

**Little Traverse Bay Bands of Odawa Indians  
7500 Odawa Circle  
Harbor Springs, MI 49740**

**TRIBAL RESOLUTION # 052120-01**

**Supporting the submission of a low-income housing tax credit (LIHTC) application to the Michigan State Housing Development Authority; confirming the tax abatement/exemption to be provided to the project; confirming site plan approval for the project; confirming the project site is properly zoned; confirming the project-based tenant subsidies to the project; and confirming the recent significant public and private investments in the project area.**

**WHEREAS,** the Waganakising Odawak Nation, known as the Little Traverse Bay Bands of Odawa Indians, and its citizens are vested with inherent sovereignty and rights of self-governance;

**WHEREAS,** the Little Traverse Bay Bands of Odawa Indians is a federally recognized Indian Tribe under Public Law 103-324, and is a party to numerous Treaties with the United States, the most recent of which are the Treaty of Washington of March 28, 1836 (7 Stat. 491) and the Treaty of Detroit of 1855 (11 Stat. 621);


**WHEREAS,** the Little Traverse Bay Bands of Odawa Indians is governed by a Tribal Constitution adopted by the citizens of the Tribe on February 1, 2005;

**WHEREAS,** Odawa Economic Development Management, Inc. ("OEDMI") was created as a Tribally Charter Corporation through WOS 2009-24 for non-gaming economic development;

**WHEREAS,** OEDMI has been working with Geodetic North Investors, LLC ("GNI") in various capacities to redevelop the Tribe's former casino site, now known as "Victories Square";

**WHEREAS,** on December 3, 2015, OEDMI and GNI formed The Shops at Victories Center, LLC ("TS@VC LLC"), under the Tribe's Limited Liability Code for the purpose of acquiring, developing, and holding property located in Petoskey, Michigan, including the Project property;

**WHEREAS,** in pursuit of those purposes, TS@VC LLC, or an entity of which it is a part, intends to submit a Low-Income Housing Tax Credit ("LIHTC") application to the Michigan State Housing Development Authority ("MSHDA") to construct 50 new housing units on the Tribe's trust land in Petoskey, MI in a project known as Victories Square LIHTC Building 4 or similar name ("Project");

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**WHEREAS,** TS@VC LLC, or an entity of which it is a part, will be forming a limited liability company, known as the Victories Square LIHTC Building 4 LLC or similar name (“Company”), to own and operate the Project;

**WHEREAS,** because the Project land is tribal land held in Trust by the United States for the benefit of the Tribe, a federally recognized Indian Tribe, the Project land is exempt from real estate taxes and the Tribe agrees to provide this tax abatement/exemption to the Project for at least the 15-year LIHTC compliance period;

**WHEREAS,** the Project land is within the Tribe’s jurisdiction and the Tribe confirms its approval of the Victories Square site plan, of which the Project land (Lot 4) is a part;

**WHEREAS,** the Project land is within the Tribe’s jurisdiction and subject to the Tribe’s zoning regulations and Land Use Statute WOS 2009-007; the Project land is zoned Mixed Use PUD - a designation in which construction of the Project is permitted;

**WHEREAS,** the Tribe will also be providing Project-Based Tenant Subsidies to eight (8) project units for the 15-year LIHTC compliance period in that the charged rents for those eight (8) units will be no more than 30% of the household’s income;

**WHEREAS,** the Project land is located in an area with recent significant public and private investment. First, the Victories Square Phase I project involved a \$27M investment that constructed a 139-room Courtyard Marriott and more than 15,000 square feet of commercial space that includes high profile tenants like Starbucks, T-Mobile, Great Clips and Boston’s Restaurant; Phase I was complete in 2019. More than \$2M in additional funding was invested in the infrastructure supporting the entire 20-acre Victories Square development. Second, the Victories Square LIHTC Building 4 project is expected to involve an additional \$12+M investment. Third, more than \$44M of additional investment is planned for the Victories Square development over the next 1-5 years (Phase II), including a second hotel, additional retail space, a live/work building for budding enterprises, and additional residential buildings that could be possible future LIHTC projects; at least \$1M of this \$44M in Phase II will be spent within the next year. Victories Square Phase II was declared a high priority in OEDMI’s Master Plan. In total, more than \$85M will be invested in the Victories Square development, right where the proposed LIHTC Project would be located.

**THEREFORE, BE IT RESOLVED** that the Little Traverse Bay Bands of Odawa Indians Tribal Council supports the submission of the LIHTC application to MSHDA to build 50 new units on Tribal trust land in Petoskey, MI in the Victories Square LIHTC Building 4 Project; and

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**FURTHER, BE IT RESOLVED** that the Little Traverse Bay Bands of Odawa Indians Tribal Council confirms that the Project land is on tribal trust land exempt from real estate taxes and confirms its intent to provide this tax abatement/exemption to the Project for at least the 15-year LIHTC compliance period; and

**FURTHER, BE IT RESOLVED** that the Little Traverse Bay Bands of Odawa Indians Tribal Council confirms that it has approved the Project's site plan; and

**FURTHER, BE IT RESOLVED** that the Little Traverse Bay Bands of Odawa Indians Tribal Council confirms that the Project site is properly zoned for the Project; and

**FURTHER, BE IT RESOLVED** that the Tribe confirms it will provide Project-Based Tenant Subsidies to eight (8) Project units for the 15-year LIHTC compliance period in that the residents of those eight (8) units will pay no more than 30% of their household income in rent; and

**FURTHER, BE IT RESOLVED** that the Little Traverse Bay Bands of Odawa Indians Tribal Council approves and authorizes communication with MSHDA to confirm its support for the Project; and

**FINALLY, BE IT RESOLVED** that the Little Traverse Bay Bands of Odawa Indians Tribal Council confirms that there have been recent significant public and private investments in the Project area, including \$29M already invested in the infrastructure, hotel and two commercial buildings in Victories Square Phase I, \$12+M planned with the Victories Square LIHTC Building 4 Project; and an additional \$44M planned in the next 1-5 years (at least \$1M of which will be in the next year) to build additional hotel, retail and residential buildings, all in the Victories Square development of which the LIHTC Project will be a part.

CERTIFICATION

As the Tribal Council Legislative Leader and Tribal Council Secretary, we certify that this Tribal Resolution was duly adopted by the Tribal Council of the Little Traverse Bay Bands of Odawa Indians at a regular Meeting of the Tribal Council held on May 21, 2020 at which a quorum was present, by a vote of 8 in favor, 1 opposed, 0 abstentions, and 0 absent as recorded by this roll call

	In Favor	Opposed	Abstained	Absent
Fred Harrington, Jr.	X			
Fred Kiogima	X			
Tamara Kiogima	X			
Melissa Pamp	X			
Leroy Shomin	X			
Marty Van De Car	X			
Marcella Reyes	X			
Julie Shananaquet		X		
Emily Proctor	X			

Date: 05.22.2020

Emily Proctor  
Emily Proctor, Legislative Leader

Date: 05.22.2020

Julie Shananaquet  
Julie Shananaquet, Tribal Council Secretary

Received by the Executive Office on 5/26/2020 by [Signature]

Pursuant to Article VII, Section D, Subsection 1 of the Little Traverse Bay Bands of Odawa Indians Constitution adopted on February 1, 2005 the Executive concurs in this action of the Tribal Council.

Date: 5/26/2020  
Regina Gasco Bentley  
Regina Gasco Bentley, Tribal Chairperson

Received from the Executive on 5.26.2020 by [Signature]

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