

THE MID ANNUAL COMMUNITY BENEFITS UPDATE MEETING

SEPTEMBER 17TH, 2020



MEETING AGENDA

1. WELCOME AND INTRODUCTION
2. CBO MONITORING AND ENFORCEMENT
3. THE MID DEVELOPMENT AND DESIGN UPDATES
4. COMMUNITY BENEFITS UPDATES
5. NAC QUESTIONS AND DISCUSSION
6. GENERAL Q & A



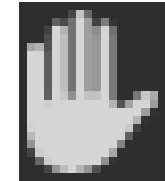
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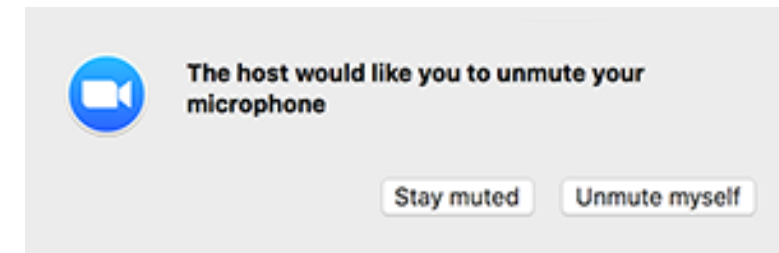
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THANK YOU NEIGHBORHOOD ADVISORY COUNCIL!

- **Elliot Broom** – Elected by Impact Area Residents
- **Bernice Smith** – Elected by Impact Area Residents
- **Deidre Anderson** – Appointed by Council President Brenda Jones
- **Michael Boettcher** – Appointed by At-Large Council Member Janeé Ayers
- **Cynthia Redmond** – Appointed by Council President Pro-Tempore Mary Sheffield
- **Chris Jackson**– Appointed by Planning & Development
- **Mike Essian** – Appointed by Planning & Development
- **James Harrigan** – Appointed by Planning & Development
- **Melissa Corrigan** – Appointed by Planning & Development

THE MID CBO IMPACT AREA



CBO ENGAGEMENT PROCESS

WHAT WE HEARD FROM THE COMMUNITY

**5 CBO
MEETINGS**

**~30
ATTENDEES**

**APRIL –
JUNE
2019**

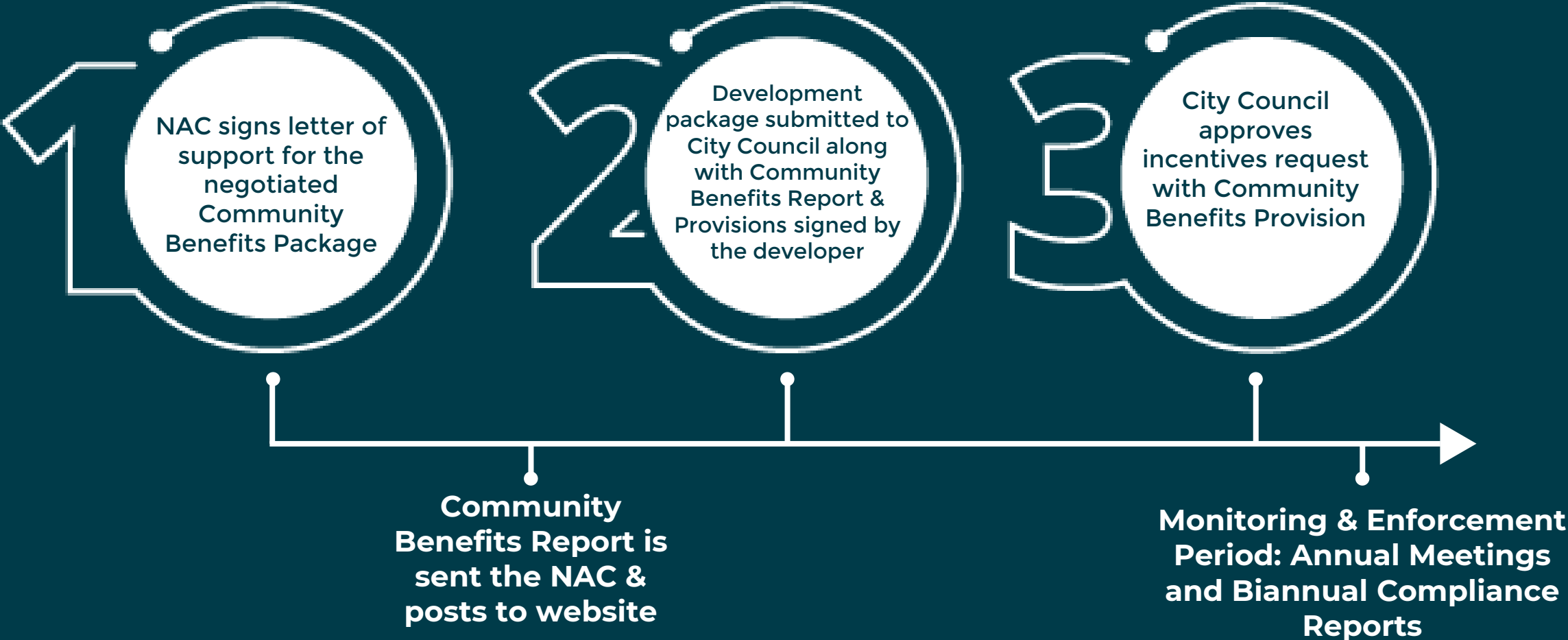
**Mitigate
construction
impacts: dust,
sidewalks, pest
control, etc.**

**Opportunities for
local businesses
to fill retail space**

**Accessible and
welcoming
public space**

**Appropriate site
plan and design –
valet queuing**

ONCE CBO MEETINGS ARE COMPLETED



COMMUNITY BENEFITS PROVISION CONTENT

| | |
|--|---|
| <p>Enforcement Mechanisms for the Community Benefits Provision</p> <p>Ex. Claw-back of City-provided-benefits, revocation of land transfers or land sales, penalties and fees</p> | <p>List of Benefits That Developer has Agreed to Provide</p> |
| <p>Requirement for Developer to Submit Compliance Reports</p> | <p>Community Engagement Requirements</p> |

The Community Benefits Provision Agreement remains in effect throughout the duration of the project

ONCE CBO MEETINGS ARE COMPLETED

All documents and reports are posted on City of Detroit Website: Detroitmi.gov/CBO

PDD hosts **Public Annual Update Meeting** with NAC and Developer (at least 2 years)

CRIO monitors and enforces agreement and publishes **Compliance Report** twice per year

Comments on project compliance can be submitted to CRIO at Bit.ly/CBOComment

CITY OF DETROIT BUSES DEPARTMENTS GOVERNMENT JOBS PAY WATER ENGLISH ESPAÑOL BENGALI العربية MORE

SEARCH MENU

Where am I: [Home](#) > [Planning and Development Department](#) > [Design and Development Innovation](#) > [Community Benefits Ordinance](#) > [Past CBO Engagement](#)

THE MID

CONTACTS

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[\(313\) 224-1339](tel:3132241339)
[Fax: \(313\) 224-1310](tel:3132241310)
 - Monday - Friday 9:00 am – 5:00 pm

DEPARTMENT MENU

[Documents](#)

COMMUNITY BENEFIT MONITORING BY CRIO

FOR TIER 1 PROJECTS

An investment of Seventy-five Million Dollars (\$75,000,000) or more, and garnishes public support in the form of land transfers that have a cumulative market value of One Million Dollars (1,000,000) or more without open bidding and priced below market rates and/or tax breaks that abate more than One Million Dollars (1,000,000)

SECTION 14-12-3(F)(2) REQUIRES A BIANNUAL COMPLIANCE REPORT TO CITY COUNCIL AND THE NEIGHBORHOOD ADVISORY COUNCIL

CRIO Produces the biannual Community Benefits Provision Report

CRIO BIANNUAL REPORT

Community Benefits Provision are the terms negotiated by the Neighborhood Advisory Council

Completed the commitment has been satisfied!!

- On Track:** the developer is taking the necessary steps to complete the commitment
- Off Track:** the developers has not fulfilled the commitment or has not meet deadlines
- Off Track:** the developer has not fulfilled the commitments but has submitted a compliance plan.
- Covid-19:** compliance has been impacted by Covid-19
- Not Started:** the developer has taken no action
- Additional Information Requested:** the developer has not yet responded to a request for information

Reports are produced twice a year for projects 6 months and older

Reports can be found at: [Bit.ly/cbocm](https://bit.ly/cbocm)

The screenshot shows the City of Detroit website's navigation bar with links for BUSES, DEPARTMENTS, GOVERNMENT, JOBS, PAY, WATER, ENGLISH, ESPAÑOL, BENGALI, and العربية. A search bar is present with the word 'SEARCH' and a magnifying glass icon. Below the navigation bar, the breadcrumb trail reads 'Where am I: Home > Civil Rights, Inclusion & Opportunity Department'. The main heading is 'COMMUNITY BENEFITS ORDINANCE COMPLIANCE MONITORING'. To the right, there is a 'CONTACTS' section with a phone icon and contact information for Civil Rights, Inclusion & Opportunity: (313) 224-4950, fax: (313) 224-3434, and crio@detroitmi.gov. Below that is a location pin icon and address: Civil Rights, Inclusion & Opportunity 2 Woodward Avenue, Suite 1240, Detroit, MI 48226, with hours: Monday - Friday, 8:30 am - 4:30 pm. There is also a Facebook icon and a link to the 'CRIO Facebook Page'. At the bottom right, there is a 'DEPARTMENT MENU' section with a 'Related Links' heading. The main content area lists 'Current Biannual CBO Reports' with a bulleted list of links: CBO Corrected Report Summary, Executive Summary - CBO Biannual Report July 2019, Herman Kiefer Report, Detroit Pistons Training Facility, Book Building & Monroe Report, Wigle Report, Michigan Central Report, and Hudson's Report.

SEND US YOUR COMMENT OR CONCERN

bit.ly/CBOComment

- Reported violations are shared with the Enforcement Committee
- The Committee investigates all allegations
- The Committee's findings are presented in writing to the NAC

CRIO DEPARTMENT CONTACT

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Inclusion Analyst

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Project Update – September 2020



The MID Project Update - September 2020

- **The project is paused due to COVID-19 related impacts on the hospitality industry**
- **We anticipate being able to commence construction in June 2021**
- **Our community benefit commitments made in 2019 remain unchanged**
- **The overall master plan also remains unchanged, though the project's sequence may change**

Review of Master Plan



Community Benefits Commitments Review



| IMPACT | NAC REQUESTED ACTION | COMMITMENT FROM THE MID |
|------------------------------|--|--|
| Sidewalk Closures | <ol style="list-style-type: none"><li data-bbox="912 354 1480 544">1. Any and all changes, temporary or otherwise, to adhere to the Americans with Disabilities Act<li data-bbox="912 572 1480 762">2. Scaffolding to be used when possible in efforts to limit the disruption of sidewalk traffic<li data-bbox="912 791 1480 981">3. Clearly marked path with signage to be posted when unavoidable sidewalk closures need to occur | <ul style="list-style-type: none"><li data-bbox="1589 354 2104 486">• The Mid will comply with the American With Disabilities Act<li data-bbox="1589 515 2104 648">• Due to safety concerns, we won't be able to use sidewalk scaffolding.<li data-bbox="1589 676 2104 772">• The alternative path will be clearly marked. |

| IMPACT | NAC REQUESTED ACTION | COMMITMENT FROM THE MID |
|---|--|---|
| <p data-bbox="507 382 772 472">Hours of Construction</p> | <ol data-bbox="912 354 1505 1272" style="list-style-type: none"> <li data-bbox="912 354 1505 1158">1. Developer will sign a legally binding agreement with the P&DD to restrict exterior construction working hours between 7:00 am – 7:00 pm on weekdays. Major noise-making activities (jack hammering, wrecking ball, drilling etc.) should not commence until 9:00 am on any day. If required, a maximum of two Saturdays can be worked per month and 48 hours public notice will be provided for Saturday work. <li data-bbox="912 1182 1505 1272">2. No Sunday exterior work is permitted. | <ul data-bbox="1587 354 2109 929" style="list-style-type: none"> <li data-bbox="1587 354 2109 596">• The ordinance permits work hours from 7am to 10pm. However, we will limit hours from 7am to 7pm. <li data-bbox="1587 625 2109 815">• Other than emergencies, we will provide 48 hours notice of any Saturday or Sunday work. <li data-bbox="1587 843 2109 929">• Work is rarely, if ever, conducted on Sundays. |

| IMPACT | NAC REQUESTED ACTION | COMMITMENT FROM THE MID |
|----------------------------|--|--|
| <p>Dust Control</p> | <ol style="list-style-type: none"> 1. Developer will accept liability for any damages to property caused by either construction or demolition 2. Developer will perform two additional window cleanings to for adjacent properties per year, per phase. Window cleanings to occur after excavation and after construction completion (of each phase). 3. Neighboring properties: The Plaza Midtown, The Ellington, Bicentennial Tower, McLaughlin Hall and Max M. and Marjorie S. Fisher Music Center | <ul style="list-style-type: none"> • The Mid will work with the five landlords to contribute to their window cleaning expense. Assuming mutual agreement, The Mid is prepared to contribute up to \$18,000 for each of the 5 identified neighboring buildings (to be adjusted based on actual square footage.). |

| IMPACT | NAC REQUESTED ACTION | COMMITMENT FROM THE MID |
|----------------------------|--|---|
| <p>Pest Control</p> | <ol style="list-style-type: none"> 1. Developer will sign a legally binding agreement with the P&DD agreeing to immediately implement a pest control program to mitigate this. The program should be in place until completion of construction. 2. The NAC should be notified of the company hired | <ul style="list-style-type: none"> • The Mid will implement a Pest Control plan prior to the start of construction and will remain in place throughout construction. • We will share the plan with the NAC prior to construction start. |
| <p>Lighting</p> | <ol style="list-style-type: none"> 1. Construction lighting should not disturb residents in neighboring buildings 2. Lighting for security purposes should be shining inward towards the construction site | <ul style="list-style-type: none"> • Lighting will be directed inwards and special purpose lenses and deflectors will be used in order to minimize light pollution. |

| IMPACT | NAC REQUESTED ACTION | COMMITMENT FROM THE MID |
|------------------------------------|--|--|
| <p>Construction Traffic</p> | <ol style="list-style-type: none"> 1. Developer to work with the city traffic engineers and to adjust the flow of construction traffic and staging, as necessary. 2. Developer to only utilize Woodward Avenue parking spaces that are directly in front of The Mid. 3. Public parking spaces along Woodward Avenue, that are north and south of The Mid, are to remain open to public use. | <ul style="list-style-type: none"> • The Mid will coordinate with the City of Detroit to review and adjust the construction traffic and staging as necessary. • We will review the construction site logistics plan with the City of Detroit prior to construction start. • The plan does not require use of any parking spaces beyond those fronting the project site. |

| IMPACT | NAC REQUESTED ACTION | COMMITMENT FROM THE MID |
|----------------------------------|--|---|
| <p>Valet Queuing</p> | <ol style="list-style-type: none"> 1. Developer to consider the NAC's suggestion on the reconfiguration of the valet queue location. 2. Developer to present revised plan to the NAC | <ul style="list-style-type: none"> • The valet area will be redesigned to position vehicle queuing internal to the site. • Plan presented 6-4-2019. |
| <p>Retail Intake List</p> | <ol style="list-style-type: none"> 1. Developer to create an opportunity to receive retail tenant suggestions from the public. 2. Developer to designate a certain percentage of the retail space to local and minority owned businesses | <ul style="list-style-type: none"> • The Mid will designate a minimum of 12,000 sf of the 80,000 sf for local and small businesses. • We will maintain our own list but, but we also request the NAC's assistance in soliciting and compiling retail tenant suggestions. • Detroit resident owned businesses will be given priority. |

| IMPACT | NAC REQUESTED ACTION | COMMITMENT FROM THE MID |
|-----------------------|---|--|
| Concept Design | <ol style="list-style-type: none"><li data-bbox="912 354 1498 544">1. Developer to adhere to the Main Street Overlay when constructing the Woodward Avenue retail.<li data-bbox="912 572 1513 715">2. NAC to receive notice when site plan review is submitted to the City | <ul style="list-style-type: none"><li data-bbox="1587 354 2109 701">• The MID will adhere to design guidelines required by the city of Detroit Planning & Development Department and the City Planning Commission.<li data-bbox="1587 725 2066 868">• We will notify the NAC with each site plan review submission. |

| IMPACT | NAC REQUESTED ACTION | COMMITMENT FROM THE MID |
|----------------------------|---|---|
| <p>Public Space</p> | <ol style="list-style-type: none"> 1. The public space is to be well lit and have adequate seating 2. The NAC strongly encourages the developer to build a dog park into their development public space plan as a benefit to neighboring residents, development residents and hotel guests 3. Developer to work with the City and The Plaza to make improvements to the John R pedestrian walk way that are consistent with the green space/public space design of The Mid 4. Developer to consider the use of the historic street names for the pass troughs | <ul style="list-style-type: none"> • The public space will be well lit and have adequate seating. • The Mid will work with the City of Detroit to create a pet relief area within the public space to the north of the site. This will also address concerns regarding the pedestrian walkway. • We will consider use of historic street names. • Our goal is to deliver a project whose design is inspiring and welcoming. We will have outstanding public spaces, including areas for dogs. |

NAC Questions & Discussion



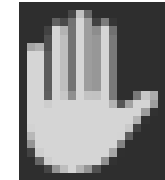
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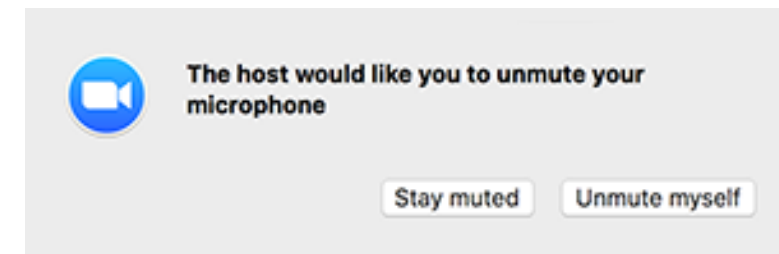
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General Q & A

