

# **BUILDING D4 COMMUNITY NEWSLETTER**

Monthly Newsletter



ISSUE 2 1/3/2024



## **GET TO KNOW US**

### **WHO WE ARE**

BD4C is a 5013c community based non-profit. Our board consists of stakeholders and long-standing community members, who collectively share a goal to develop and preserve a sustainable affordable single family home community on the east side of Detroit. Community building is our motto.



### **OUR MISSION**

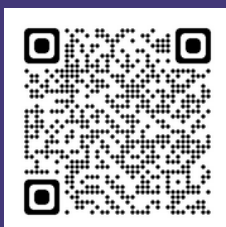
Our mission is to empower the community with a unified voice, rid the community of blight, drug activity and all other crime. We work to create jobs and renovate existing homes and dwellings to develop a sustainable environment. Building an environment that will embrace change so our community is never displaced.

### **MILESTONES & PARTNERSHIPS**

- Successfully formed Strength in Unity, a neighborhood organization, rallying the community for heavy engagement.
- Effectively established a community partnership with the Detroit Land Bank.
- Closely partnered with CSV Construction, a local small business.

Donate to Support

[www.buildingd4community.org/donate](http://www.buildingd4community.org/donate)



# Strength in Unity Highlights

## CHEERS TO THE NEW YEAR!

Voted BEST NEIGHBORHOOD ASSOCIATION of 2023

Before we leave 2023 behind, we want to praise Strength in Unity Neighborhood Association for being voted as the Best Eastside Association. We thank the community for the votes, we also thank Donna Givens of ECN for such a great event. Here are some highlights:



**Strength in Unity**  
2024  
**Virtual Meetings**

Jan. 17 7pm Community at large Monthly Meeting  
Meeting ID: 88000550096

Members and Associates Bi-weekly Meeting Jan. 10 7pm

Jan. 24 7pm Members and Associates Bi-weekly Meeting

### COMING SOON

- SCHOLASTIC CHESS PROGRAM-MARCH
- STREET SPRING CLEANING-APRIL
- MOVIE NIGHTS BEGIN-MAY
- SUNRISE YOGA-MAY
- FUNDRAISING DINNER-JUNE
- AFTER SCHOOL AFFAIR-JUNE
- BACK TO SCHOOL EXTRAVAGANZA-AUGUST
- MAPLERIDGE YOUTH OLYMPICS-AUGUST
- LOVE FEST-SEPTEMBER
- MOVEMENT WITH KIM YOKLEY-NOVEMBER

Be sure to sign up to volunteer for events you would like to take part in.

**Why do you volunteer?** we want to hear from you.

Send in a letter along with a picture of you in active service, sharing your reasons for volunteering. We will share your letter and photo in our next issue.

.Send it to: [volunteer@buildingd4community.org](mailto:volunteer@buildingd4community.org)

## 2023 Donors

|              |                |
|--------------|----------------|
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|              | SHARITA P.     |

BD4C donors made it possible to fund all of Strength in Unity events of 2023. We Thank you for your support!

To join our volunteer committee or donate your labor of love at a single event. Contact our volunteer coordinator MS. Bobbi (313)575-2182

Or

Email us :

[volunteer@buildingd4community.org](mailto:volunteer@buildingd4community.org)



Connect, serve  
and support community events

# Microgreens Anyone?



Mapleridge community is no stranger to urban gardens. With much thanks to the elders and supporters of The Detroit Food Policy Council for paving the way for inner city urban gardeners. BD4C is excited to announce the development of a self-sustaining community operated microgreens farm. Still in the design phase but already with the support of the community and The Department of Neighborhoods. Since the passage of the Detroit Agricultural ordinances, we have several large-scale gardens operating within our community. Denby Garden, Yorkshire Woods Garden, Occupy Yourself Garden, Garden of Eden and Deeply Rooted Garden, just to name a few. Collectively, over 10 acres of a variety of organically grown fruits, vegetables and municipal plants, developed and operated by community members such as Dazmonique Carr. Dazmonique is the founder of Deeply Rooted Produce, a Mapleridge community based urban farm who delivers to your doorstep. Learn more on how to have get food delivery at [www.deeplyrootedproduce.com](http://www.deeplyrootedproduce.com).



DAZMONIQUE CARR  
FOUNDER OF DEEPLY ROOTED

## What are Microgreens?

Microgreens are young vegetable greens that grows 1-3 inches tall and takes about 1-3 weeks from when the seeds are sown. They are grown like regular fruits and vegetables but are harvested earlier than their mature leafy greens. They are not sprouts nor are they baby greens. Microgreens are younger versions of vegetables such as kale, broccoli and red cabbage. A great thing about microgreens is that you can grow them year-round, even with artificial light. Microgreens vary in taste, which can range from neutral to spicy, slightly sour or even bitter, depending on the variety. Generally speaking, their flavor is considered strong and concentrated.

## Health Benefits

Don't be fooled by these tiny greens. According to the American Chemical Society, the immature plants of red cabbage and kale have higher nutrient levels than mature plants and are richer in substances like glucosinolates and sulfur-containing compounds that may offer protection from cancer.

## Community Benefits

The project will increase the promotion of healthy eating habits by educating and introducing new foods. It will provide agriculture workforce training that will lead to careers and jobs for Mapleridge community members and increase community engagement through the development of a focused enterprise. **Stay tuned for updates on this awesome project!**

# COMMUNITY EVENTS & RESOURCES



**IN LOVING MEMORY OF ROXANNE JONES**

On December 23, 2023, Roxanne Jones, founder of Occupy Yourself Farm, transitioned from this earth. Roxanne was a strong advocate for the Detroit Food Policy Council. She advocated fiercely to gain a passage of the urban agriculture ordinance in the City of Detroit. Being the dynamic woman that she was, Roxanne repurposed and managed over an acre of vacant land and filled it with municipal plants, organic veggies, berries and other fruit. Personally, I enjoyed her green tomatoes. "Her strong investment in revitalizing our community into a clean safe and healthy environment, where all residents can thrive, will forever be a part of the foundation of Mapleridge." - Community leader Sandra Turner-Handy. Roxanne will forever be rooted in the Mapleridge community. Please keep her husband Donnie and 3 children in your prayers.

## Neighborhood Happenings

### NEW BUSINESSES

MORNINGSIDE CAFE 16369 SUITE C E. WARREN

NEIGHBORHOOD GROCERY 500 MANISTIQUE

TERRI'S CAKES 16311 E. WARREN

**Saturday Classes**  
At The Haven Family Center  
14609 Park Grove Street, Detroit, MI  
Saturdays Beginning January  
Bring your own personal exercise elements, if you prefer.  
Bring an apron for cooking class.  
**COST IS \$5 FOR EXERCISE GROUPS AND \$35 FOR COOKING CLASS**  
**ABOUT THIS SERIES:**  
Join us for classes that help you achieve wellness through fun exercises, making products and cooking foods from scratch. Everything will be made without chemicals, preservatives, aluminum or microwaves.  
**CLASSES INCLUDE:**  
✔ Making Natural Beauty Products  
✔ Wellness Cooking  
✔ Exercise: Hula-Hoop, and Rebounder (Mini-Trampoline)

Deeply Rooted Produce is closed for reflections and renovations until the week of January 15th and will resume regular delivery services then.

**Detroiters For Tax Justice meeting on Saturday, January 6 at Noon at the Main Library, first floor Galleria.**

**9th precinct Community Relations Council Meeting:**  
Jan 4, 2024 7PM  
Every First Thu, until Apr 4, 2024.  
Meeting ID  
864 6422 0365  
Passcode9399557

Looking for Interns interested in wellness, self care and energy work such as Reflexology and Shiatsu. I am Kim Yokely owner of Kimochi Detroit. Choosing a select group of interns that have skills with clerical work, cleaning, passing out flyers and assisting me at events. This is a barter program for 4 months Serve Us for Services. You will be paid with knowledge, services and/or training. Must write an essay on why you would be a good fit for this program and what skills you have to assist me in running the business in exchange. Email Kim@kimochidetroit.com or call 678.793.3200. I created this program to provide services and training for those that may not be able to afford the expense. This is a great opportunity for both of us and to be in a healing arts studio located in Eastern Market. Must be 18 years or older. Happy New Year!

## Nominate a Community Member

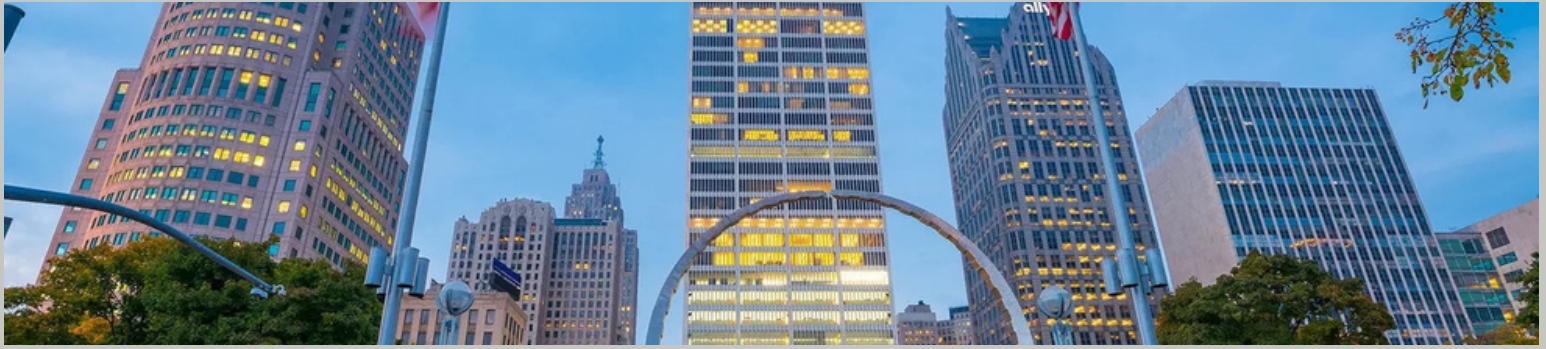
Send your submission to:  
**BD4CNEWSLETTER@GMAIL.COM.**  
Include a photo and short paragraph highlighting their contributions to the community.

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## BE A PART OF THE CHANGE!

Keep up with us:  
**@BUILDINGD4COMMUNITY**  
**@STRENGTH\_IN\_UNITYD4**

# DETROIT HOT TOPICS



## LVT PLAN

IN MAY OF 2023 DETROIT MAYOR MIKE DUGGAN AND SEVERAL LOCAL STATE REPRESENTATIVES PROPOSED A NEW AND NOVEL PROPERTY TAX PLAN FOR DETROIT. THE LAND VALUE TAX (LVT) WOULD TAX ONLY THE VALUE OF THE LAND, UNLIKE CURRENT THE CURRENT TAX SYSTEM THAT TAXES BOTH THE VALUE OF THE LAND AND VALUE OF IMPROVEMENTS ON THE LAND. IF ADOPTED DETROIT WOULD BE THE LARGEST CITY IN THE U.S. TO IMPLEMENT AN IDEA ESPOUSED BY THE 19 TH CENTURY ECONOMIST HENRY GEORGE, WHO ARGUED THAT TAXING THE VALUE OF LAND ONLY IS THE MOST EFFICIENT SOURCE OF PUBLIC REVENUE. YOU CAN LEARN MORE ABOUT HIS PROPOSED TAX SYSTEM IN HIS BOOK PROGRESS AND POVERTY, PUBLISHED WAY BACK IN 1879. POLICY MAKERS AND ECONOMISTS ARE DRAWN TO SEVERAL THEORETICAL BENEFITS OF THE LVT. ONE OF THESE FREQUENTLY CITED BY THE MAYOR IS AN INCENTIVE TO DEVELOP RATHER THAN HOLD LAND FOR SPECULATION. IN THEORY THIS IS BECAUSE PROPERTY TAXES WILL BE BASED SOLELY ON THE VALUE OF THE LAND AND NOT ON IMPROVEMENTS TO THE LAND, WHICH SHOULD ENCOURAGE LAND OWNERS TO DEVELOP THE PROPERTY TO MAXIMIZE ECONOMIC RETURNS WITHOUT CREATING A HIGHER TAX BURDEN. IT IS WORTH NOTING THAT THERE IS NO ACTUAL EVIDENCE THAT LAND SPECULATION WOULD BE SLOWED BY IMPLEMENTATION OF THE LVT. LAND SPECULATION IS A MAJOR PROBLEM IN MAPLERIDGE AND OTHER UNDERDEVELOPED DETROIT COMMUNITIES, WITH SEVERAL WELL KNOWN SPECULATORS CONTINUING TO ACQUIRE AND HOLD SIGNIFICANT AMOUNTS OF PROPERTY WITHOUT ANY DEVELOPMENT OR IMPROVEMENTS. THESE SPECULATORS ARE ROUTINELY TAX DELINQUENT, BUT ARE ABLE TO CONTINUE PURCHASING PROPERTY THROUGH THE WAYNE COUNTY TAX AUCTION PROGRAM DESPITE A STATE LAW THAT PROHIBITS PROPERTY TAX DELINQUENTS FROM PURCHASING PROPERTY THROUGH THE AUCTION. SPECULATORS SIMPLY SET UP NEW COMPANIES TO BUY PROPERTY, EASILY CIRCUMVENTING THIS LEGAL PROHIBITION. IN AN ARTICLE IN BRIDGEMI.COM, THE WAYNE COUNTY TREASURER ACKNOWLEDGED THIS PRACTICE AND THE FACT THAT VERY FEW TAX DELINQUENT OWNERS HAVE BEEN BARRED FROM AUCTION PURCHASES BECAUSE IT IS DIFFICULT TO DETECT. GIVEN THIS TYPE OF CONTINUOUS TAX AVOIDANCE ACTIVITY WITHOUT CONSEQUENCES, IT IS HARD TO IMAGINE THAT THE LVT ALONE WILL PROVIDE THESE SPECULATORS WITH ANY INCENTIVE TO DEVELOP PROPERTY REGARDLESS OF ANY POTENTIAL TAX SAVINGS. A NEW STATE LAW IS REQUIRED IN ORDER FOR THE CITY TO CHANGE IT'S PROPERTY TAX SYSTEM TO THE LVT. SEVERAL EFFORTS TO PASS A LAW FAILED IN LATE 2023. THE LEGISLATURE IS EXPECTED TO CONSIDER THE PROPOSAL AGAIN IN EARLY 2024. IF A LAW IS PASSED ALLOWING THE TAX CHANGE, THE DETROIT CITY COUNCIL WILL THEN NEED TO APPROVE A CITY BALLOT PROPOSAL ADOPTING THE LVT AND THE CITY VOTERS WILL NEED TO APPROVE THE BALLOT PROPOSAL IN ORDER FOR IT TO BECOME LAW. FOR MORE INFORMATION VISIT DETROITMI.GOV.

## SOLAR ARRAYS

THE CITY OF DETROIT IN CONJUNCTION WITH DTE ENERGY IS PROPOSING TO CONSTRUCT 6 LARGE SOLAR ENERGY FARMS WITHIN THE CITY'S RESIDENTIAL NEIGHBORHOODS AS PART OF ITS EFFORT TO MEET ITS RENEWABLE ENERGY GOALS. THE PROPOSED PROJECT WILL REQUIRE 250 ACRES OF CURRENT RESIDENTIAL PROPERTY AND ULTIMATELY SUPPLY 33 MEGAWATTS OF SOLAR ENERGY TO THE DTE ENERGY GRID, WHICH THE CITY CLAIMS IS EQUIVALENT TO THE ELECTRICITY NEEDED TO OPERATE 127 MUNICIPAL BUILDINGS. WHILE THE CITY CONTENTS THAT IT WILL PLACE SOLAR FARMS ONLY IN COMMUNITIES THAT HAVE CHOSEN TO SUBMIT SOLAR FARM PROPOSALS AND IS WORKING DIRECTLY WITH THOSE COMMUNITIES, THE COSTS AND BENEFITS TO THE CITY'S CITIZENS AT LARGE HAVE RECEIVED VERY LITTLE ATTENTION. CONSEQUENTLY, COMMUNITIES SUCH AS MAPLERIDGE THAT HAVE OPTED OUT OF THE PROGRAM COULD EASILY END UP WITH UNWANTED SOLAR FARMS NEARBY OR ADJACENT TO THEIR NEIGHBORHOODS. IT IS WORTH NOTING THAT NO CITY RESIDENTS WILL RECEIVE POWER DIRECTLY FROM THESE SOLAR ARRAYS OR CREDITS ON THEIR ELECTRIC BILLS. COMPENSATION TO HOMEOWNERS IN THE SELECTED COMMUNITIES WILL BE LIMITED TO HOME ENERGY IMPROVEMENT AND REPAIR PROJECTS THROUGH THE FEDERAL AND STATE SOLAR POWER NEIGHBORHOOD PROGRAM. RESIDENTS IN THE COMMUNITIES THAT SUBMITTED PROPOSALS MUST PROVIDE WRITTEN SUPPORT BY JANUARY 31, 2024. CONTRACTOR REPORTS EXPLAINING PROGRAM DETAILS, INCLUDING ENVIRONMENTAL IMPACTS, ARE DUE FEBRUARY 15 TH, 2024 AND THE SIX CHOSEN LOCATIONS WILL BE ANNOUNCED IN MARCH OF 2024. CONSIDERING THESE SHORT TIME FRAMES, A LOT OF CRITICAL INFORMATION REMAINS UNKNOWN OR UNDISCLOSED AT THIS TIME. NO DRAFT ENVIRONMENTAL, HEALTH, OR COMMUNITY IMPACT STUDIES HAVE BEEN RELEASED AND IT IS STILL UNCLEAR HOW THESE PROJECTS WILL BE OPERATED, SECURED, AND EVENTUALLY CLOSED AT END OF LIFE. DETROIT IS NO STRANGER AT JUMPING INTO WHAT SEEMS TO BE A GREAT IDEA WITHOUT ADEQUATE PLANNING OR EVALUATION. IN 1989, DESPITE SIGNIFICANT COMMUNITY OPPOSITION, THE CITY CONSTRUCTED A HUGE TRASH INCINERATOR THAT NEGATIVELY IMPACTED SURROUNDING NEIGHBORHOODS FOR 20 YEARS. MORE CURRENTLY, THE JEFERSON-CHALMERS COMMUNITY HAS EXPERIENCED SERIOUS ODOR, AIR POLLUTION, AND TRAFFIC IMPACTS FROM THE NEW STELLANTIS JEEP ASSEMBLY PLANT DESPITE PRE-CONSTRUCTION ASSURANCES THAT THE FACILITY, SUPPORTED BY \$12 MILLION IN CITY TAX DEFERMENTS, WOULD NOT NEGATIVELY IMPACT THE COMMUNITY. ULTIMATELY, RUSHING INTO LARGE SCALE PROJECTS IN RESIDENTIAL COMMUNITIES WITHOUT ADEQUATE STUDY, DISCLOSURE AND COMMUNITY ENGAGEMENT CAN HAVE SERIOUS DETRIMENTAL IMPACTS. FOR MORE INFORMATION ON THE STATUS OF THE SOLAR ARRAY PROJECT VISIT DETROITMI.GOV.

## REDISTRICTING

WHY IS DETROIT REDISTRICTING NECESSARY? ACCORDING TO THE DETROIT CITY CHARTER, EACH CITY DISTRICT MUST CONTAIN AN APPROXIMATELY EQUAL NUMBER OF RESIDENTS AND EQUAL ACCESS TO POLITICAL REPRESENTATION. DISTRICT BOUNDARY REVIEW IS REQUIRED EVERY 10 YEARS. RESULTS OF 2020 CENSUS SHOWED A HUGE POPULATION DIFFERENCE AMONG SEVERAL COUNCIL DISTRICTS, REQUIRING THE REDRAWING OF DISTRICT BOUNDARIES TO MAKE THEM MORE EVEN. ON DECEMBER 16, COUNCIL WOMAN JOHNSON PRESENTED MARCEL TODD, DIRECTOR OF CITY PLANNING COMMISSION, WHO THOROUGHLY PRESENTED THE FINAL 4 REDISTRICTING MAPS. CITY COUNCILMEMBERS WILL DECIDE ON TWO THEN SCHEDULE A PUBLIC HEARING EARLY THIS YEAR TO APPROVE A NEW MAP. COMMUNITY LEADERS AND MEMEBRS OF DISTRICT 4 ARE FAVORING MAP 3, WHICH ADDS REGENT PARK AND ALSO KEEPS THE 9TH PRECINT IN DISTRICT 4. TO SEE ALL PROPOSED MAPS GO TO DETROITMI.GOV.