan was given in accordance with Section 13 of Act 381; and

WHEREAS, the City Council held a public hearing on the proposed Plan on June 22, 2023.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. <u>Definitions</u>. Where used in this Resolution the terms set forth below shall have the following meaning unless the context clearly requires otherwise:

"Eligible Activities" or "eligible activity" shall have the meaning described in Act 381.

"Eligible Property" means the property designated in the Plan as the Eligible Property, as described in Act 381.

"Plan" means the Plan prepared by the Authority, as transmitted to the City Council by the Authority for approval, copies of which Plan are on file in the office of the City Clerk.

"Taxing Jurisdiction" shall mean each unit of government levying an ad valorem property tax on the Eligible Property.

- 2. <u>Public Purpose</u>. The City Council hereby determines that the Plan constitutes a public purpose.
- 3. <u>Best Interest of the Public</u>. The City Council hereby determines that it is in the best interests of the public to promote the revitalization of environmentally distressed areas in the City to proceed with the Plan.
- 4. <u>Review Considerations</u>. As required by Act 381, the City Council has in reviewing the Plan taken into account the following considerations:
- (a) Portions of the property designated in the Plan meets the definition of Eligible Property, as described in Act 381.
 - (b) The Plan meets the requirements set forth in section 13 of Act 381.
- (c) The proposed method of financing the costs of eligible activities is feasible and the Authority has the ability to arrange the financing.
- (d) The costs of eligible activities proposed are reasonable and necessary to carry out the purposes of Act 381.
- (e) The amount of captured taxable value estimated to result from adoption of the Plan is reasonable.
- 5. <u>Approval and Adoption of Plan</u>. The Plan as submitted by the Authority is hereby approved and adopted. A copy of the Plan and all amendments thereto shall be maintained on file in the City Clerk's office.
 - 6. <u>Preparation of Base Year Assessment Roll for the Eligible Property.</u>
- (a) Within 60 days of the adoption of this Resolution, the City Assessor shall prepare the initial Base Year Assessment Roll for the Eligible Property in the Plan. The initial Base Year Assessment Roll shall list each Taxing Jurisdiction levying taxes on the Eligible Property on the effective date of this Resolution and the amount of tax revenue derived by each Taxing Jurisdiction from ad valorem taxes on the Eligible Property,

excluding millage specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit.

- (b) The City Assessor shall transmit copies of the initial Base Year Assessment Roll to the City Treasurer, County Treasurer, Authority and each Taxing Jurisdiction which will have Tax Increment Revenues captured by the Authority, together with a notice that the Base Year Assessment Roll has been prepared in accordance with this Resolution and the Plan approved by this Resolution.
- 7. Preparation of Annual Base Year Assessment Roll. Each year within 15 days following the final equalization of the Eligible Property, the City Assessor shall prepare an updated Base Year Assessment Roll. The updated Base Year Assessment Roll shall show the information required in the initial Base Year Assessment Roll and, in addition, the Tax Increment Revenues for each Eligible Property for that year. Copies of the annual Base Year Assessment Roll shall be transmitted by the Assessor to the same persons as the initial Base Year Assessment Roll, together with a notice that it has been prepared in accordance with the Plan.
- 8. <u>Establishment of Project Fund; Approval of Depositary</u>. The Authority shall establish a separate fund for the Eligible Property subject to this Plan, which shall be kept in a depositary bank account or accounts in a bank or banks approved by the Treasurer of the City. All moneys received by the Authority pursuant to the Plan shall be deposited in the Project Fund for the Eligible Property. All moneys in the Project Fund and earnings thereon shall be used only in accordance with the Plan and Act 381.
- 9. <u>Use of Moneys in the Project Fund</u>. The moneys credited to the Project Fund and on hand therein from time to time shall be used annually to first make those payments authorized by and in accordance with the Plan and any development agreement governing such payments and then to the Local Brownfield Revolving Fund, as authorized by Act 381:
- 10. <u>Return of Surplus Funds to Taxing Jurisdictions</u>. The Authority shall return all surplus funds not deposited in the Local Brownfield Revolving Fund proportionately to the Taxing Jurisdictions.
- 11. Payment of Tax Increment Revenues to Authority. The municipal and the county treasurers shall, as ad valorem and specific local taxes are collected on the Eligible Property, pay the Tax Increment Revenues to the Authority for deposit in the Project Fund. The payments shall be made not more than 30 days after the Tax Increment Revenues are collected.
- 12. <u>Disclaimer</u>. By adoption of this Resolution and approval of the Plan, the City assumes no obligation or liability to the owner, developer, lessee or lessor of the Eligible Property for any loss or damage that may result to such persons from the adoption of this Resolution and Plan. The City makes no guarantees or representations as to the

ability of the Authority to capture tax increment revenues from the State and local school district taxes for the Plan.

- 13. <u>Repealer</u>. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.
- 14. The City Clerk is requested to submit four (4) certified copies of this Resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226

AYES: —	Members		_
NAYS:	Members		_
RESOLU ⁻	TION DECLARED ADOPTE	D.	
		Janice Winfrey, City Clerk City of Detroit County of Wayne, Michigan	

WAIVER OF RECONSIDERATION IS REQUESTED

adopted by the City Council of the City of De a regular meeting held on,	s a true and complete copy of a resolution etroit, County of Wayne, State of Michigan, at 2023, and that said meeting was conducted a pursuant to and in full compliance with the
Open Meetings Act, being Act 267, Public A	cts of Michigan, 1976, as amended, and that ad will be or have been made available as
City	nice Winfrey, City Clerk y of Detroit unty of Wayne, Michigan