B1 (Official I	Form 1)(4/	10)										
United States Bankruptcy Co District of Minnesota					Court				Volu	ntary Petition		
Name of Debtor (if individual, enter Last, First, Middle): Great Neighborhoods! Development Corporation							Name	Name of Joint Debtor (Spouse) (Last, First, Middle):				
All Other Na (include mar	All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):						All Or (inclu	her Names de married,	used by the J maiden, and	Joint Debtor trade names	in the last 8 ye	ars
DBA American Indian Neighborhood Development Corporation; DBA American Indian Business Development Corporation												
Last four dig (if more than one 51-01724	, state all)	Sec. or Indi	vidual-Taxp	ayer I.D. (	(ITIN) No./O	Complete El		Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all)				
Street Addre 1113 Eas Minneap	st Frankl	lin Avenu	Street, City, Ie, Suite 2		:		Street	Street Address of Joint Debtor (No. and Street, City, and State):				
					Γ	ZIP Code 55404						ZIP Code
County of Ro Hennepi		of the Prin	cipal Place o	of Busines			Count	y of Reside	ence or of the	Principal Pl	ace of Busines	s:
Mailing Address of Debtor (if different from street address):				Mailir	Mailing Address of Joint Debtor (if different from street address):							
					Г	ZIP Code	_					ZIP Code
Location of I (if different f					113 East linneapol			, 1201-13	811 East Fi	ranklin Av	venue	
		f Debtor				of Business		Chapter of Bankruptcy Code Under Which				
		one box)		Пнеа		one box)				Petition is F	iled (Check on	e box)
🗖 Individud			<b></b>	Sing	<ul> <li>Health Care Business</li> <li>Single Asset Real Estate as def</li> </ul>			Chapt		□ C	hapter 15 Petit	ion for Recognition
Individua		ge 2 of this	,	in 11 U.S.C. § 101 (51B) □ Railroad				Chapter 11 of a Foreign Main Proceeding			e	
Corporat			•	Stockbroker				Chapter 12 Chapter 15 Petition for Recognition Chapter 13 of a Foreign Nonmain Proceeding				
D Partnersh	nip			<ul> <li>Commodity Broker</li> <li>Clearing Bank</li> </ul>								
Other (If check this		one of the all the type of entities		Oth	Other Tax-Exempt Entity (Check box, if applicable) Debtor is a tax-exempt organiz under Title 26 of the United St. Code (the Internal Revenue Co						e of Debts	
								Debts a	(Check one box) Debts are primarily consumer debts, Debts are primarily			Debts are primarily
								on defined in 11 U.S.C. § 101(8) as business debts.				
Filing Fee (Check one box) Check one				one box:	box: Chapter 11 Debtors							
Full Filing	g Fee attached	d						or is a small business debtor as defined in 11 U.S.C. § 101(51D). or is not a small business debtor as defined in 11 U.S.C. § 101(51D).				
☐ Filing Fee						Check						
debtor is unable to pay ree except in instanments. Rule 1000(b). See Official								ed to insiders or affiliates) every three years thereafter).				
Form SA.			all applicabl	e boxes:	U	5						
			art's considera				1	an is being filed with this petition. eptances of the plan were solicited prepetition from one or more classes of creditors,				
						i	n accordance	with 11 U.S	S.C. § 1126(b).			20112 102 011 1
Statistical/A Debtor es				e for distri	bution to ur	nsecured cre	ditors.			THIS	S SPACE IS FOR	COURT USE ONLY
	l be no fund	ds available	exempt proj				ve expense	es paid,				
Estimated Nu	umber of C	reditors										
$\frac{1}{49}$	50- 99	100- 199	200- 999	1,000- 5,000	5,001- 10,000	10,001- 25,000	25,001- 50,000	50,001- 100,000	OVER 100,000			
Estimated As		_				_		_		]		
\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1 million	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	50,000,001 to \$100 million	\$100,000,001 to \$500 million	\$500,000,001 to \$1 billion				
Estimated Li	abilities											
\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1	\$1,000,001 to \$10	\$10,000,001 to \$50	\$50,000,001 to \$100	\$100,000,001 to \$500	\$500,000,001 to \$1 billion	More than			
			million	million	million	million	million					

B1 (Official For	rm 1)(4/10)		Page 2		
Voluntar	y Petition	Name of Debtor(s): Great Neighborhoods! Development Corporation			
(This page mı	st be completed and filed in every case)	Great Neighborno			
	All Prior Bankruptcy Cases Filed Within Las	t 8 Years (If more than tw	o, attach additional sheet)		
Location Where Filed:	- None -	Case Number:	Date Filed:		
Location Where Filed:		Case Number:	Date Filed:		
Pe	ending Bankruptcy Case Filed by any Spouse, Partner, or	Affiliate of this Debtor (	If more than one, attach additional sheet)		
Name of Debt - None -	tor:	Case Number:	Date Filed:		
District:		Relationship:	Judge:		
	Exhibit A	(To be completed if debtor i	Exhibit B s an individual whose debts are primarily consumer debts.)		
forms 10K a pursuant to S and is reque	beleted if debtor is required to file periodic reports (e.g., and 10Q) with the Securities and Exchange Commission Section 13 or 15(d) of the Securities Exchange Act of 1934 sting relief under chapter 11.) A is attached and made a part of this petition.	I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b).           X			
		l nibit C			
	or own or have possession of any property that poses or is alleged to Exhibit C is attached and made a part of this petition.	pose a threat of imminent an	d identifiable harm to public health or safety?		
☐ Exhibit If this is a joi	leted by every individual debtor. If a joint petition is filed, ea D completed and signed by the debtor is attached and made	a part of this petition.			
	Information Regardin	ng the Debtor - Venue			
•	(Check any ap Debtor has been domiciled or has had a residence, princip days immediately preceding the date of this petition or for	al place of business, or pri			
	There is a bankruptcy case concerning debtor's affiliate, g	eneral partner, or partnersh	ip pending in this District.		
	<b>Certification by a Debtor Who Reside</b> (Check all app		tial Property		
	Landlord has a judgment against the debtor for possession		box checked, complete the following.)		
	(Name of landlord that obtained judgment)				
	(Address of landlord)				
	Debtor claims that under applicable nonbankruptcy law, the entire monetary default that gave rise to the judgment				
	Debtor has included in this petition the deposit with the co after the filing of the petition.				

Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(1)).

B1 (	Official Form 1)(4/10)	Page 3
Vo	luntary Petition	Name of Debtor(s): Great Neighborhoods! Development Corporation
(Th	is page must be completed and filed in every case)	Great Neighbornoods: Development Corporation
(1.0		atures
X X	Signature(s) of Debtor(s) (Individual/Joint) I declare under penalty of perjury that the information provided in this petition is true and correct. [If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7. [If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. §342(b). I request relief in accordance with the chapter of title 11, United States Code, specified in this petition. Signature of Debtor	Signature of a Foreign Representative         I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.         (Check only one box.)       I request relief in accordance with chapter 15 of title 11. United States Code. Certified copies of the documents required by 11 U.S.C. §1515 are attached.         Pursuant to 11 U.S.C. §1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.         X
	Date	I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for
x	Signature of Attorney* /s/ WILL R TANSEY Signature of Attorney for Debtor(s) WILL R TANSEY 323056 Printed Name of Attorney for Debtor(s) RAVICH MEYER KIRKMAN McGRATH NAUMAN & TANSEY Firm Name 4545 IDS CENTER	compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.
	80 SOUTH EIGHTH STREET MINNEAPOLIS, MN 55402-2225 Address	Social-Security number (If the bankrutpcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.)(Required by 11 U.S.C. § 110.)
	Email: wrtansey@ravichmeyer.com 612-332-8511 Fax: 612-332-8302	
	Telephone Number	
	June 21, 2010	Address
	Date *In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.	x
	Signature of Debtor (Corporation/Partnership)	Date Signature of Bankruptcy Petition Preparer or officer, principal, responsible
	I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor. The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.	Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:
X	/s/ Theresa Carr         Signature of Authorized Individual         Theresa Carr         Printed Name of Authorized Individual         CEO         Title of Authorized Individual         June 21, 2010         Date	If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person. A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C. §110; 18 U.S.C. §156.

## WRITTEN ACTION BY BOARD OF DIRECTORS OF GREAT NEIGHBORHOODS! DEVELOPMENT CORPORATION TAKEN WITHOUT A MEETING

The undersigned, being all of the members of the Board of Directors of Great Neighborhood! Development Corporation, a Minnesota non-profit corporation (the "Company") acting pursuant to Minnesota Statute Section 317A.239, do hereby agree to the adoption of and do hereby adopt the following resolutions by consent in writing:

WHEREAS, the Articles of Incorporation and/or Bylaws of the Company provides that any action permitted to be taken at a meeting of the Board of Directors may be taken by written action signed by the number of directors that would be required to take such action at a meeting of the Board of Directors at which all directors are present;

WHEREAS, it is in the best interest of the Company to file a voluntary petition in the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code; and

RESOLVED, that Theresa Carr is authorized and directed to execute and deliver all documents necessary to perfect the filing of a chapter 11 voluntary bankruptcy case in the United States Bankruptcy Court on behalf of the Company and is further authorized to execute and deliver all documents necessary during the administration of the bankruptcy case;

RESOLVED, that Theresa Carr is authorized and directed to appear in all bankruptcy proceedings on behalf of the Company, and to otherwise do and perform all acts and deeds on behalf of the Company as are necessary and appropriate in connection with the administration of the bankruptcy case;

RESOLVED, that Theresa Carr is authorized and directed to employ Will R. Tansey, attorney and the law firm of Ravich Meyer Kirkman McGrath Nauman & Tansey, A Professional Association, to represent the Company in such bankruptcy case, and is authorized and directed to employ any other professionals needed to assist the Company in fulfilling its duties as a chapter 11 debtor;

RESOLVED, that Theresa Carr be and is authorized and directed to take any and all action necessary to carry out the intent of the foregoing resolutions and to perform the Company's obligations that arise as a result of the foregoing resolutions.

The above action is taken without a meeting by authorization in writing signed by the number of members of the Board of Directors require to take the same action at a meeting of the Board of Directors at which all members are present.

DIRECTORS:

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DIRECTORS:

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DIRECTORS:

Beverly Turner

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DIRECTORS:

Aqui Kelly 6-21-10 Marjou = Kelly

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DIRECTORS:

Dalarie & Larsen

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### United States Bankruptcy Court District of Minnesota

In re Great Neighborhoods! Development Corporation

Case No. Chapter

11

### LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Debtor(s)

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [*or* chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112; Fed. R. Bankr. P. 1007(m).

(1)	(2)	(3)	(4)	(5)
Name of creditor and complete mailing address including zip code	Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	Nature of claim (trade debt, bank loan, government contract, etc.)	Indicate if claim is contingent, unliquidated, disputed, or subject to setoff	Amount of claim [if secured, also state value of security]
Office of Community Services a division of Human Services 370 L'Enfant Promenade SW Washington, DC 20447	Office of Community Services a division of Human Services 370 L'Enfant Promenade SW Washington, DC 20447	Government Grant Refunds		1,377,000.00
Local Initiative Support Corp. Hamline Park Plaza 570 Asbury Street, Suite 207 Saint Paul, MN 55104	Local Initiative Support Corp. Hamline Park Plaza 570 Asbury Street, Suite 207 Saint Paul, MN 55104	Property located at 1101-1123 East Franklin Avenue, Minneapolis, MN		826,970.76 (1,650,000.00 secured) (1,357,636.25 senior lien)
US Bancorp Community Development Corp 2690 N. Snelling Ave, Ste 220 Roseville, MN 55113	US Bancorp Community Development Corp 2690 N. Snelling Ave, Ste 220 Roseville, MN 55113	Unsecured Loan		500,000.00
Otto Bremer Foundation 445 Minnesota Street Suite 2250 St. Paul, MN 55101	Otto Bremer Foundation 445 Minnesota Street Suite 2250 St. Paul, MN 55101	Unsecured Loan		500,000.00
Wells Fargo Community Development Corporation 401 B Street, Suite 304A San Diego, CA 92101	Wells Fargo Community Development Corporation 401 B Street, Suite 304A San Diego, CA 92101	Unsecured Loan		320,893.94
City of Minneapolis Empowerment Zone 105 Fifth Avenue So, Suite 200 Minneapolis, MN 55401	City of Minneapolis Empowerment Zone 105 Fifth Avenue So, Suite 200 Minneapolis, MN 55401	Unsecured Loans		179,383.87
Leonard, Street and Deinard Suite 2300 150 South Fifth Street Minneapolis, MN 55402	Leonard, Street and Deinard Suite 2300 150 South Fifth Street Minneapolis, MN 55402	Legal Consulting		87,643.18
Carpenter, Evert & Associates 7760 France Avenue S. Suite 940 Bloomington, MN 55435	Carpenter, Evert & Associates 7760 France Avenue S. Suite 940 Bloomington, MN 55435	Accounting Debt		46,853.48

Debtor(s)

Case No.

# LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

(1)	(2)	(3)	(4)	(5)
Name of creditor and complete mailing address including zip code	Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	Nature of claim (trade debt, bank loan, government contract, etc.)	Indicate if claim is contingent, unliquidated, disputed, or subject to setoff	Amount of claim [if secured, also state value of security]
Erik Travis 605 Blake Road South Hopkins, MN 55343	Erik Travis 605 Blake Road South Hopkins, MN 55343	Unsecured Loan		41,752.69
McGrann, Shea, Anderson, et al 800 Nicollet Mall Suite 2600 Minneapolis, MN 55402-7035	McGrann, Shea, Anderson, et al 800 Nicollet Mall Suite 2600 Minneapolis, MN 55402-7035	Consulting Contract		39,051.86
Franklin Bank 525 Washington Avenue N. Minneapolis, MN 55401	Franklin Bank 525 Washington Avenue N. Minneapolis, MN 55401	Property located at 2214-2224 Bloomington Avenue, Minneapolis, MN		137,898.52 (100,000.00 secured)
Strand, Bobbie 4340 Juneau Lane North Minneapolis, MN 55446	Strand, Bobbie 4340 Juneau Lane North Minneapolis, MN 55446	Consulting		37,500.00
Capital One Bank P.O. Box 60599 City of Industry, CA 91716-0599	Capital One Bank P.O. Box 60599 City of Industry, CA 91716-0599	Credit Cards		25,266.89
Wilkerson Associates 55 East Fifth Street Suite 1300 Saint Paul, MN 55101	Wilkerson Associates 55 East Fifth Street Suite 1300 Saint Paul, MN 55101	Audit Consultants		21,795.00
Internal Revenue Service Wells Fargo Place 30 East 7th St. Mail Stop 5700 St Paul, MN 55101	Internal Revenue Service Wells Fargo Place 30 East 7th St. Mail Stop 5700 St Paul, MN 55101	Taxes - payroll		20,867.22
Campus Management 777 Yamato Road Boca Raton, FL 33431	Campus Management 777 Yamato Road Boca Raton, FL 33431	Debt - Software		18,950.00
GG's Cleaning Services Inc. 1113 E. Franklin Avenue Suite 11 Minneapolis, MN 55404	GG's Cleaning Services Inc. 1113 E. Franklin Avenue Suite 11 Minneapolis, MN 55404	Janitorial and Property Maintenance		14,323.26
Debra Ruegg 943 S. Maple Lake Road SE Glenwood, MN 56334	Debra Ruegg 943 S. Maple Lake Road SE Glenwood, MN 56334	2008, 2009 and 2010 401(k) Contributions		14,294.80
Linda Weinmann 8830 N. Maplebrook Court Brooklyn Park, MN 55445	Linda Weinmann 8830 N. Maplebrook Court Brooklyn Park, MN 55445	2008, 2009 and 2010 401(k) Contribution		12,931.76
Charlson Foundation 5275 Edina Industrial Blvd. Suite 111 Edina, MN 55439-2914	Charlson Foundation 5275 Edina Industrial Blvd. Suite 111 Edina, MN 55439-2914	Grant Refund		10,000.00

Debtor(s)

Case No.

# LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

## DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF A CORPORATION OR PARTNERSHIP

I, the CEO of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date June 21, 2010

Signature /s/ Theresa Carr Theresa Carr CEO

Penalty for making a false statement or concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C. §§ 152 and 3571.

### UNITED STATES BANKRUPTCY COURT DISTRICT OF MINNESOTA

In re:

### Great Neighborhoods! Development Corporation Debtor(s).

#### SIGNATURE DECLARATION

Case No.

☑ PETITION, SCHEDULES & STATEMENTS	
CHAPTER 13 PLAN	
SCHEDULES AND STATEMENTS ACCOMPANYING VERIFIED	CONVERSION
AMENDMENT TO PETITION, SCHEDULES & STATEMENTS	
MODIFIED CHAPTER 13 PLAN	
OTHER (Please describe: )	

I [We], the undersigned debtor(s) or authorized representative of the debtor, make the following declarations under penalty of perjury:

- The information I have given my attorney and provided in the electronically filed petition, statements, schedules, amendments, and/or chapter 13 plan, as indicated above, is true and correct;
- The information provided in the "Debtor Information Pages" submitted as a part of the electronic commencement of the above-referenced case is true and correct;
- [individual debtors only] If no Social Security Number is included in the "Debtor Information Pages" submitted as a part of the electronic commencement of the above-referenced case, it is because I do not have a Social Security Number;
- I consent to my attorney electronically filing with the United States Bankruptcy Court my
  petition, statements and schedules, amendments, and/or chapter 13 plan, as indicated above,
  together with a scanned image of this Signature Declaration and the completed "Debtor
  Information Pages," if applicable; and
- [corporate and partnership debtors only] I have been authorized to file this petition on behalf
  of the debtor.

X

Date:	June 21, 2010	
	11	
X	hereralan	

Signature of Debtor or Authorized Representative

Theresa Carr

Printed Name of Debtor or Authorized Representative

Printed Name of Joint Debtor

Signature of Joint Debtor

Form ERS 1 (Rev. 10/03)