

Dear Neighbors:

Hantz Woodlands and the Lower Eastside Action Plan (LEAP)

**Invite you to a
Meeting before
the Hantz Woodlands
Public Hearing**

**MONDAY
DECEMBER 10
2012**

4:00 P.M.

**LEAP Offices
4401 Conner
Detroit, MI 48215**

Light Dinner Served

Mike Score, President of Hantz Woodlands will make the presentation he has prepared for the public hearing and answer any questions you may have about the proposal for the development zone between Mack, Jefferson, Van Dyke and St. Jean.



On Monday December 10 at 6:00 p.m. the Detroit City Council will hold a public hearing regarding the Hantz Woodlands proposal at the East Lake Baptist Church, 12400 E. Jefferson Ave. Please come to the public hearing to show support for the project.

**For More Information Please Call:
Mike Score, 734-973-2701 or
Khalil Ligon, 313-331-3713**

**Main Points About The Development
Agreement Are On the Back Of This Flyer!**

HANTZ WOODLANDS

The mission of Hantz Woodlands is to help contribute to more livable Detroit neighborhoods. Our work compliments hundreds of other initiatives in Detroit. Our proposal will provide the city with a cash payment for surplus property, strengthen the city's tax base, reduce city operating expenses and establish cleaner and safer neighborhoods with our proposed development zone.

Main Points of The Development Agreement Between Hantz Woodlands and The City of Detroit

- 1** The Development Agreement includes the Community Agreement negotiated with LEAP, which states Hantz Woodlands will: recruit residents to fill available job openings, nurture entrepreneurship, work with other community improvement initiatives, minimize or eliminate all negative externalities (pesticides, pollution, noise, truck traffic), and commit to excellent property management.
- 2** Hantz Woodlands will give the City a Cash Payment for the total purchase price at closing, as well as cover the estimated costs for property title work (\$750,000), demolition of dangerous structures (\$2 M) and removal & disposal of illegally dumped debris (\$450,000).
- 3** Hantz Woodlands will demolish or improve dangerous structures within the development zone (at the very least, 50 structures within two years).
- 4** Hantz Woodlands will clean up and maintain all parcels, removing illegally dumped trash and mowing at no more than a three week interval.
- 5** Hantz Woodlands will plant at least 15,000 trees during the first two years of the agreement.
- 6** Residents who have community gardens or have maintained vacant lots prior to December 2012 will be offered first option to purchase at a price lower than that paid by Hantz Woodlands.
- 7** The agreement involves approximately 1,500 of the 5,200 parcels in the development zone – leaving more than 70% of the parcels owned by other parties.
- 8** Hantz Woodlands cannot expand its development area unless it is in compliance with the terms of the development agreement. Failure to comply results in reversion of land to the city of Detroit.
- 9** Hantz Woodlands must comply with the City's zoning ordinances and will therefore not commercialize its trees or any other plantings until an urban agriculture ordinance is passed, and will fully comply with that ordinance.

**PLEASE JOIN US TO SUPPORT HANTZ WOODLANDS
AT THE DECEMBER 10 PUBLIC HEARING.
SAY YES TO HANTZ WOODLANDS! YOUR VOICE MATTERS.**