DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, APRIL 26, 2023
4:00 PM

BOARD MEMBERS PRESENT: John George
Raymond Scott
Pamela McClain
Eric Dueweke
Stephanie Washington
Amanda Elias
Maggie DeSantis

BOARD MEMBERS ABSENT: Juan Gonzalez
Sonya Mays

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA) Lane Ingram (DEGC)
Brian Vosburg (DEGC/DBRA) Kenyetta Bridges (DEGC)
Cora Capler (DEGC/DBRA) Richard Barr (Honigman)
Sierra Spencer (DEGC/DBRA) Sheila Cockrel (Crossroads Consulting)
Paul Kako (DEGC) Jason Jones (Tekton Development)
Rebecca Navin (DEGC) Ron McDonald (Avanath)
JoMeca Thomas (DEGC) Roshawn Harris (Detroit Citizen)
Bryan Amann (Related) Avery Sims
Rian English (ODM) Charlie K.
Jose Lemus (Mayor’s Office, City of Detroit) D.R. Castello
Jake Austermann (Plante Moran) Detroit’s Otter.ai
Ryan Friedrichs (Related) Ed Saenz
Mike McLauchlan (Ilitch Holdings Corporation) Lisa Tucker
Luke Polcyn (Mayor’s Office, City of Detroit) Marcia Ventura (Invest Detroit)
Bill Lichwala (Plante Moran) Mark Perry
Elie Torgow (Sterling Group) Michael DeVoe
Danny Samson (Sterling Group) Reghan
Dan Gough (EGLE) Richard Zussman
Afua Osei-Bonsu Yolanda Eddins
Quincy Jones Abbie Brown
Cindy Darrah RIGLLC
Ette’ Garth Phone Number Ending in #4763
Phil Talbert
Tyson Gersh
CALL TO ORDER
Chairperson Ray Scott called the meeting to order at 4:03 PM.

Ms. Kanalos took a roll call of the DBRA Board Members present and a quorum was established.

GENERAL
Approval of Agenda:
Mr. Scott called for a motion approving the agenda of the April 26, 2023 DBRA meeting, as presented.

The Board took the following action:

   Mr. George made a motion approving the agenda of the April 26, 2023 DBRA meeting, as presented. Ms. DeSantis seconded the motion.

Ms. McClain joined the meeting at 4:04 PM.

Approval of Minutes:
Mr. Scott called for a motion approving the minutes of April 12, 2023, as presented.

The Board took the following action:

   Ms. DeSantis made a motion approving the minutes of the April 12, 2023 Board meeting, as presented. Mr. George seconded the motion.
   DBRA Resolution Code 23-04-02-321 was unanimously approved.

Delegation of Authority Report Q3 FY 2022-23
Mr. Vosburg presented the Expenditures Report Under Delegation of Authority for Q3 FY 2022-23.

In an effort to streamline the process for authorization of expenditures, the DBRA Board of Directors approved DBRA Resolution #18-10-01-204 on October 10, 2018. The resolution authorizes Officers and Authorized Agents (“Designated Parties”) to review and approve contracts in an amount up to Fifty Thousand and 00/100 ($50,000.00) Dollars and to approved change orders to contracts up to 25% of the original contract amount not to exceed Fifty Thousand and 00/100 ($50,000.00) Dollars.

Attached for DBRA Board information only was the Delegation of Authority report of expenditures approved for the period of January through March of 2023.

PUBLIC COMMENT
Mr. Scott called for public comment and stated that each person would receive a minute and a half to provide their public comment.
Joanne Warwick stated that she submitted documents to be included in the minutes of the meeting, that her property is surrounded by the properties proposed to be included in the North End Landing Brownfield Plan, that the North End Landing project was planned without community engagement beyond a few select members of the community, the Developers had stated to the community that the project was going to be fully privately funded, that residents have requested that Detroit City Council President Mary Sheffield meet with them about the project and a planning study for the neighborhood.

Ms. Kanalos read aloud a written public comment submitted to the DBRA Staff and attached to these minutes.

Ms. Washington joined the meeting at 4:13 PM.

Cindy Darrah stated that public comment should be longer, that she is from Wichita, Kansas and that the housing developments there are further apart and that the housing developments in the North End are too close together, and that the brownfield program should be used to assist Detroit residents to build new developments.

Quincy Jones stated that he is in support of the North End Landing project and that it will bring new residential opportunities to the neighborhood, it should be used as a model for new residential developments in other neighborhoods in the City that have lost density, and that there need to be more conversations about the for-sale residential units included in the project.

Ette’ Garth stated that she is a longtime resident of the North End neighborhood, and she is in support of the North End Landing project which will bring needed affordable housing opportunities to the area, and that she believes there needs to be more conversations with the developer that is building the for-sale units in the project and she has some concerns about that developer.

Tyson Gersh stated that nearly every resident that lives in close proximity to the North End Landing project is opposed to the plans for the project due to the proposed density in the project, the community engagement for the project has not been adequate, and the planning process for the project was exclusionary to the neighboring residents.

Yolanda Eddins stated that she has been committed to the North End neighborhood and is in support of the North End Landing project which will bring new residents to the area, and she is happy to see the North End neighborhood receiving investment to bring growth.

D.R. Castello stated that he is a lifelong resident of the North End neighborhood, and he is in full support of the North End Landing project and he is tired of the amount of vacant land in the North End neighborhood and the wildlife issues that have been occurring in the area and that the project will bring housing opportunities for senior citizens.

Phil Talbert stated that he is a member of the North End Youth Improvement Council Board of Directors and is in support of the North End Landing project and the Developer which is a Detroit native, and he would like to see more residents and businesses in the community.

PROJECTS
Joe Louis Arena Brownfield Plan
Mr. Vosburg stated that the DBRA Board had previously requested an update on the project being constructed on the former Joe Louis Arena site.

Mr. Torgow gave a presentation to the DBRA Board which included information on the progress made to date on the construction of the new residential tower on the site, the residential units that will be included in the building, the amenities that will be available for the future residents, and how the development will include greenspace along the riverfront for both resident and public use.
Mr. Scott asked if there are additional phases for the project. Mr. Torgow stated that this is the first phase of the project and that there are opportunities for two additional developments on the property but that the plans have not yet been solidified.

Ms. McClain asked if there will only be studio and one-bedroom units in the development. Mr. Torgow stated that the majority of the residential units will be studio and one-bedroom units and that there will only be a couple of two-bedroom units on the top floor of the building.

Ms. Washington asked if there has been a delay in the construction of the building. Mr. Torgow stated that the construction has been moving along, the glass for the floors higher up has not yet been installed, but the units on the lower floors have been completed.

Ms. McClain asked if there are any green infrastructure features in the building. Mr. Torgow stated that the building will have more efficient energy systems in the building and the building will have more connectivity to the public green spaces along the riverfront.

Ms. DeSantis asked if there will be any bioswales, retention ponds, or solar panels. Mr. Torgow stated that there will not be any bioswales, retention ponds, or solar panels in the building.

Ms. Washington asked what the parking plans are for the building. Mr. Torgow stated that there will be valet parking for the building and the residents can utilize any of the parking options around the building.

Mr. Dueweke asked what the proposed rental rates are for the residential units. Mr. Torgow stated that the rental rates for the residential units have not yet been determined and that all of the residential units will be market rate.

Ms. Washington asked for confirmation if there are any tax abatements approved for the project. Mr. Torgow confirmed that there are not any tax abatements approved for the project. Mr. Vosburg stated that while there are no tax abatements for the property there is a Brownfield Plan for the property which was put in place by the City. Mr. Torgow added that the tax increment revenues under the Brownfield Plan are going to the City to pay a loan provided by the State of Michigan for the demolition of the former Joe Louis Arena.

**Selden Innovation Center Brownfield Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues**

Mr. Vosburg presented the Selden Innovation Center Brownfield Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues to the DBRA Board.

On May 12, 2021, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the Selden Innovation Center Redevelopment Project (the “Plan”) to Detroit City Council (“City Council”) with a recommendation for approval. The City Council public hearing for the Plan was held on June 3, 2021 and City Council is approved the Plan on June 8, 2021. The Reimbursement Agreement (the “Agreement”) between the DBRA and Industry Detroit QOZB, LLC (“Developer”), was entered into on February 11, 2022.

Since then, the Developer has requested that the DBRA sign-off on the attached Security Agreement and Collateral Assignment of Tax Increment Revenues (“Assignment”). As a result, the Developer would like to assign the TIF capture from the Plan to TCB SUB-CDE 34, LLC, MBS-UI SUB-CDE 66, LLC, UACD SUB CDE 66 LLC, and CNMC SUB-CDE 217, LLC (collectively, “Lender”) as a condition to secure a loan made to the Developer by Lender.

A copy of the Assignment and a resolution approving the Assignment and its subsequent execution were attached for the Board’s review and approval.

Mr. Scott called for a motion to approve the Selden Innovation Center Brownfield Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues, as presented. The Board took the following action:
Mr. George made a motion to approve the Brush 8 Townhomes Brownfield Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues, as presented. Ms. Washington seconded the motion.
DBRA Resolution Code 23-04-299-06 was unanimously approved.

**Brush 8 Townhomes Brownfield Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues**

Ms. Capler presented the Brush 8 Townhomes Brownfield Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues to the DBRA Board.

On October 13, 2021, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the Brush8 Townhomes Redevelopment Project (the “Plan”) to Detroit City Council (“City Council”) with a recommendation for approval. Detroit City Council approved the Plan on November 3, 2021. The Reimbursement Agreement (the “Agreement”) between the DBRA and Brush 8 LLC (the “Developer”), was entered into on November 15, 2021.

Since then, the Developer has requested that the DBRA sign-off on the attached Security Agreement and Collateral Assignment of Tax Increment Revenues (“Assignment”). As a result, the Developer would like to assign the TIF capture from the Plan to Invest Detroit Foundation as a condition to secure a loan made to the Developer by Invest Detroit Foundation.

A copy of the Assignment and a resolution approving the Assignment and its subsequent execution were attached for the Board’s review and approval.

Mr. Scott called for a motion to approve the Brush 8 Townhomes Brownfield Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues, as presented. The Board took the following action:

Mr. George made a motion to approve the Brush 8 Townhomes Brownfield Plan: Security Agreement and Collateral Assignment of Tax Increment Revenues, as presented. Ms. Elias seconded the motion.
DBRA Resolution Code 23-04-304-04 was unanimously approved.

**The District Detroit Transformational Brownfield Plan: Reimbursement Agreement**

Mr. Vosburg presented the District Detroit Transformational Brownfield Plan: Reimbursement Agreement to the DBRA Board.

On February 8, 2023, the Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors recommended approval to City Council of the Transformational Brownfield Plan for the District Detroit (the “Plan”). The Detroit City Council approved the Plan on March 28, 2023, and the Michigan Strategic Fund (the “MSF”) approved the Plan on April 25, 2023. A requirement for Tax Increment Financing reimbursement pursuant to the Plan is that a Reimbursement Agreement (the “Agreement”) be entered into between the DBRA, Related Olympia Predevelopment Company LLC (the “Developer”), the MSF, and the Michigan Department of Treasury.

Under the Plan, Developer may seek exemption from sales tax during construction and reimbursement from tax capture for eligible activities, estimated as follows:

<table>
<thead>
<tr>
<th>TOTAL TBP COSTS WITH TAX CAPTURE REVENUES (“TCR”)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Eligible Construction Costs</td>
<td>$614,964,910.00</td>
</tr>
<tr>
<td>Total TCR Benefit to Developer</td>
<td>$614,964,910.00</td>
</tr>
<tr>
<td>2. Authority Administrative Costs</td>
<td>$5,771,179.00</td>
</tr>
<tr>
<td>3. State Brownfield Redevelopment Fund</td>
<td>$18,915,987.00</td>
</tr>
<tr>
<td>4. Local Brownfield Revolving Fund</td>
<td>$0.00</td>
</tr>
</tbody>
</table>
The Agreement has been prepared and is being presented to the DBRA for review and approval. Because the Agreement covers reimbursement of property tax increment revenues ("TIR") as well as all other forms of tax capture revenue (collectively with TIR, "TCR") allowable under the Plan, the Agreement does not follow DBRA's standard form of reimbursement agreement, however it is modeled from the Bedrock TBP RA. A general summary of the Agreement is provided below, and the proposed form of the Agreement is attached hereto as Exhibit A.

- Maximum developer benefit from tax capture revenue reimbursement and sales and use tax exemption is $614,964,910.00.
  - Subject to annual and aggregate limits, reimbursement estimates may be adjusted for actual costs / tax receipts.
  - To the extent TCR from one project are greater than estimated, Developer may receive an upward adjustment to TCR reimbursement for that project so long as there is an off-setting downward adjustment to the TCR reimbursement for another project.
- Developer must certify eligible activities and costs on an annual basis and MSF is responsible for determining the eligibility of the activities and costs with DBRA’s concurrence.
  - Reimbursement from TIR, income tax capture revenues, and withholding tax capture revenues for a project will not commence until an individual project is complete and the final cost certification process has been completed.
  - Reimbursement of TIR is subject to clearance letters from the City of Detroit Civil Rights and Inclusion Office regarding executive order compliance.
  - Developer may pledge or assign the right to reimbursement to bondholders or lenders in certain circumstances provided that Developer remains obligated under the Agreement.
- Certain extension rights are available for project completion timelines, subject to MSF Fund Manager’s approval, provided that the extensions will not serve to extend the duration of the Plan or the allowed capture thereunder.
- DBRA, MSF and Treasury will receive an annual administrative fee.
- None of the projects may have any of the following as a permitted use: private or commercial golf course, country club, adult entertainment facility, racetrack or other facility used for gambling, any establishment engaged in the business of selling, exhibiting, or delivering pornographic or obscene materials or paraphernalia commonly used for illegal drugs, or any store the principal business of which is the sale of alcoholic beverages for consumption off-premises.
- Developer is required to comply with DBRA’s standard annual reporting requirements, insurance requirements, DBRA guidelines, audit and inspection rights, indemnification obligations, etc.

The language regarding the terms of the sales and use tax exemption and construction worker withholding tax are still being finalized by the MSF and Michigan Department of Treasury and may change slightly in the RA, however the approved maximum amounts for each TCR category will not be impacted.

A resolution approving the Agreement was attached for the Board’s consideration.

Mr. Scott called for a motion to approve the District Detroit Transformational Brownfield Plan: Reimbursement Agreement, as presented. The Board took the following action:

Ms. Washington made a motion to approve the District Detroit Transformational Brownfield Plan: Reimbursement Agreement, as presented. Mr. George seconded the motion.
Ms. DeSantis opposed.
DBRA Resolution Code 23-04-314-03 was approved.

Mr. Scott asked Mr. Vosburg to confirm that the State approved the District Detroit TBP this week. Mr. Vosburg stated that the Michigan Strategic Fund approved the District Detroit Transformational Brownfield Plan at their meeting on April 25, 2023.
**North End Landing Brownfield Plan**
Mr. Vosburg presented the North End Landing Brownfield Plan to the DBRA Board.

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

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

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

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

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

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

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

**COSTS TO BE REIMBURSED WITH TIF**

| 1. Environmental Assessment Activities | $107,455.00 |
| 2. Due Care Activities | $2,485,381.00 |
| 3. Demolition | $367,552.00 |
| 4. Asbestos Assessment and Abatement | $20,000.00 |
| 5. Site Preparation | $181,497.00 |
| 6. Infrastructure Improvements | $1,933,049.00 |
| 7. Stormwater Management | $229,150.00 |
| 8. Brownfield Plan & Work Plan | $60,000.00 |
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-CAC Letter of Recommendation
The DBRA-CAC recommended approval of the Plan at the April 12, 2023 CAC meeting. Attached is the DBRA-CAC’s letter of recommendation for the DBRA Board’s consideration.

Public Comments
The DBRA public hearing for the Plan was held on Monday, April 10, 2023 at 5:00 pm via Zoom. The results of the DBRA public hearing are attached.

Attached for the Board’s review and approval was a resolution approving the North End Landing Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Ms. DeSantis stated that regardless of if the Plan is approved by the DBRA Board, she would like to encourage the Developers to have additional conversations with the community, particularly in regard to the for-sale residential units and she has concerns about the comments made by the public about the integrity of the Developer. Mr. Vosburg stated that the addition of the for-sale units in the project was as a result of feedback from the community.

Mr. Dueweke pointed out that the Plan included capture of DDA operating millages and asked for clarification. Mr. Vosburg stated that the inclusion of the capture of DDA operating millages is an error and will be corrected but would not change the overall requested amount of Brownfield TIF.

Mr. Dueweke asked for clarification on the ability of the library millages to be captured under Brownfield Plans. Ms. Navin stated that the ability to capture library millages under Brownfield Plans will only be excluded for Brownfield Plans approved within the DDA.

Mr. George asked for more information on the comment made by a member of the public about property owners in the North End being “strong-armed”. Mr. Vosburg stated that the DBRA Staff isn’t aware of any allegations of property owners in the North End being “strong armed” that have any credibility and that the property owners who sold property to the Developer for the project did so willingly without pressure from the Developer.

Mr. Dueweke stated that he will vote to approve the Plan, but that he believes there should be more public engagement conducted for projects of this size in the future. Mr. Vosburg stated that the DBRA Staff is evaluating if local public hearings will be held in-person going forward, and that there were dozens of public meetings held for the project prior to the Plan being brought to the DBRA Board for consideration. Mr. Scott requested that projects of this nature have a summary and listing of the public meetings held for the project.

Mr. Scott called for a motion to approve the North End Landing Brownfield Plan and its submittal to Detroit City Council, as presented. The Board took the following action:
Ms. Washington made a motion to approve the North End Landing Brownfield Plan and its submittal to Detroit City Council, as presented. Ms. Elias seconded the motion. DBRA Resolution Code 23-04-317-02 was unanimously approved.

ADMINISTRATIVE
Ms. Kanalos introduced Sierra Spencer to the DBRA Board as the new Board Administration Coordinator at the DEGC.

OTHER
None.

ADJOURNMENT
Citing no further business, Mr. Scott called for a motion to adjourn the meeting.

On a motion by Mr. George the meeting was unanimously adjourned at 4:49 PM.
APPROVAL OF MINUTES OF APRIL 12, 2023

RESOLVED, that the minutes of the regular meeting of April 12, 2023 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Detroit Brownfield Redevelopment Authority.

April 26, 2023
SELDEN INNOVATION CENTER BROWNFIELD REDEVELOPMENT PLAN: SECURITY AGREEMENT 
AND COLLATERAL ASSIGNMENT OF TAX INCREMENT REVENUES

WHEREAS, on May 12, 2021, the Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Brownfield Plan (the “Plan”) for a project captioned Selden Innovation Center Redevelopment (the “Project”); and

WHEREAS, on June 8, 2021, the Detroit City Council approved the Plan; and

WHEREAS, on February 11, 2021 the Reimbursement Agreement (the “Agreement”) was made and entered into by and between Industry Detroit QOZB, LLC and the DBRA; and

WHEREAS, the Assignment needs to be executed by Industry Detroit QOZB, LLC and TCB SUB-CDE 34, LLC, MBS-UI SUB-CDE 66, LLC, UACD SUB CDE 66 LLC, and CNMC SUB-CDE 217, LLC with acknowledgement and approval by DBRA; and

WHEREAS, the DBRA Board of Directors desire to approve the substantial form of the Assignment and Certificate and authorize its execution and delivery on behalf of the DBRA.

NOW THEREFORE BE IT RESOLVED, by the DBRA Board of Directors as follows:

1. The Assignment, substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications, additions, deletions or revisions as are approved by DBRA legal counsel and the Officers or Designated Agents of the DBRA executing the Assignment.

2. The Certificate substantially the form attached to this Resolution as Exhibit B, is hereby approved, with such necessary or desirable modifications, additions, deletions or revisions as are approved by DBRA legal counsel and the Officers or Designated Agents of the DBRA executing the Assignment.

3. Any two (2) Officers or Designated Authorized Agents or any one (1) Officer and one (1) Designated Authorized Agent of the DBRA is hereby authorized and directed to execute and deliver the Assignment and Certificate.

4. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be repealed insofar as such conflict arises.

5. This Resolution shall take effect immediately upon its adoption.

BE IT FINALLY RESOLVED that all of the acts and transactions of any officer or authorized agent of the DBRA, in the name of 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. 
April 26, 2023
WHEREAS, on October 13, 2021, the Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Brownfield Plan (the “Plan”) for a project captioned Brush 8 Townhomes Redevelopment (the “Project”); and

WHEREAS, on November 3, 2021, the Detroit City Council voted to approve the Plan; and

WHEREAS, on November 15, 2021 the Reimbursement Agreement (the “Agreement”) was made and entered into by and between Brush 8 LLC and the DBRA; and

WHEREAS, the Assignment and Certificate needs to be executed by Brush 8 LLC and Invest Detroit Foundation with acknowledgement and approval by DBRA; and

WHEREAS, the DBRA Board of Directors desire to approve the substantial form of the Assignment and Certificate and authorize its execution and delivery on behalf of the DBRA.

NOW THEREFORE BE IT RESOLVED, by the DBRA Board of Directors as follows:

1. The Assignment, substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications, additions, deletions or revisions as are approved by DBRA legal counsel and the Officers or Designated Agents of the DBRA executing the Assignment.

2. The Certificate substantially the form attached to this Resolution as Exhibit B, is hereby approved, with such necessary or desirable modifications, additions, deletions or revisions as are approved by DBRA legal counsel and the Officers or Designated Agents of the DBRA executing the Assignment.

3. Any two (2) Officers or Designated Authorized Agents or any one (1) Officer and one (1) Designated Authorized Agent of the DBRA is hereby authorized and directed to execute and deliver the Assignment and Certificate.

4. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be repealed insofar as such conflict arises.

5. This Resolution shall take effect immediately upon its adoption.

BE IT FINALLY RESOLVED that all of the acts and transactions of any officer or authorized agent of the DBRA, in the name of 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.

April 26, 2023
TRANSFORMATIONAL BROWNFIELD PLAN FOR THE DISTRICT DETROIT: REIMBURSEMENT AGREEMENT

WHEREAS, on February 8, 2023, the Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Transformational Brownfield Plan (the “Plan”) for a project captioned Transformational Brownfield Plan for the District Detroit (the “Project”); and

WHEREAS, on March 28, 2023, the Detroit City Council approved the Plan; and

WHEREAS, on April 25, 2023, the Michigan Strategic Fund approved the Plan; and

WHEREAS, a condition to reimbursing the developer for eligible activities under the Plan is that a Reimbursement Agreement (the “Agreement”) be entered into between the DBRA, the Michigan Strategic Fund, Michigan Department of Treasury and Related Olympia Predevelopment Company LLC as developer of the Project; and

WHEREAS, the Agreement has been drafted, approved as to form by DBRA legal counsel; and

WHEREAS, the Board of Directors desires to approve the Agreement and authorize its execution and delivery on behalf of the DBRA; and

NOW THEREFORE, BE IT RESOLVED, by the DBRA Board of Directors as follows:

1. The Agreement, in substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications additions, deletions or completions as are approved by DBRA legal counsel and the Officers or designated Authorized Agents of the DBRA executing the Agreement including but not limited to changes relating to TCR and benefits subject to state approval.

2. Any two Officers or designated Authorized Agents or one Officer and one designated Authorized Agent of the DBRA are authorized and directed to execute and deliver the Agreement.

3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be and the same hereby are repealed insofar as such conflict arises.

4. This Resolution shall take effect immediately upon its adoption.

BE IT FINALLY RESOLVED 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.

April 26, 2023
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
Hello Ms. Capler,

I'm Michael and volunteer a couple blocks away from the proposed brownfield development (North End Landing) at The Michigan Urban Farming Initiative.

I oppose the brownfield or any large scale development on Smith and John R or anywhere else in the North End or any other Detroit Neighborhood. What the City of Detroit is doing is following trends from the early 2000's and prior where the solution to City housing issues was large scale multi family housing projects. This is not what future generations want to live in.

It would be a great mistake and misstep to do so as Detroit has a unique landscape where you can live in the City and actually have space between neighbors. No other city in the US has this. Following the Portland Model is going to have negative impacts and will not draw the masses the City believes are coming.

A large mass development will directly negatively affect current residents with, noise, parking, natural light, and overall well being. I have seen this first hand in other cities such as Royal Oak. It would be in your best interest to not allow this development and support what the residents of the North End and people of SE Michigan truly want...Community Development not Corporate Development and City Greed!

--

Michael
Volunteer

Michigan Urban Farming Initiative (MUFI)
michaelwillard@miufi.org
313-444-6834
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<thead>
<tr>
<th>Full Legal Name</th>
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WARNING: Anyone 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.
Petition to Oppose Proposed Development - Westland Landing

Background & Purpose: The purpose of the petition is to request the City of Westland to deny the proposed development, known as "Westland Landing," located at 2000 S. Garden Ave., which is being proposed by the "Westland Landing" LLC. The petitioners are concerned about the proposed development, which they believe will negatively impact their property values and the overall quality of life in the area.

The petitioners have embarked on this petition because they believe that the proposed development will have adverse effects on the neighborhood, including increased traffic, noise, and potential environmental impacts. They are seeking the City of Westland to consider their concerns and take action to protect the interests of the residents of the area.

We, the undersigned, hereby petition the City of Westland to take the following actions:

1. Deny the petitioners' request for a variance to allow the proposed development.
2. Require the developer to provide a detailed environmental impact study to address the concerns raised by the petitioners.
3. Ensure that the development is designed to minimize its impact on the existing community and to comply with all relevant regulations.

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PERSONWISE PROPOSED DEVELOPMENT
NORTHEAST SHORELINE

REASON: PROPOSED DEVELOPMENT

BACKGROUND: The purpose of the petition is to document the opportunity to approve and implement the development on the Northeast Shoreline, which is being proposed by Vanguard Community Development, Inc. The proposed development is on property located at 10565 N. S. Road, Detroit, MI. The petition is being signed by Stephen R. Miller, Acting Judge of the County of Wayne. The petition is being submitted by the Detroit, MI, City Council. The petition is being signed by Stephen R. Miller, Acting Judge of the County of Wayne. The petition is being submitted by the Detroit, MI, City Council.

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 laws.

TYSON GERSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires 6/16/2023
Acting Judge - City of Wayne

4-16-21

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NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires 6/16/2023
Acting Judge - City of Wayne

4-16-21
Tyson Gersh
Notary Public - State of Michigan
County of Wayne

November 12, 2021

Certificate of Acceptance

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[Signature]

[Notary Public]

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[Notary Office]

[Location]
The Lower South End Block Club submitted the revised development proposal on 8/15. Subsequently, the developer is required to conduct a community meeting. The majority of residents living within the proposed area (85%) support the Lower South End Block Club's proposal, which includes removing the existing parking lot, adding a new parking garage, and renovating the existing buildings. The final decision will be made by the City of Detroit and the Detroit Land Bank Authority.

---

TYSON GERSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires: 01-01-2025
Acting in the County of WAYNE

---

WARNING: anyone who knowingly signs any petition more than once, or signs any other than their own name indicating the signature of the Michigan election law.

---

THE LOWER SOUTH END BLOCK CLUB
PETITION TO OPPOSE PROPOSED DEVELOPMENT AT NORTH ELDON AMENDMENT

Background & Purpose: The purpose of this petition is to determine whether the petitioners support the development proposed by the Lower South End Block Club (LSEBC) at 30-31 North Eldon Avenue. The LSEBC seeks to redevelop the property into a mixed-use development with commercial and residential spaces.

The petitioners have gathered the necessary signatures from 125 residents within the proposed development area. The petition includes the following points:

1. The proposed development will significantly impact the neighborhood, including increased traffic and noise, potential displacement of current residents, and altered property values.
2. There is concern about the loss of green space and public recreational areas within the community.
3. The petitioners believe that the proposed development does not align with the community's future needs and aspirations.
4. The petitioners aim to ensure that the development process respects the community's voice and considers the interests of all stakeholders.

The petitioners have requested that the City of Detroit and the Detroit Land Bank Authority conduct a thorough review of the proposed development and consider alternative options that prioritize the community's well-being.

---

DEPARTMENT OF REDEVELOPMENT
The undersigned community members have gathered the necessary signatures from 125 residents within the proposed development area. The petition includes the following points:

1. The proposed development will significantly impact the neighborhood, including increased traffic and noise, potential displacement of current residents, and altered property values.
2. There is concern about the loss of green space and public recreational areas within the community.
3. The petitioners believe that the proposed development does not align with the community's future needs and aspirations.
4. The petitioners aim to ensure that the development process respects the community's voice and considers the interests of all stakeholders.

The petitioners have requested that the City of Detroit and the Detroit Land Bank Authority conduct a thorough review of the proposed development and consider alternative options that prioritize the community's well-being.

---

COMPLAINT: No, no, the petition below petition from the City of Detroit and the Detroit Land Bank Authority.

---

The Lower South End Block Club (LSEBC) is a 501(c)(3) non-profit organization dedicated to revitalizing the Lower South End neighborhood. The LSEBC's mission is to improve the quality of life for residents by promoting economic development, enhancing community services, and preserving cultural heritage.

---

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4. The petitioners aim to ensure that the development process respects the community's voice and considers the interests of all stakeholders.

The petitioners have requested that the City of Detroit and the Detroit Land Bank Authority conduct a thorough review of the proposed development and consider alternative options that prioritize the community's well-being.
### Full Legal Name | Street Address | Zip Code
--- | --- | ---
**Lesley DiPrza** | 7100 Oak Street | 48011
**Lori Ann Gentry** | 675 Horton St APT 106 | 48011
**Teresa Warren** | 673 Horton St APT 106 | 48011
**William B. Batechler** | 558 Horton St APT 106 | 48011
**Ian Mclain** | 669 Horton St APT 106 | 48011

---

**TYSON GERSH**
**NOTARY PUBLIC - STATE OF MICHIGAN**
**COUNTY OF WAYNE**

*My Commission Expires 07/01/2021*
*Acting in the County of Wayne*

---

### Full Legal Name | Street Address | Zip Code
--- | --- | ---
**Varesca Pianigian** | 607 E Bethune St APT 102 | 48221
**Audrey Malin** | 607 E Bethune St APT 102 | 48221
**Ryke Myers** | 605 E Bethune St APT 102 | 48221
**Katherine Keddy** | 601 E Bethune St APT 102 | 48221
**Joseph A. Barajas** | 601 E Bethune St APT 102 | 48221
**Miguel Colon** | 601 E Bethune St APT 102 | 48221
**Miguel Gonzalez** | 601 E Bethune St APT 102 | 48221
**Matthew Schommer** | 601 E Bethune St APT 102 | 48221

---

**TYSON GERSH**
**NOTARY PUBLIC - STATE OF MICHIGAN**
**COUNTY OF WAYNE**

*My Commission Expires 07/01/2021*
*Acting in the County of Wayne*
PECISION TO OPPOSE PROPOSED DEVELOPMENT OF NORTHEAST LANDING

Backround & Purpose: The purpose of the petition is to request the City of Detroit and the Detroit Land Bank Authority to consider the proposed development of the Northeast Landing, which includes the Northeast End Club, a historical black clubhouse located in the Midtown Neighborhood. The petition is being submitted by the Downtown Detroit Development Corporation in partnership with Yazbeck. The proposed development of the Northeast End Club is a significant project that will transform the area and contribute to the revitalization of the Midtown Neighborhood. The petition aims to protect the integrity of the Northeast End Club and ensure that the development does not compromise its historical and cultural significance.

The petition has been submitted by the Downtown Detroit Development Corporation and other community members to the City of Detroit and the Detroit Land Bank Authority. The petition seeks to ensure that the development of the Northeast End Club is in line with the community's interests and concerns, and that the rights of residents and property owners are protected.

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

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

Sylvie Demers
Lawrence B. Vellelonga
Ruth A. Flora
Victoria Bosman
Ruven A. Linz
James M. Cardin
Rachael B. Spagnuolo
Vernon Lauper
Alexis Y. Molina

Certified by: Tyson Gersh
Notary Public - State of Michigan
County of Wayne
My Commission Expires 07/15/2021

4-20-21
**Background & Purpose:** The purpose of this petition is to document the opposition to the proposed 30-story mixed-use development in the South End District, which is being proposed by Wayzata Community Development Corporation in conjunction with J. Banks. The proposed development would include 302 residential units, 220,400 square feet of retail space, and 160 hotel rooms. The project is progressing through the City of Wayzata's Shoreland/Zoning and Development Plan process, with input from city agencies and staff. The petition is being circulated to residents who oppose the development. This petition is being circulated by the Lower North End Block Club, which represents the majority of residents living in the area property owners owning property in the area. The petition is being circulated to residents who oppose the development.

**Lower North End Block Club:** The Lower North End Block Club opposes the development. They believe the development will have a negative impact on the community, including increased traffic, noise, and light pollution.

---

### Table: Petition Signatures

<table>
<thead>
<tr>
<th>Full Name</th>
<th>Zip</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Doe</td>
<td>5621</td>
<td><a href="mailto:john.doe@email.com">john.doe@email.com</a></td>
</tr>
<tr>
<td>Jane Smith</td>
<td>5621</td>
<td><a href="mailto:jane.smith@email.com">jane.smith@email.com</a></td>
</tr>
<tr>
<td>Michael Johnson</td>
<td>5621</td>
<td><a href="mailto:michael.johnson@email.com">michael.johnson@email.com</a></td>
</tr>
<tr>
<td>Sarah Williams</td>
<td>5621</td>
<td><a href="mailto:sarah.williams@email.com">sarah.williams@email.com</a></td>
</tr>
<tr>
<td>David Brown</td>
<td>5621</td>
<td><a href="mailto:david.brown@email.com">david.brown@email.com</a></td>
</tr>
<tr>
<td>Emily Lee</td>
<td>5621</td>
<td><a href="mailto:emily.lee@email.com">emily.lee@email.com</a></td>
</tr>
<tr>
<td>Robert Taylor</td>
<td>5621</td>
<td><a href="mailto:robert.taylor@email.com">robert.taylor@email.com</a></td>
</tr>
<tr>
<td>Christopher Davis</td>
<td>5621</td>
<td><a href="mailto:christopher.davis@email.com">christopher.davis@email.com</a></td>
</tr>
<tr>
<td>Sophia Martinez</td>
<td>5621</td>
<td><a href="mailto:sophia.martinez@email.com">sophia.martinez@email.com</a></td>
</tr>
<tr>
<td>Alexander Clark</td>
<td>5621</td>
<td><a href="mailto:alexander.clark@email.com">alexander.clark@email.com</a></td>
</tr>
<tr>
<td>Olivia James</td>
<td>5621</td>
<td><a href="mailto:olivia.james@email.com">olivia.james@email.com</a></td>
</tr>
<tr>
<td>Nathan Harris</td>
<td>5621</td>
<td><a href="mailto:nathan.harris@email.com">nathan.harris@email.com</a></td>
</tr>
<tr>
<td>Melissa Davis</td>
<td>5621</td>
<td><a href="mailto:melissa.davis@email.com">melissa.davis@email.com</a></td>
</tr>
<tr>
<td>Emily Davis</td>
<td>5621</td>
<td><a href="mailto:emily.davis@email.com">emily.davis@email.com</a></td>
</tr>
<tr>
<td>Benjamin Wilson</td>
<td>5621</td>
<td><a href="mailto:benjamin.wilson@email.com">benjamin.wilson@email.com</a></td>
</tr>
<tr>
<td>Samantha Clark</td>
<td>5621</td>
<td><a href="mailto:samantha.clark@email.com">samantha.clark@email.com</a></td>
</tr>
<tr>
<td>Michael Jackson</td>
<td>5621</td>
<td><a href="mailto:michael.jackson@email.com">michael.jackson@email.com</a></td>
</tr>
</tbody>
</table>

---

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

---

**Tyson Gersh**

**Notary Public - State of Michigan**

**County of Wayne**

**Acting in the County of Wayne**

**My Commission Expires 08/02/2021**

---

**PETITION SIGNATURES REQUESTED BY LOWER NORTH END BLOCK CLUB**

**Lower North End Block Club:** The Lower North End Block Club is requesting signatures on a petition to oppose the proposed 30-story mixed-use development in the South End District. The petition is being circulated to residents who oppose the development. This petition is being circulated by the Lower North End Block Club, which represents the majority of residents living in the area property owners owning property in the area. The petition is being circulated to residents who oppose the development.

---

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

---

**Tyson Gersh**

**Notary Public - State of Michigan**

**County of Wayne**

**Acting in the County of Wayne**

**My Commission Expires 08/02/2021**

---

**[Signature] Tyson Gersh**

**Notary Public - State of Michigan**

**Acting in the County of Wayne**

**My Commission Expires 08/02/2021**

---
**PUD-21-007: PROPOSED DEVELOPMENT / NORWEST LANDING**

**Background & Purpose:** The purpose of this proposal is to document the requirements for the proposed development known as "Norwest Landing" which is being proposed by The Group Community Development Corporation in partnership with Norwest. The proposed development is on a 35.72-acre parcel located on the south side of Norwest Road, north of the intersection of Norwest Road and Norwest Boulevard. The project will consist of a mixed-use development that includes residential, commercial, and public open space components. The development will include a total of 1,258 residential units, 150,000 square feet of commercial space, and 20 acres of public open space.

**Signatures:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Zip Code</th>
<th>Date Signed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Joanne Burrell</td>
<td>6501 N. Calumet Ave, Chicago, IL 60626</td>
<td>60626</td>
<td>4-20-21</td>
</tr>
<tr>
<td>Jack H. Bell</td>
<td>3311 N. Calumet Ave, Chicago, IL 60625</td>
<td>60625</td>
<td>4-20-21</td>
</tr>
<tr>
<td>June B. Bell</td>
<td>3311 N. Calumet Ave, Chicago, IL 60625</td>
<td>60625</td>
<td>4-20-21</td>
</tr>
<tr>
<td>Moring Williams</td>
<td>3311 N. Calumet Ave, Chicago, IL 60625</td>
<td>60625</td>
<td>4-20-21</td>
</tr>
<tr>
<td>April Bell</td>
<td>3311 N. Calumet Ave, Chicago, IL 60625</td>
<td>60625</td>
<td>4-20-21</td>
</tr>
<tr>
<td>Damon Ramsey</td>
<td>432 W. Randolph St, Chicago, IL 60607</td>
<td>60607</td>
<td>4-20-21</td>
</tr>
</tbody>
</table>

**Notary:**

*Tyson Gersh*

**Public Notice:**

Any person who is interested in this project is encouraged to attend the public meeting scheduled for June 21, 2021, at 7:00 PM, to discuss the project and provide feedback. The meeting will be held at the Norwest Road Community Center, located at 6501 N. Calumet Ave, Chicago, IL 60626.
PETITION TO APPROVE PROPOSED DEVELOPMENT NORTH END LANDS

Background & Purpose: The purpose of this petition is to document the decision to develop the proposed 15th Avenue development area in North End Lands, which is being proposed by Vanguard Community Development Corporation in partnership with Asian American Development Corporation. The proposed development, known as "15th Avenue," includes a mix of residential, commercial, and community facilities located in the heart of the neighborhood. The purpose of the development is to enhance the quality of life in the North End Lands area, which is home to many residents of Asian American descent. The decision to develop this area is based on a careful assessment of the needs of the community and the potential benefits to the neighborhood.

We, the undersigned, hereby petition the City of Detroit and the Wayne County Board of Appeals as follows:

1. Do all the following property owners and property managers, individually and by their agents and attorneys, petition the City of Detroit and the Wayne County Board of Appeals to approve the proposal for the development of 15th Avenue as presented in this petition:

   - Property Owners:
     - Selma Wilson-Bowden
     - Felecia Johnson
     - Tehora Roberson
     - Hina Thomas
     - Darice Rowell
     - Zondra Johnson
     - Tamara Marshall
     - Linvra W. Byrd
     - Laila T. Wallace
     - Christopher Coleman

   - Property Managers:
     - Adrienne Robinson
     - Timo Byrd

2. The undersigned, individually and by their agents and attorneys, hereby agree to the terms of the development as presented in this petition:

   - Terms:
     - Full agreement
     - Partial agreement

3. The undersigned, individually and by their agents and attorneys, hereby agree to the terms of the development as presented in this petition:

   - Terms:
     - Full agreement
     - Partial agreement

   - Signature:
     - Adrienne Robinson


TYPSON GERSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
Acting in the County of Wayne

*Signature*

[Date]

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.
The proposed development is a planned unit development known as "North End Village," which is being proposed by Vincent Community Development Corporation in partnership with TGC Development. The project is located at 415-4930 Northfield Road, just north of the intersection of Northfield Road and Middlebelt Road in Westland, Michigan.

The project consists of 120 multi-family residential units, including 40 single-family homes, 80 townhomes, and a community center. The project will be built on a 26-acre site and will include amenities such as a clubhouse, swimming pool, and playground.

The project is being marketed to families and individuals looking for a convenient living environment near major employment centers.

The developer has submitted a preliminary plan to the City of Westland for review and approval. The plan includes detailed site plans, architectural drawings, and soil data.

The City of Westland has issued a conditional approval for the project, subject to the completion of certain conditions, including the submission of a final plan and the obtaining of all necessary permits.

The project is expected to begin construction in the summer of 2022 and be completed within two years.

The developer has committed to providing a 50% reduction in utility rates for the first year of occupancy and will work with local schools to ensure that children have access to quality education.

The project is expected to create approximately 200 jobs during construction and 120 permanent jobs once the project is completed.

The project will be financially supported by a combination of private investment, state and federal tax credits, and local incentives.

The developer is committed to ensuring that the project is built with energy-efficient materials and technologies to reduce its environmental impact.

The project will comply with all applicable building codes and regulations and will be designed to meet or exceed the Energy Star certification.

The project is expected to have a positive economic impact on the local community, providing new tax revenue, reducing crime, and improving the overall quality of life for residents.
<table>
<thead>
<tr>
<th>Full Name</th>
<th>Signature</th>
<th>Tax Address</th>
<th>Zip Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Luvone Appling</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Leona Barry</td>
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<td></td>
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<tr>
<td>Gary Green</td>
<td></td>
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<td></td>
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<tr>
<td>Rose Huberty</td>
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<td></td>
<td></td>
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<tr>
<td>Vahid Kambani</td>
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</table>

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

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**RESECTION/REDOUSE PROPERTY LOSS OF NORTHEAST LANDSCAPE**

---

**WARNING:** Anyone who knowingly signs this petition more than once, or signs a name other than his or her own, in violation of the provisions of the Michigan election law.
## Background & Purpose
The purpose of this petition is to document the opposition to the proposed 164-unit residential development at “South End Center,” which is being proposed by “Regional Community Development Corporation” in partnership with “Lincoln.” The proposed development is to be constructed on a 24-acre site near the center of the city, and was initially intended to be a mixed-use development featuring 124 rental units and 40 for-sale units. However, the development has since been revised to include only 164 rental units.

### Factual Charges
The petitioners believe that the proposed development will have a negative impact on the community in several ways:

1. **Traffic Congestion:** The development is expected to generate a high volume of traffic, which will significantly impact the existing infrastructure.
2. **Environmental Impact:** The development will require significant land clearing and construction activities, which could have a negative impact on the local ecosystem.
3. **Safety Concerns:** The increased traffic and density of residents will increase safety concerns for pedestrians and drivers alike.

### Petition Signatures
A list of petitioners is included below, each of whom has signed the petition.

<table>
<thead>
<tr>
<th>Petitioner Name</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peter Johnson</td>
<td></td>
</tr>
<tr>
<td>Elizabeth Robinson</td>
<td></td>
</tr>
<tr>
<td>James Brown</td>
<td></td>
</tr>
<tr>
<td>John Smith</td>
<td></td>
</tr>
<tr>
<td>Sarah Lee</td>
<td></td>
</tr>
</tbody>
</table>

### Additional Information
- **Date:** The petition was submitted on [Date]
- **Location:** [Location of Petition Submission]

---

## Photographs

[Include any relevant photographs or diagrams here, if applicable.]
BACKGROUND & PURPOSE: The purpose of this petition is to document the expansion of the proposed Loomis Land Bank Authority’s Master Development north of 8 Mile Road in the County of Wayne in Michigan, which is a proposed development by Loomis Land Bank Authority in conjunction with the proposed development by the City of Detroit. The proposed development area is bounded by 8 Mile Road, I-94, and Livernois Avenue, and extends north along 8 Mile Road to the proposed development area.

BACKGROUND & PURPOSE: The purpose of this petition is to document the expansion of the proposed Loomis Land Bank Authority’s Master Development north of 8 Mile Road in the County of Wayne in Michigan, which is a proposed development by Loomis Land Bank Authority in conjunction with the proposed development by the City of Detroit. The proposed development area is bounded by 8 Mile Road, I-94, and Livernois Avenue, and extends north along 8 Mile Road to the proposed development area.

POTENTIAL SUBMISSIONS OF PROPOSED DEVELOPMENT NORTH EAGLELANDING

1. A Petitioner signs the petition on behalf of the petitioners and a copy of the petition is filed with the Loomis Land Bank Authority.
2. Petitioners may submit any additional information or documents that they believe will support their petition.
3. Petitioners may submit any additional information or documents that they believe will support their petition.

POTENTIAL SUBMISSIONS OF PROPOSED DEVELOPMENT WEST EAGLELANDING

1. A Petitioner signs the petition on behalf of the petitioners and a copy of the petition is filed with the Loomis Land Bank Authority.
2. Petitioners may submit any additional information or documents that they believe will support their petition.
3. Petitioners may submit any additional information or documents that they believe will support their petition.

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

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<table>
<thead>
<tr>
<th>First Name</th>
<th>Last Name</th>
<th>Date of Signing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Richard</td>
<td>电视机</td>
<td>8/18/21</td>
</tr>
</tbody>
</table>

**WARNING:** To prevent unauthorized signatures, please have the signed original document notarized. If you are unable to do so, please contact the person in charge of the Michigan notaries.
BACKGROUND & PURPOSE: The purpose of this petition is to document the opposition by the petitioner toward the development project located at 600 E. 10 Mile Rd., which is being proposed by Asagaard Investments LLC in partnership with Asagaard. The proposed development is for a development entailing a residential conditional use permit in the community of Warren. The petitioner of this document is a property owner who is concerned about the impact of the development on the surrounding area.

The petitioner understands that a conditional use permit is required for any development in the community of Warren. The petitioner believes that the proposed development will have a negative impact on the community and requests that the conditional use permit be denied.

The petitioner is a resident of 600 E. 10 Mile Rd. and is opposed to the development because it will negatively impact the surrounding area. The petitioner requests that the conditional use permit be denied and that the development be halted.

ATTACHED IS A LIST OF SUPPORTING SIGNATURES:

[List of signatures]

PETITION TO DENY PROPOSED DEVELOPMENT 600 E. 10 MILE RD.

Date: [insert date]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

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

1. Post the following property in the frontage area of the house(s) as proposed for the street improvements and the removal of the street: 3600 McLeary Blvd, 3602 McLeary Blvd, 3606 McLeary Blvd. This area is subject to a special assessment for the improvements. The assessment will be payable over a period of years, and the property owner will be responsible for paying the assessment. The assessment will be payable over a period of years, and the property owner will be responsible for paying the assessment.

2. Post the following property in the frontage area of the house(s) as proposed for the street improvements and the removal of the street: 3606 McLeary Blvd, 3608 McLeary Blvd, 3610 McLeary Blvd. This area is subject to a special assessment for the improvements. The assessment will be payable over a period of years, and the property owner will be responsible for paying the assessment. The assessment will be payable over a period of years, and the property owner will be responsible for paying the assessment.

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WARNING: A person who knowingly signs this petition more than once, or signs a name other than his or her own in obtaining the signatures of the Michigan election law.
**Background & Purpose**: The purpose of this project is to construct a new police station in the proposed neighborhood development site in North East England. This site has been selected for development due to its proximity to the existing police station and its potential to enhance community safety. The proposed development is expected to improve police response times, reduce crime rates, and promote a safer environment for the local community. The site is located at 123 Main Street, between Second and Third Avenues, within the City of North East City Limits.

The project will be implemented in phases, with the first phase focusing on site preparation and infrastructure development. This phase is expected to take approximately 6 months. The second phase will involve the construction of the new police station, which is estimated to take 12 months. The total project duration is expected to be 18 months, with a budget of $1.5 million.

**Project Team**

<table>
<thead>
<tr>
<th>Name</th>
<th>Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Doe</td>
<td>Project Manager</td>
</tr>
<tr>
<td>Jane Smith</td>
<td>Site Supervisor</td>
</tr>
</tbody>
</table>

**Timeline**

<table>
<thead>
<tr>
<th>Phase</th>
<th>Start Date</th>
<th>End Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Preparation</td>
<td>4/20/21</td>
<td>10/20/21</td>
</tr>
<tr>
<td>Infrastructure Development</td>
<td>11/20/21</td>
<td>1/30/22</td>
</tr>
<tr>
<td>Police Station Construction</td>
<td>2/1/22</td>
<td>4/30/22</td>
</tr>
</tbody>
</table>

**Security Measures**

- The project site will be secured with a围栏和围栏. Access to the site will be restricted to authorized personnel.
- Security cameras will be installed throughout the site to monitor activities.
- Background checks will be conducted for all personnel involved in the project.

**Conclusion**

The project is expected to improve police services and enhance community safety in the North East area. The project team is committed to completing the project on time and within budget, while ensuring the safety and security of the site.

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**Note**: This document is intended for internal use and should not be distributed to the public.
Background & Purpose: The purpose of this proposal is to document the organization's intention to propose and secure the development of a "North End Landing," a mixed-use development located in the North End neighborhood of Detroit. The project is proposed as a collaborative effort between the area's community development organizations, the City of Detroit, and the Detroit Land Bank Authority. The goal is to create a vibrant, mixed-use development that will enhance the neighborhood's quality of life and provide economic opportunities for its residents.

The City of Detroit is expected to invest in the project, contributing to the overall development. The Detroit Land Bank Authority will provide financial assistance to make the project feasible. Additionally, the project aims to create jobs and stimulate economic growth in the area, with potential benefits extending to both the city and its residents.

The project will include commercial and residential spaces, along with amenities such as green spaces and public art, contributing to the overall livability of the neighborhood. The development will also incorporate sustainable design principles, ensuring that it is environmentally friendly and energy-efficient.

The overall vision is to create a place where residents can live, work, and play, fostering a sense of community and improving the quality of life for those who call the North End their home.