

Welcome to **THE DISTRICT DETROIT**

COMMUNITY BENEFITS MEETING



DEPARTMENT OF
Planning &
Development

CBO Meeting #2 - December 6, 2022

AGENDA

Welcome & Introductions

The District Detroit Development Plan Presentation

Presentation of CBO Process

NAC Candidate Statements + Election

General Q & A

NAC Election Results

Next Steps

CITY OF DETROIT DEPARTMENTS & AGENCIES



**PLANNING AND DEVELOPMENT DEPARTMENT
MAYOR'S OFFICE + JOBS & ECONOMY TEAM
DEPARTMENT OF NEIGHBORHOODS**



DETROIT ECONOMIC GROWTH CORPORATION

DETROIT CITY COUNCIL MEMBERS



**Council Member
Coleman A. Young II**
At-large



**Council Members
Mary Waters**
At-large



**Council Member
Gabriela Santiago-Romero**
District 6

THE DISTRICT DETROIT DEVELOPMENT TEAM



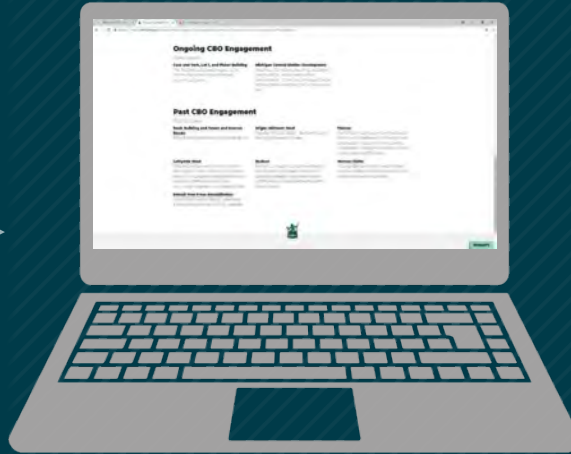
OLYMPIA DEVELOPMENT OF MICHIGAN, LLC

RELATED

THE RELATED COMPANIES LP

CITY OF DETROIT CBO WEBSITE

THE CBO WEBSITE IS UPDATED REGULARLY WITH PUBLIC MEETING TIMES, DATES, & PRESENTATIONS + THE SIGNED COMMUNITY BENEFITS PROVISION



YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/DISTRICTDETROIT

THE DISTRICT DETROIT

WHERE DETROIT COMES TOGETHER



I. WHO WE ARE

II. THE CATALYST

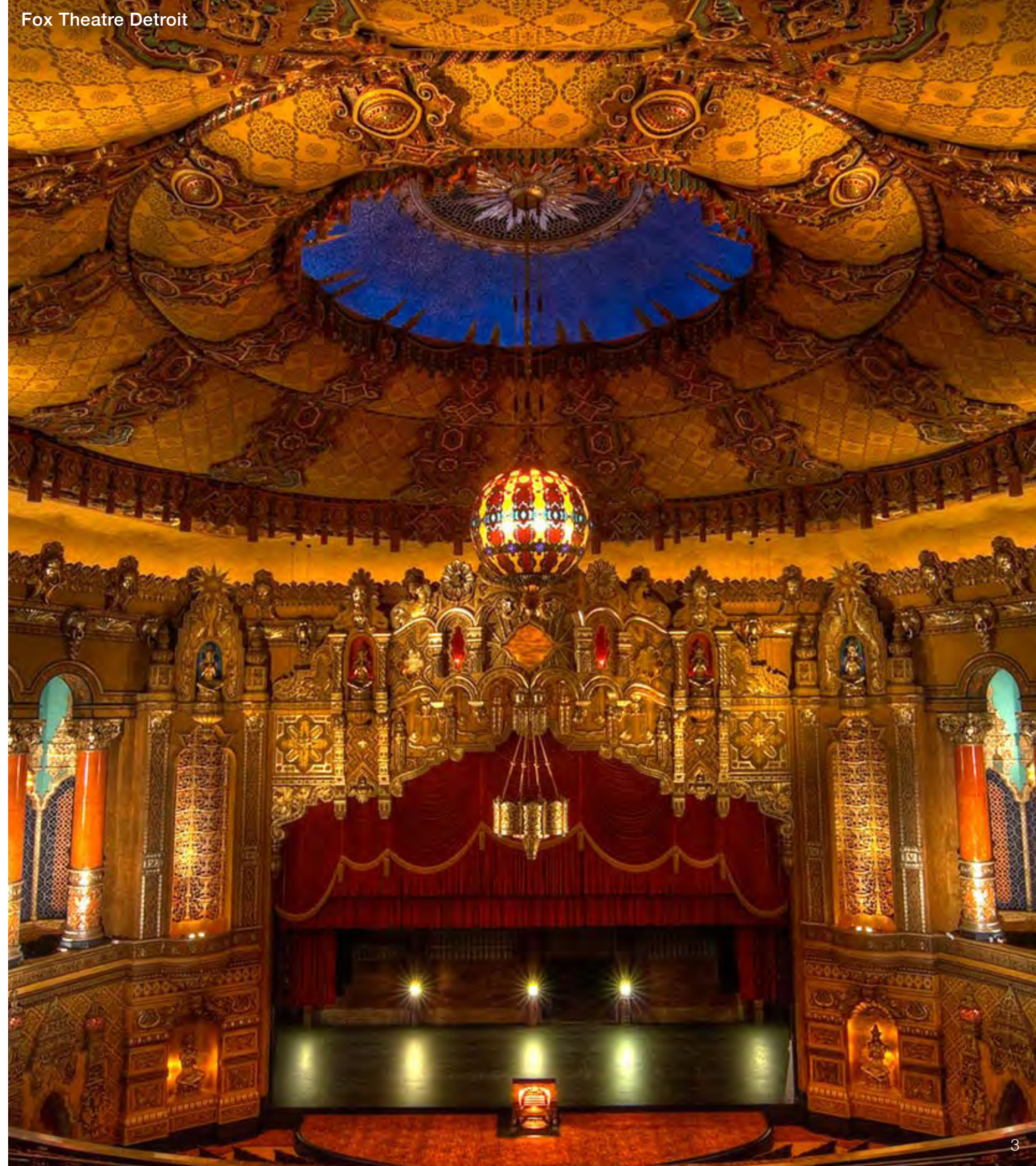
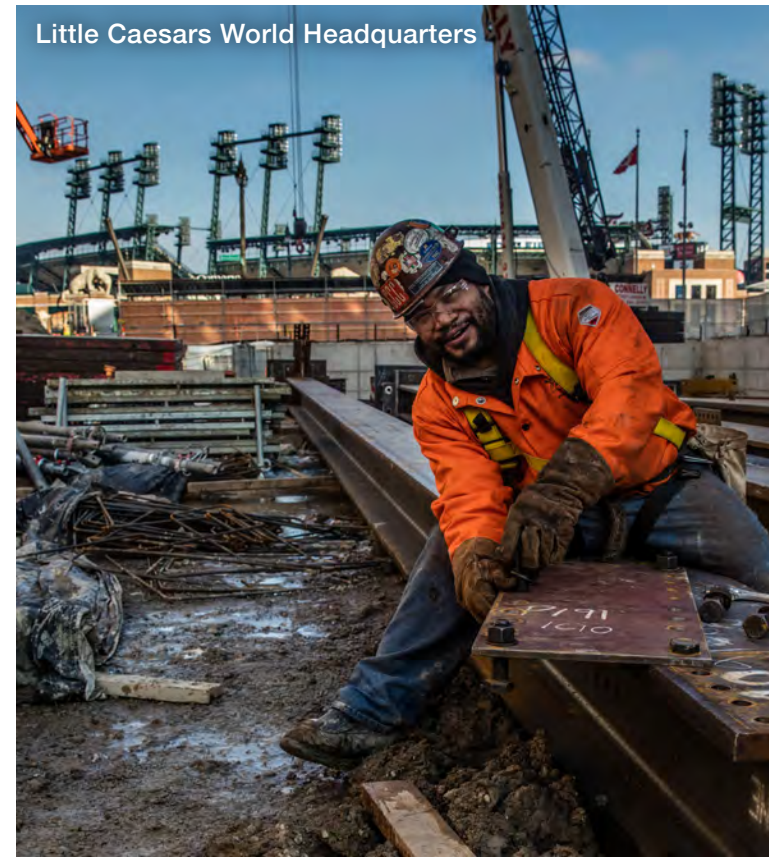
III. OUR APPROACH

IV. THE PROJECTS

V. THE IMPACT



**IMPROVING THE
LIVES OF PEOPLE**





The Historic Eddystone Residences



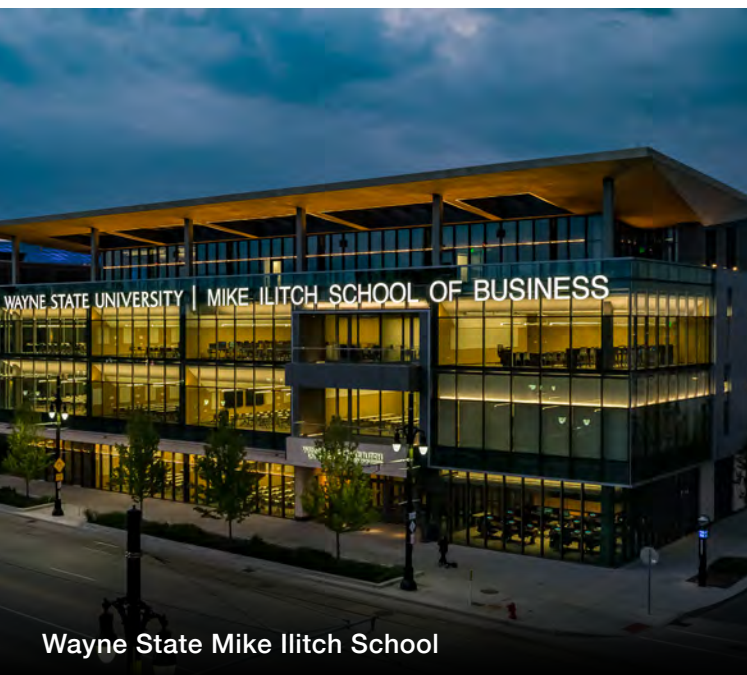
Columbia Street



Little Caesars World Headquarters



Chevrolet Plaza



Wayne State Mike Ilitch School



Little Caesars Arena



2715 Woodward



Historic Former Women's City Club

AFFORDABLE HOUSING AND HISTORIC RENOVATION



3RD AND CHARLOTTE
65 Total Units
30% - 80% AMI



HENRY STREET APARTMENTS
170 Total Units
30% - 60% AMI

EDDYSTONE RESIDENCES
92 Total Units
20% @ 80% AMI



RESIDENCES @ 150 BAGLEY
148 Total Units
20% @ 80% AMI





Basan



Frita Batidos Detroit



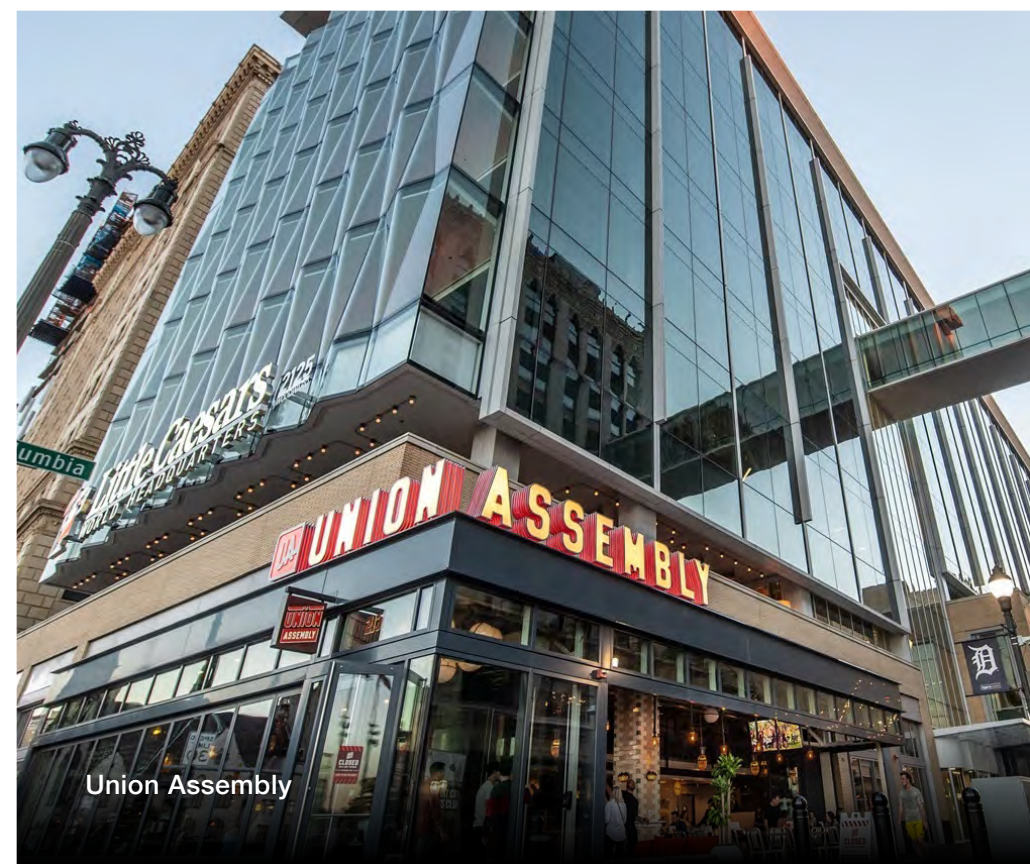
Mom's Spaghetti



Sahara Restaurant & Grill



Tin Roof Detroit



Union Assembly



50 YEARS OF URBAN INVESTMENT

Commitment to Affordable Housing

Portfolio of 60,000 workforce and affordable apartments — the largest privately-owned preserver of affordable housing in the U.S.

\$90 Billion, 12 City Real Estate Portfolio

across office, market-rate, multi-family residential, commercial, mixed-use developments

Invested in Inclusive Economic Growth

and learning opportunities for underserved communities

Environmentally-Responsible Leadership

creating a working example of best practices across energy, waste, water and health initiatives

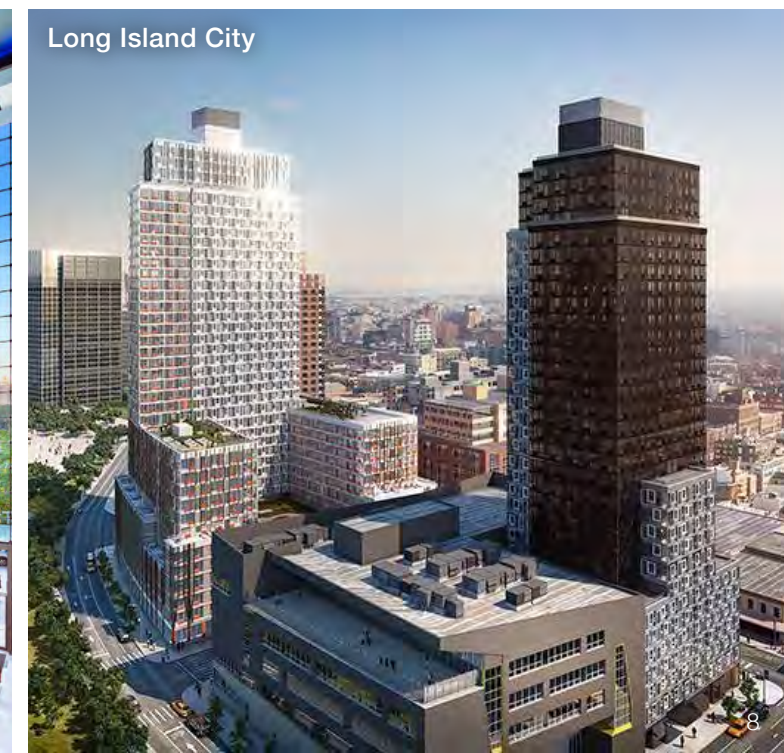
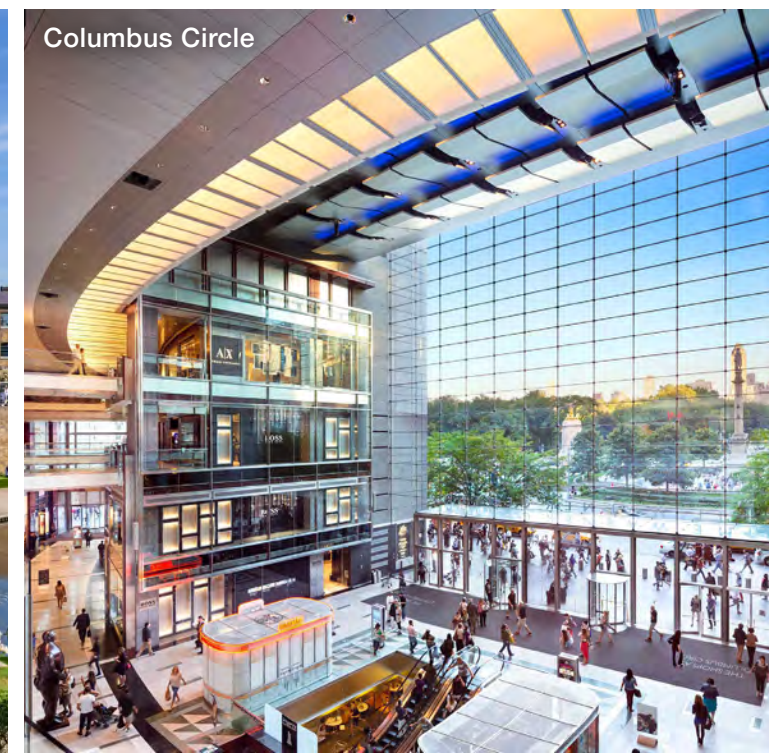
Strategic Partnerships Investments and Affiliations

with the best of the best in placemaking and lifestyle enterprises





DYNAMIC DESTINATIONS CONNECTING COMMUNITIES



OUR COMMUNITY COMMITMENT

- **\$337M+** in contracts awarded to businesses that are owned by underrepresented groups including women.
- **20** first-opportunity contracts for local startups.
- **39+** small businesses have received loan funds that offer a path to obtaining low-interest loans, secured through funds raised by industry leaders.
- **\$273M+** in contracts and an additional \$150M+ under construction.
- **10K** affordable residences developed and preserved in the midwest.
- **Deep rooted**, long-standing relationships within our industry and across city and state agencies.



THE CATALYST

DETROIT CENTER FOR INNOVATION BUILT ON BROAD PARTNERSHIPS



DECEMBER 2021

University of Michigan, Related Companies and Olympia Development to advance innovation- and talent-focused community development, propelling job creation and creating opportunity for Detroiters and residents across Michigan.



DETROIT CENTER FOR INNOVATION: \$250M ACADEMIC BUILDING

A world-class center for education, research and entrepreneurship in the heart of Downtown Detroit.

PIPELINE OF TALENT

- **Hundreds of residential master's students, potential degree areas:**
 - *Sustainability*
 - *Urban planning*
 - *Cyber security*
 - *Entrepreneurship*
 - *Emerging technology*
- **1000s of workforce development Detroit based workers, potential credential areas:**
 - *Big data*
 - *Programming*
 - *Fintech*
 - *Robotics*
 - *Advanced manufacturing,*
 - *Immersive media*
 - *Entrepreneurship*
 - *Future-of-work skills*

\$200 MILLION AND LAND TO NONPROFIT

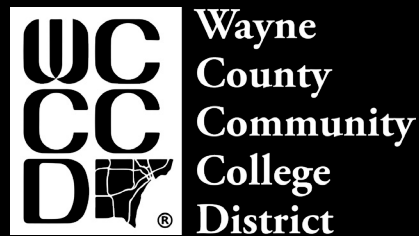
- \$100 million donation from foundation of Stephen Ross
- \$100 million investment from State of Michigan
- Contribution of land from Ilitch organization

ACADEMIC BUILDING TO BREAK GROUND IN 2023



ENHANCING EDUCATIONAL PATHWAYS FOR DETROITERS

The DCI will also provide critical skills and educational pathways for students from Detroit Public Schools Community District, including neighboring Cass Technical High School, Wayne County Community College District, and beyond. Wayne State University and the University of Michigan will explore programmatic partnerships through the DCI.



OUR APPROACH

250+ ENGAGEMENT SESSIONS

COMPLETED CITY COUNCIL TOURS

D7 Councilman Fred Durhal 7/25

D3 Councilman Scott Benson 8/31

D2 Councilwoman Angela Calloway 10/5

At Large Councilwoman Waters 10/13

D4 Councilwoman Latisha Johnson 10/14

D5 & City Council President Sheffield 11/11

D6 Councilwoman Santiago-Romero 11/23

UPCOMING TOURS

At Large Councilman Young TBD

D1 Councilman Tate TBD

150 Community Leaders and Block Club Captains
5 Community Meetings in the Project Area

Metro Detroit Black Business Alliance
Detroit Branch NAACP
DAPCEP
Detroit Public Schools Community District
Project Destined
Boys and Girls Club of SE Michigan
The Gathering Spot

Fellowship Chapel
Third New Hope Baptist Church
Wayne State University
TechTown
Michigan Central
College for Creative Studies
Detroit Equity Report
Erb Institute

Central United Methodist Church
Eastern Market
Detroit Excellence in Youth Arts
Knight, Kresge, Ballmer, Davidson,
and Wilson Foundations
NOAH Project Detroit
Michigan Hispanic Collaborative
Detroit Future City



EDUCATION

ENGAGEMENT

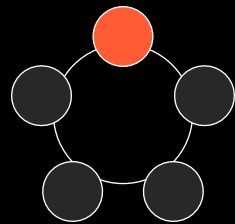
CORE VALUES

EMPLOYMENT

Our purpose-driven development
will prioritize prosperity for Detroiters
through inclusion, equity and
the environment.

**ENVIRONMENTAL
JUSTICE**

**ECONOMIC
INCLUSION**



CORE VALUES

EDUCATION

Increase access to education and expanded opportunities for Detroiters.

TOP SURVEY RESULTS:

Workforce training programs/skilled trades (64%)

Financial scholarships for students (62%)

Science, Technology, Engineering, Art and Math programs (57%)

Resources for Detroit Public Schools Community District (51%)

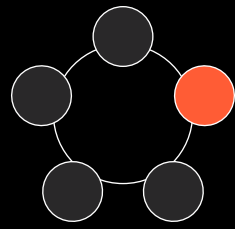


WE ARE COLLABORATING WITH UNIVERSITIES TO FOCUS ON STRENGTHENING THE TALENT DEVELOPMENT AND ACCESS TO OPPORTUNITY IN DETROIT.

Gina Mastantuono
CFO | ServiceNow

EXISTING AND POTENTIAL PARTNERS





CORE VALUES

EMPLOYMENT

Expand entrepreneurship, career and job opportunities for Detroiters.

TOP SURVEY RESULTS:

Training to help me get the job I want (78%)

Continuing education opportunities (63%)

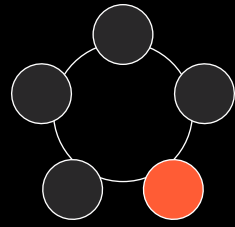
Make sure I am aware of job opportunities (54%)

Career counseling (50%)



EXISTING AND POTENTIAL PARTNERS





CORE VALUES

ECONOMIC INCLUSION

Intentional inclusion of historically disenfranchised businesses to build generational wealth.

TOP SURVEY RESULTS:

Support for Detroiters to become entrepreneurs (67%)

Opportunities to invest (61%)

Detroit and BIPOC owned businesses in the District (59%)

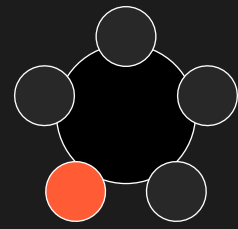
Small Business Support (57%)

Stable and Affordable Housing (51%)



EXISTING AND POTENTIAL PARTNERS





CORE VALUES

ENVIRONMENTAL JUSTICE

Build The District Detroit with a sustainability framework that improves the lives of Detroiters.

TOP SURVEY RESULTS:

More mobility options/better transit connections (96%)

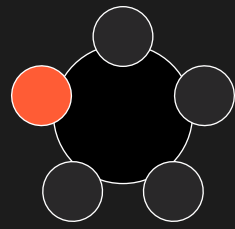
More green and public space (57%)

Improved air quality (39%)



EXISTING AND POTENTIAL PARTNERS





CORE VALUES

ENGAGEMENT

Create an inclusive environment where all Detroiters can take part in the programming and activations in The District Detroit.

TOP SURVEY RESULTS:

Culturally relevant placemaking (77%)

Access to community space in District buildings (65%)

Low-and-no-cost programming, ex. festivals and events (65%)

On-going community engagement (44%)



EXISTING AND POTENTIAL PARTNERS



THE PROJECTS

MIXED-USE, MIXED INCOME DEVELOPMENT

A Henry St. Redevelopment - Affordable Residential (Non-Transformational Brownfield Plan)

B Detroit Center for Innovation Academic Building

1 2200 Woodward - Office

2 2250 Woodward - Residential

3 2211 Woodward - Fox Hotel

4 2300 Woodward - Mixed Use

5A/5B 2305 Woodward/2300 Cass - A/B Flexible Site - Office

6 2455 Woodward - Little Caesars Arena Hotel

7 408 Temple - The American Residential

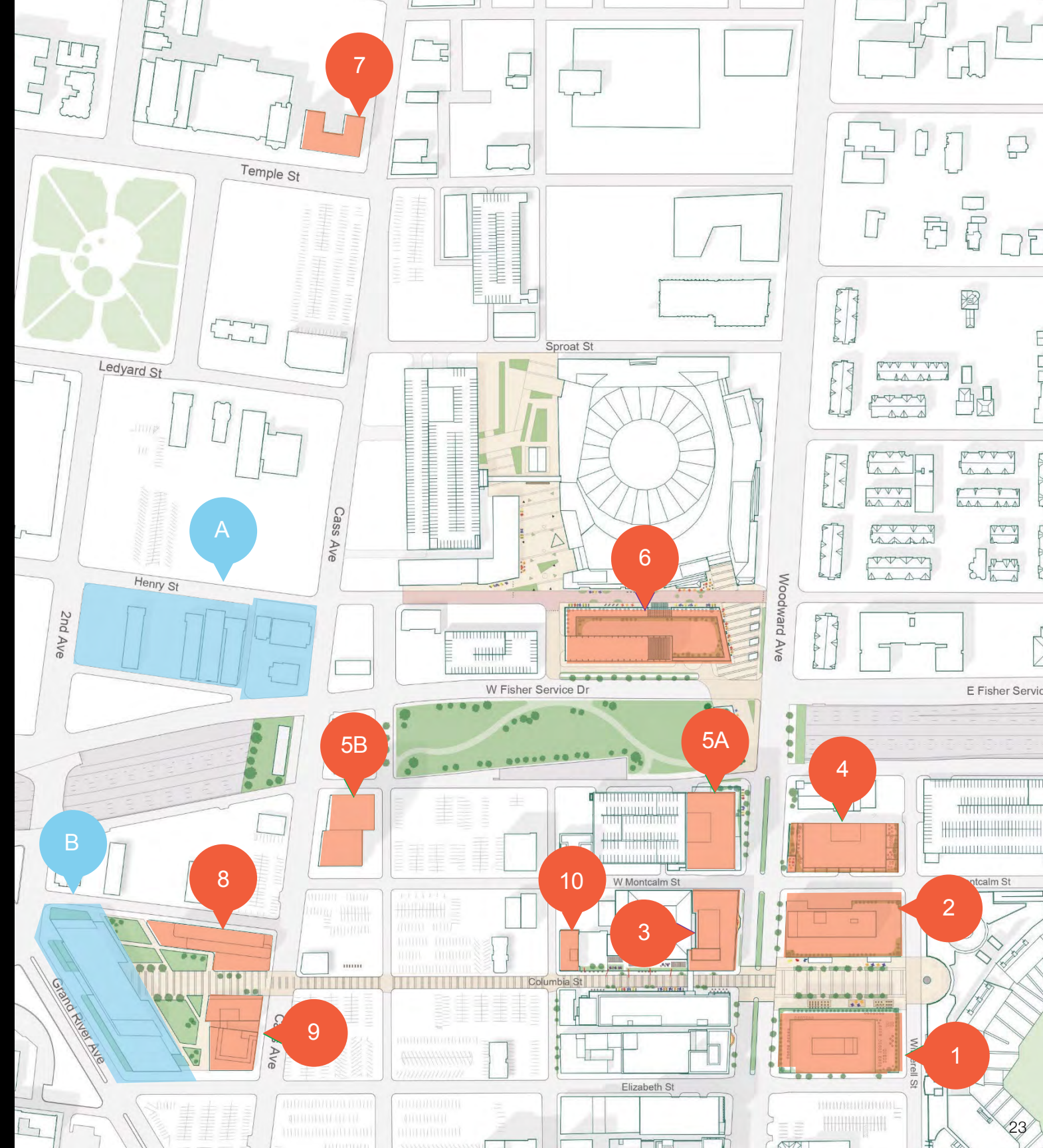
8 2205 Cass - DCI Residential

9 2115 Cass - DCI Business Incubator

10 2210 Park - Detroit Life Residential

● TBP APPLICATION

● OUTSIDE TBP



NEW AND RENOVATED HISTORIC PROJECTS

1.2M+ | SF OF OFFICE

146K | SF OF RETAIL

467 | HOTEL ROOMS

865 | MIXED-INCOME RESIDENTIAL UNITS

26% EARMARKED AT 60% OF THE AREA MEDIAN INCOME (AMI) AND BELOW

Rents as low as \$627/month for a 1-person household earning \$25,080

Rents not exceeding \$1,007/month for 3-person household earning \$40,300

*Represents 2022 figures. Can change over time.



RESIDENTIAL

-  NEW CONSTRUCTION
-  HISTORIC RENOVATION



ACADEMIC / BUSINESS INCUBATOR

-  NEW CONSTRUCTION
-  HISTORIC RENOVATION

OFFICE

-  NEW CONSTRUCTION
-  HISTORIC RENOVATION

HOTEL

-  NEW CONSTRUCTION
-  HISTORIC RENOVATION



HISTORIC PRESERVATION AND RENOVATION OF AN ENTIRE SEVEN BUILDING BLOCK

RENT PROTECTION FOR EXISTING RESIDENTS

HENRY STREET REDEVELOPMENT

BY THE
NUMBERS

245 CONSTRUCTION JOBS

170 TOTAL UNITS

9K SF COMMUNITY HUB

84 AFFORDABLE UNITS STARTING AT 30% AMI

Rents as low as \$627/month
for a 1-person household earning \$25,080

Rents not exceeding \$1,007/month
for 3-person household earning \$40,300

*Represents 2022 figures. Can change over time.

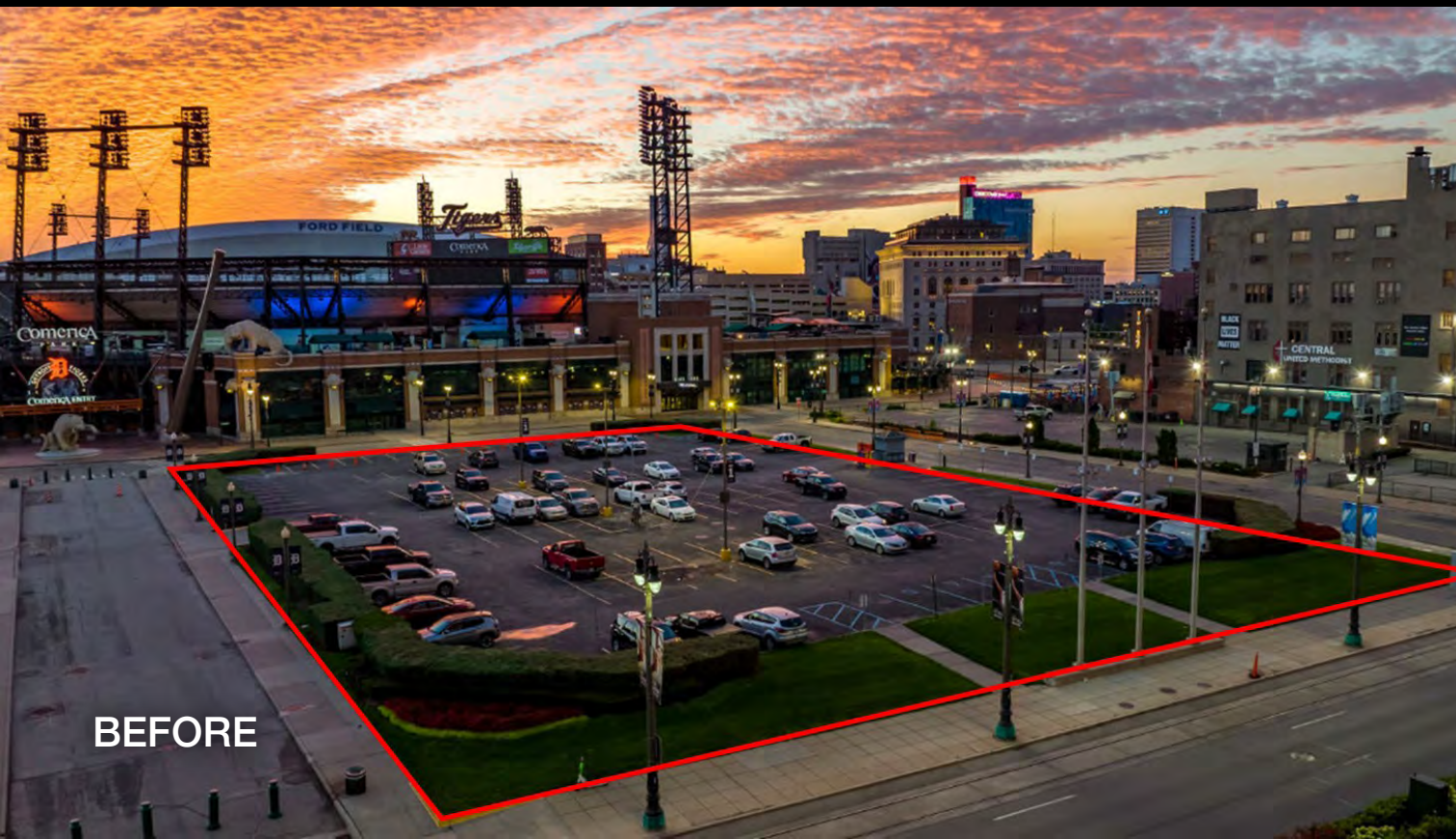


SURFACE PARKING LOT CONVERTED TO VERTICAL DEVELOPMENT

2200 WOODWARD

BY THE NUMBERS

2K CONSTRUCTION JOBS
2K PERMANENT JOBS
493K SF OFFICE SPACE
28K SF SHOPS AND DINING



NEW CONSTRUCTION MIXED-USE, MIXED-INCOME IN THE HEART OF DOWNTOWN

2250 WOODWARD

BY THE NUMBERS

2 K CONSTRUCTION JOBS

240 PERMANENT JOBS

287 RESIDENTIAL UNITS

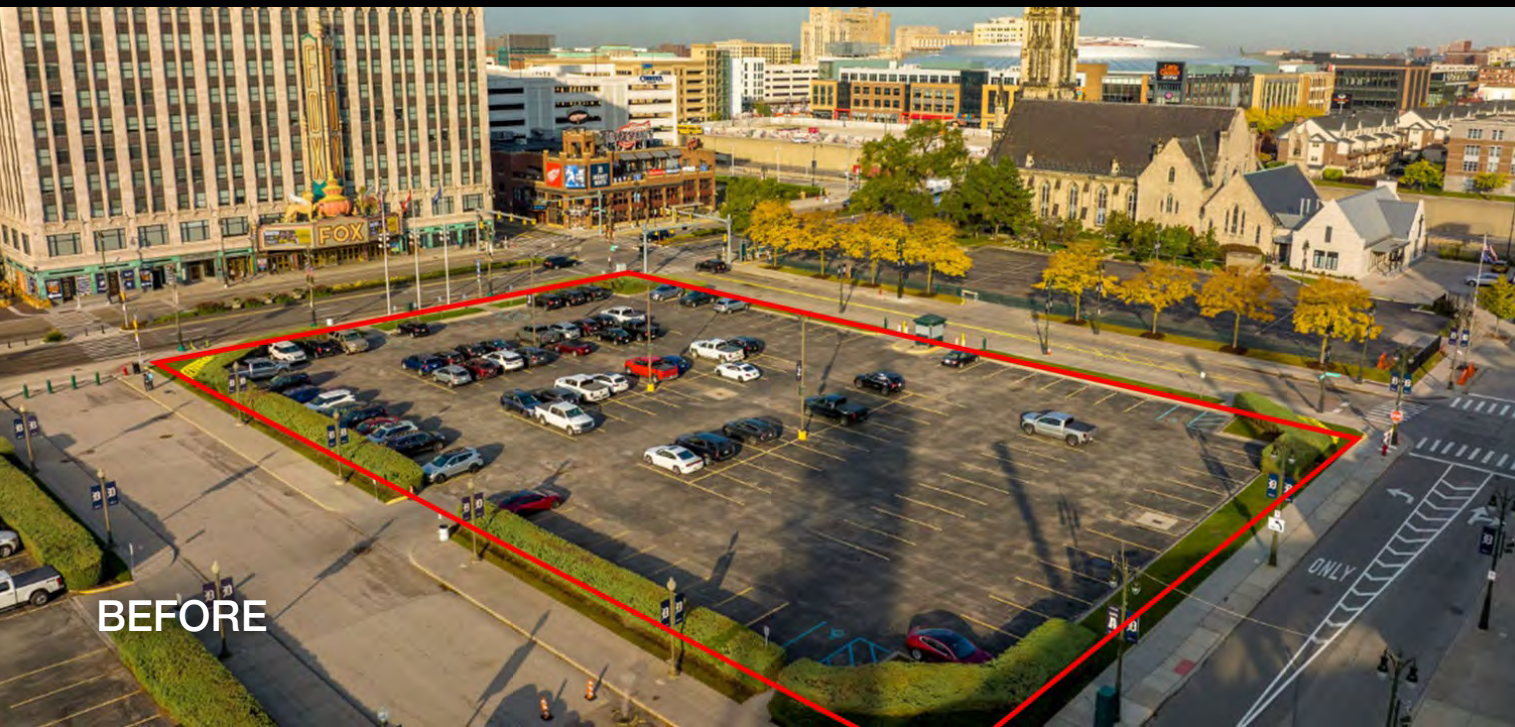
58 DEEPLY AFFORDABLE UNITS RANGING FROM
40-50% OF AREA MEDIAN INCOME

Rents as low as \$627/month
for a 1-person household earning \$25,080

Rents not exceeding \$1,007/month
for 3-person household earning \$40,300

27K SF SHOPS AND DINING

*Represents 2022 figures. Can change over time.



PRESERVING A CITY ICON

2211 WOODWARD • THE FOX HOTEL

BY THE NUMBERS

ADAPTIVE REUSE HISTORIC BUILDING

940 CONSTRUCTION JOBS

220 PERMANENT JOBS

177 KEYS OF HOTEL ROOMS

8K SF SHOPS AND DINING



FROM VACANCY TO VIBRANCY

2300 WOODWARD

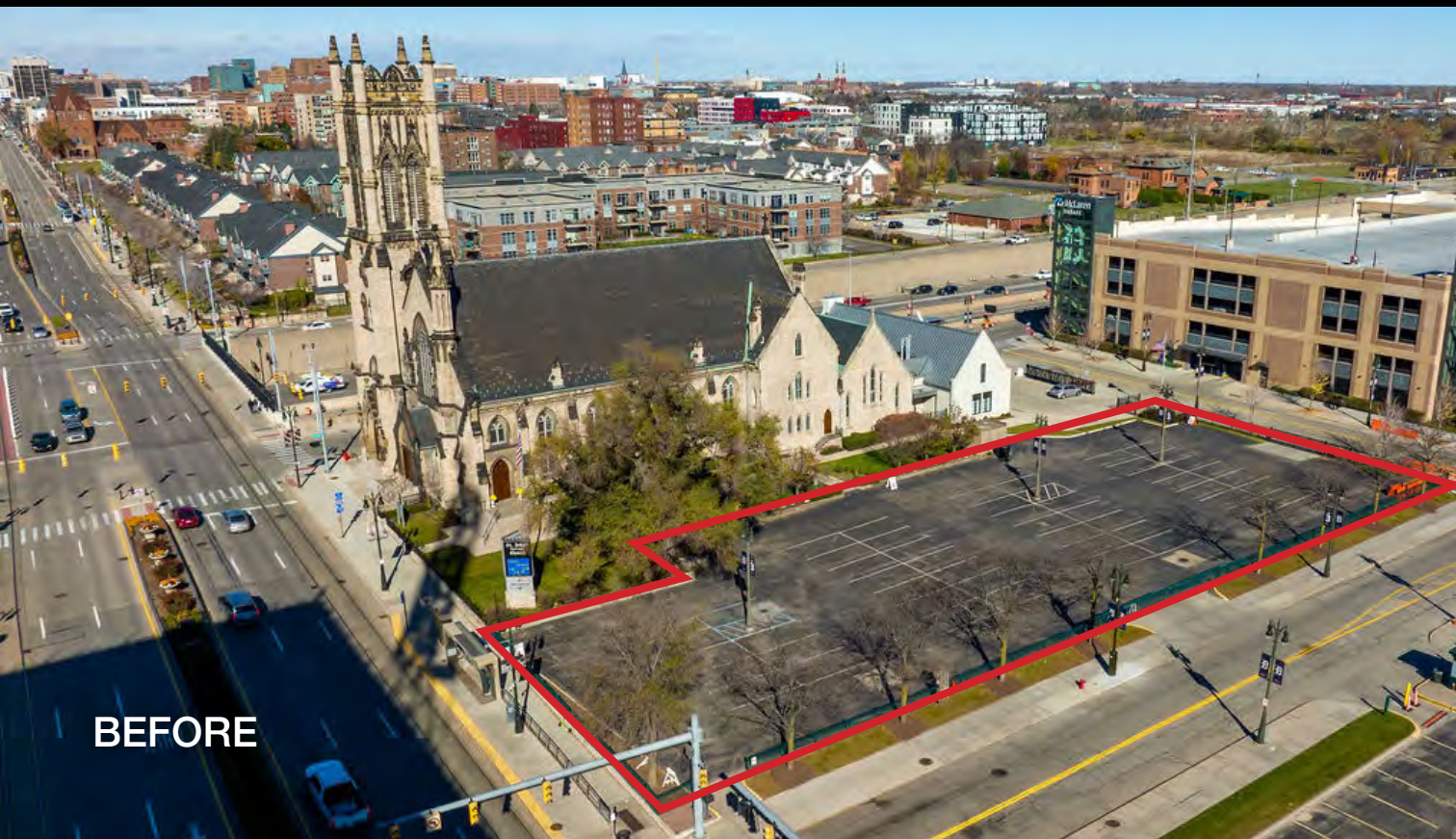
BY THE
NUMBERS

630 CONSTRUCTION JOBS

610 PERMANENT JOBS

131K SF OFFICE SPACE

18K SF SHOPS AND DINING



ACHIEVING NEW HEIGHTS

2305 WOODWARD • 2ND OFFICE A

BY THE NUMBERS

2K CONSTRUCTION JOBS
2K PERMANENT JOBS
546K SF OFFICE SPACE
10K SF SHOPS AND DINING



NEW CONSTRUCTION OFFICE ADJACENT TO THE DCI

2300 CASS • 2ND OFFICE B

BY THE NUMBERS

2K	CONSTRUCTION JOBS
2K	PERMANENT JOBS
546K SF	OFFICE SPACE
10K SF	SHOPS AND DINING



MEETING THE NEED OF MAJOR EVENTS

2455 WOODWARD • LITTLE CAESARS ARENA, HOTEL

BY THE NUMBERS

1K CONSTRUCTION JOBS
420 PERMANENT JOBS
290 KEYS OF HOTEL ROOMS
22K SF SHOPS AND DINING



RESTORED RESIDENTIAL HISTORIC BUILDING ON CASS AVENUE

408 TEMPLE • THE AMERICAN

BY THE NUMBERS

660 CONSTRUCTION JOBS

50 PERMANENT JOBS

131 RESIDENTIAL UNITS

27 DEEPLY AFFORDABLE UNITS RANGING FROM 40-50% OF AREA MEDIAN INCOME

Rents as low as \$627/month for a 1-person household earning \$25,080

Rents not exceeding \$1,007/month for 3-person household earning \$40,300

5K SF SHOPS AND DINING

*Represents 2022 figures. Can change over time.



MIXED-INCOME, NEW CONSTRUCTION ADJACENT TO THE DCI

DCI RESIDENTIAL

BY THE
NUMBERS

1K CONSTRUCTION JOBS

80 PERMANENT JOBS

261 RESIDENTIAL UNITS

54 DEEPLY AFFORDABLE UNITS RANGING FROM
40-50% OF AREA MEDIAN INCOME

Rents as low as \$627/month
for a 1-person household earning \$25,080

Rents not exceeding \$1,007/month
for 3-person household earning \$40,300

9K SF SHOPS AND DINING

*Represents 2022 figures. Can change over time.



A HOME FOR DETROIT-BASED ENTREPRENEURS

DCI INCUBATOR

BY THE NUMBERS

ADAPTIVE REUSE HISTORIC BUILDING

420 CONSTRUCTION JOBS

350 PERMANENT JOBS

83K SF OFFICE SPACE

11K SF SHOPS AND DINING



BEFORE



AFTER

A NEW DETROIT LIFE

2210 PARK • DETROIT LIFE, RESIDENTIAL

BY THE NUMBERS

RESTORED RESIDENTIAL REUSE HISTORIC BUILDING

220 CONSTRUCTION JOBS

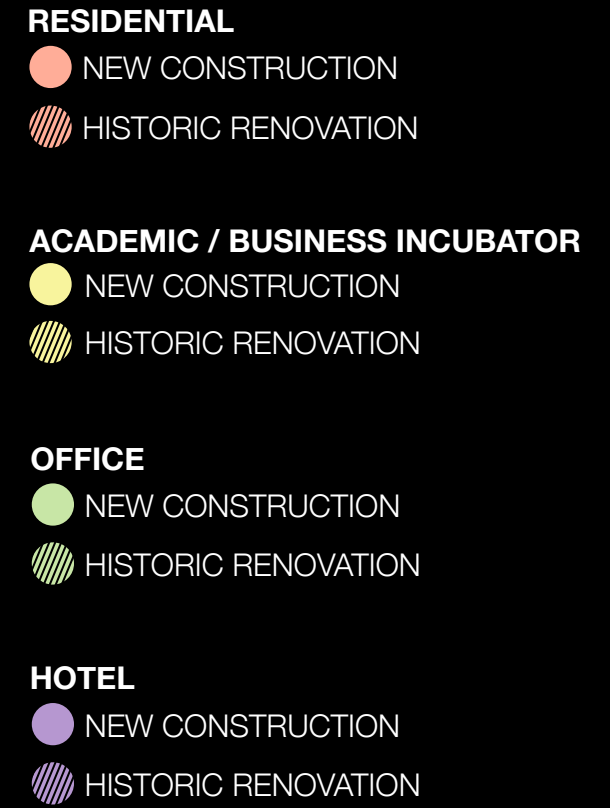
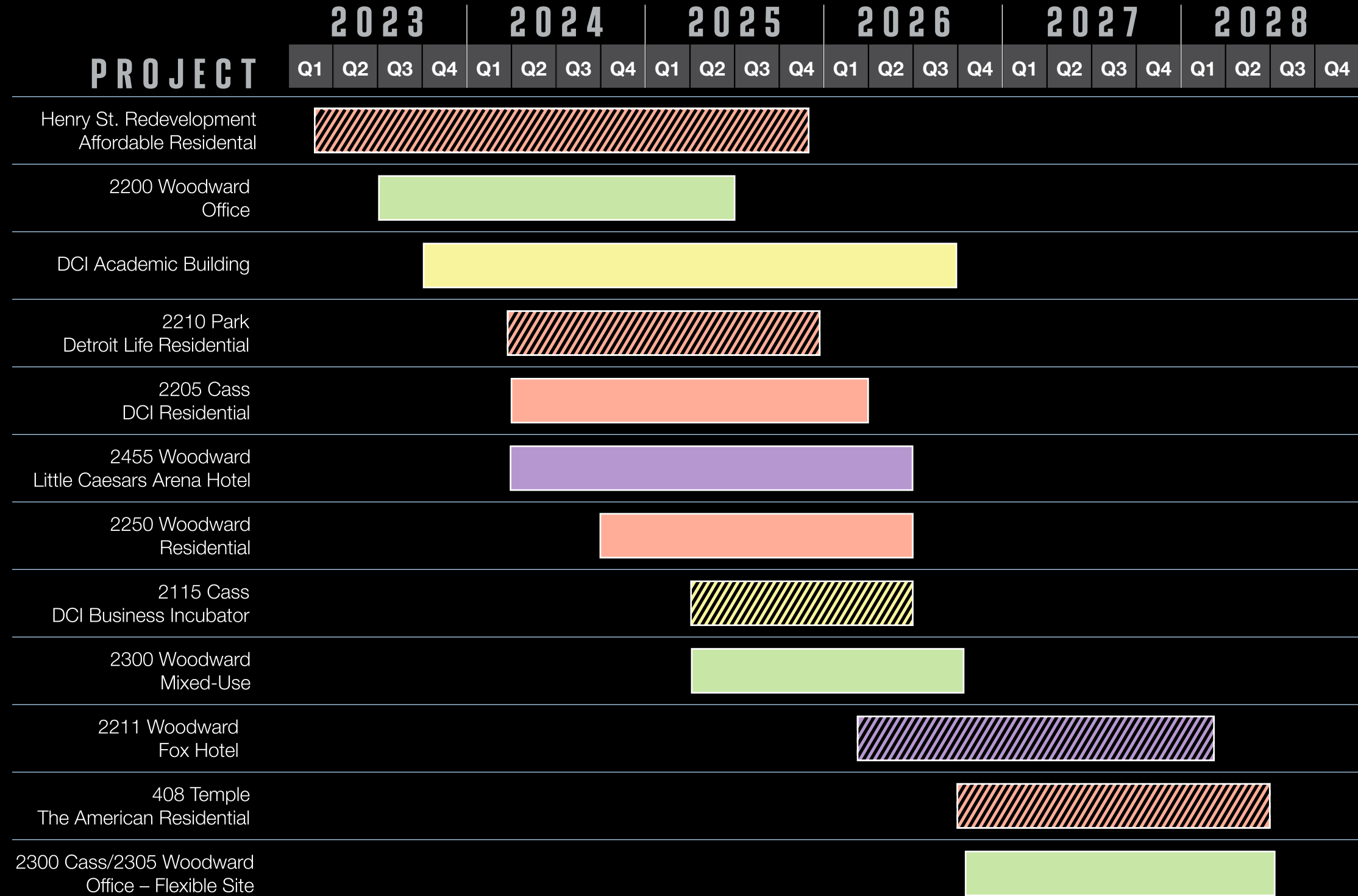
30 PERMANENT JOBS

16 RESIDENTIAL UNITS

3K SF SHOPS AND DINING



PLANNED FIVE YEAR TRANSFORMATION PLAN



THE IMPACT

\$1.4B PRIVATE INVESTMENT TO DRIVE:

6 | NEW PROJECTS

2 MIXED-INCOME RESIDENTIAL BUILDINGS
3 COMMERCIAL OFFICE BUILDINGS
1 HOTEL

1.2M+ | SF OF OFFICE

5 | RENOVATED HISTORIC PROJECTS

3 RESIDENTIAL PROJECTS
1 OFFICE BUILDING
1 HOTEL

146K | SF OF RETAIL

18K | JOBS

12K CONSTRUCTION JOBS
6K ONGOING JOBS AFTER CONSTRUCTION

467 | HOTEL ROOMS

865 | MIXED-INCOME RESIDENTIAL UNITS

26% EARMARKED AT 60% OF THE
AREA MEDIAN INCOME (AMI) AND BELOW

\$2.2B | NET FISCAL BENEFIT
TO ALL TAXING JURISDICTIONS OVER 35 YEARS

JOB OPPORTUNITIES

Office

- Loan Officers
- Tellers
- Loan Interviewers and Clerks
- Customer Service Representatives
- Claims Adjuster
- Insurance Claims Clerks
- Sales Agents
- Software Developers
- Computer Systems Analysts
- Mechanical Engineers
- Management Analysts
- Office Clerks

Property Management

- Maintenance and Repair Workers
- Office Clerks
- General Operations Managers
- Landscaping and Groundskeeping Workers

Hotel

- Concierge
- Housekeeping Cleaners
- Maintenance and Repair Workers
- Waiters
- Cooks
- General Operations Managers

Retail

- Salespersons
- Supervisors
- Cashiers
- General Operations Managers
- Customer Service Representatives
- Stockers
- Office Clerks

Food and Beverage

- Waiters
- Cooks
- Supervisors
- Hosts
- Cashiers
- Dishwashers
- Bartenders
- General Operations Managers

Construction

- Construction Laborers
- Carpenters
- Construction Managers
- First-line Supervisors
- Painters
- Office Clerks

THANK YOU



FEEDBACK & ENGAGEMENT OPPORTUNITY



What is the
**COMMUNITY
BENEFITS
ORDINANCE?**

COMMUNITY BENEFITS ORDINANCE (CBO)

Fast facts about the first such law in a major city



**CBO WAS
APPROVED
BY DETROITERS
DURING THE
2016 ELECTION**



**A PROCESS FOR
DEVELOPERS
TO PROACTIVELY ENGAGE
WITH THE COMMUNITY
TO IDENTIFY AND ADDRESS
ANY PROJECT IMPACTS**

CBO TIER 1 TRIGGERS

The Community Benefits Ordinance TIER I requirements only applies to a development project if...



\$75M
OR MORE IN
CONSTRUCTION
COSTS

+



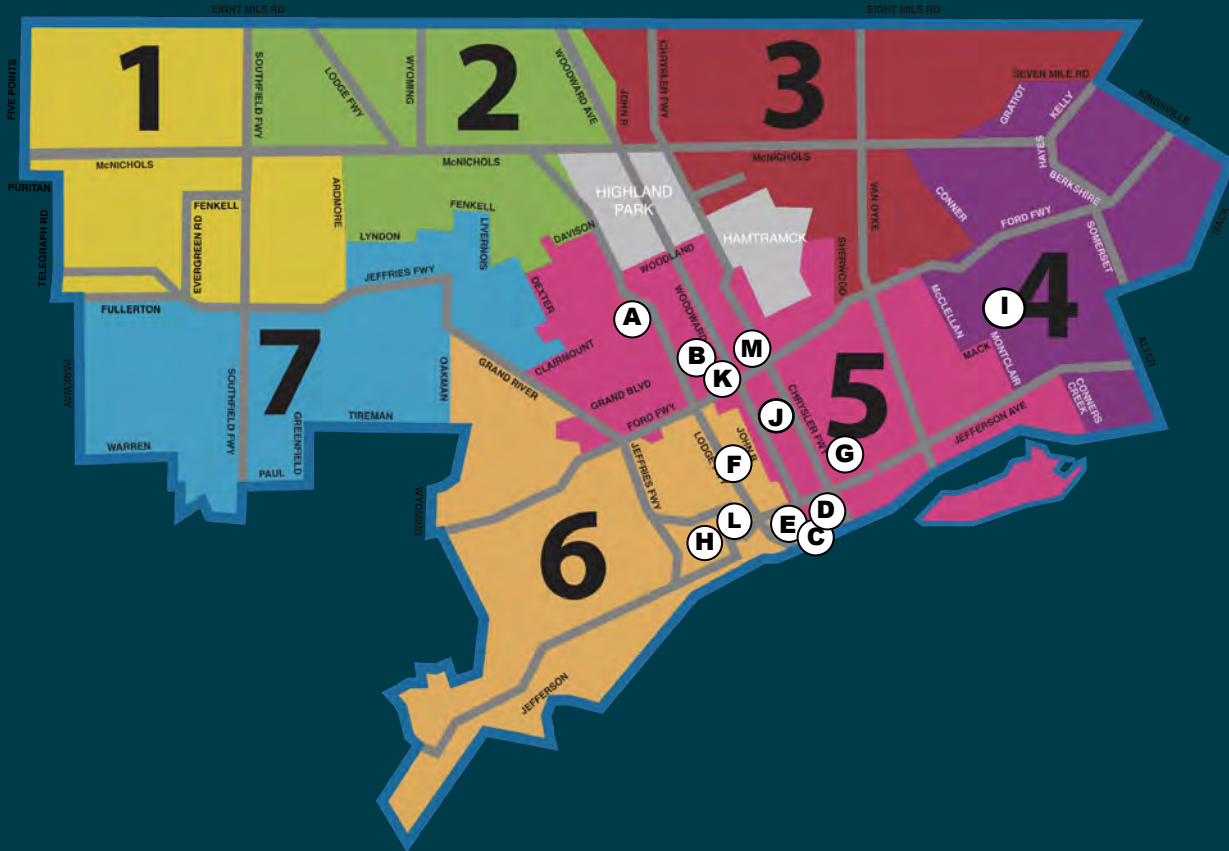
\$1M
OR MORE
IN CITY TAX
ABATEMENTS
IN THE CITY
OF DETROIT

OR



\$1M
OR MORE
IN VALUE OF
CITY PROPERTY
SALE OR
TRANSFER FOR
BELOW MARKET
VALUE &
WITHOUT
OPEN BIDDING

12 CBO TIER 1 PROJECTS COMPLETED SINCE 2017*



- A** HERMAN KIEFER - 5 MEETINGS
- B** PISTONS - 6 MEETINGS
- C** HUDSONS - 5 MEETINGS
- D** BOOK TOWER & MONROE BLOCKS - 6 MEETINGS
- E** DETROIT FREE PRESS BUILDING - 4 MEETINGS
- F** WIGLE: MIDTOWN WEST - 8 MEETINGS
- G** LAFAYETTE WEST - 5 MEETINGS
- H** MICHIGAN CENTRAL STATION - 8 MEETINGS
- I** FIAT CHRYSLER ASSEMBLY PLANT - 8 MEETINGS
- J** THE MID - 5 MEETINGS
- K** *CASS & YORK (PROCESS SUSPENDED AFTER 7th MEETING)
- L** MICHIGAN & CHURCH ST. - 6 MEETINGS
- M** FISHER BODY 21 - 9 MEETINGS

CBO TIER 1 RESIDENT ENGAGEMENT

12

Tier 1 CBO Projects
completed since 2017

85+

COMMUNITY
MEETINGS

121

RESIDENTS
have served on
Neighborhood
Advisory Councils (NACs)

1K+

RESIDENTS
have participated
in CBO processes

CBO TIER 1 POSITIVE OUTCOMES

- It creates an opportunity for meaningful community engagement on private developments
- The community has an opportunity to express potential project impacts in a direct dialogue with the developer
- The developer has a chance to hear what's important to the community
- The community is better informed about the project and construction timeline
- Serving on the NAC provides Detroiters the opportunity to meaningfully impact the City's growth



How does the
COMMUNITY
BENEFITS
ORDINANCE
Work?

PROJECT IMPACT AREA

The planning department reviews the project scope and **defines the impact area**. Impact area includes at least the census tract of the project.

A notice of the first CBO meeting is **mailed to all residents within 300ft of the impact area**.

The impact area is determined to identify **who can serve** on the Neighborhood Advisory Council (NAC) and **who can vote** to select 2 representatives to serve on the NAC.

The CBO process is set up to focus discussion around the impact area residents, however all meetings are open to the public and all are welcome to participate in the process.

THE CITY OF DETROIT INVITES YOU TO ATTEND THE COMMUNITY BENEFITS PUBLIC MEETINGS FOR

THE DISTRICT DETROIT



FOR FUTURE MEETING SCHEDULE AND ALL PROJECT INFORMATION VISIT
WWW.DETROITMI.GOV/DISTRICTDETROIT

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at 313-224-4950, through the TTY number 711, or email crio@detroitmi.gov to schedule these services.

TWO WAYS TO PARTICIPATE IN THE CBO MEETINGS

Following City of Detroit Health Department guidelines, residents will have the option to participate in all Community Benefits Public Meetings either virtually or in-person. Masks and social distancing measures will be required at all in-person CBO Public Meetings.

ATTEND IN PERSON

Cass Technical High School
2501 Second Ave. Detroit, MI 48201

JOIN REMOTELY VIA ZOOM

Register to receive meeting link
Dial by phone: +1 312 626 6799
Meeting ID: 850 7298 4131



1ST MEETING

TUESDAY NOVEMBER 29TH, 2022 AT 6:00PM
CBO PROCESS AND PROJECT INFORMATION

2ND MEETING

TUESDAY DECEMBER 6TH, 2022 AT 6:00PM
ELECTION OF TWO (2) NEIGHBORHOOD ADVISORY COUNCIL (NAC) MEMBERS BY RESIDENTS
ONLY IMPACT AREA RESIDENTS ATTENDING
IN PERSON MEETING MAY VOTE

ADVANCE REGISTRATION REQUIRED | <https://bit.ly/DistrictDetroitCBO>

Locations of Proposed District Detroit Projects
2200 Woodward - Office
2250 Woodward - Residential
2211 Woodward - Hotel
2300 Woodward - Mixed-Use
2305 Woodward OR 2300 Cass - Office
2455 Woodward - Hotel
408 Temple - Residential
2205 Cass - Residential
2115 Cass - Business Incubator
2210 Park - Residential

CBO Meetings will be held at Cass Tech High School - 2501 Second Ave. Attendees may park and enter school from Henry Street, along south side of the building.



IMPACT AREA: The project Impact Area contains all of Census Tracts 5207, 5225, and 5173, as well as a portion of Census Tract 5172 in the City of Detroit. As shown on the map, this area is bounded by Martin Luther King Blvd. and Mack Ave. to the north, I-75 and I-375 to the east, Macomb St., Monroe St., and Michigan Ave. to the south, and M-10 to the west. The Impact Area include parts or all of the following neighborhoods: Downtown, Midtown, Brush Park, Brewster Homes, and Douglass.

LEGAL MEETING NOTICE TO RESIDENTS LIVING WITHIN NOTICE AREA:

Community Benefits Public Meeting for "The District Detroit" proposed for multiple building sites generally adjacent to the major sports and entertainment venues located in the Central Business District

CBO TIER 1 PROCESS

Identifying Project Impacts and Mitigations



THE
NEIGHBORHOOD
ADVISORY
COUNCIL (NAC)
9 RESIDENTS
FROM THE
IMPACT AREA



THE NAC MEETS
WITH **PLANNING &
DEVELOPMENT,**
THE DEVELOPER,
AND COMMUNITY
TO IDENTIFY
PROJECT IMPACTS



THE NAC
DEVELOPS
SUGGESTIONS
TO IDENTIFIED
IMPACTS AND
THE
DEVELOPER
RESPONDS



THE CITY AND
DEVELOPER
GENERATE AN
AGREEMENT
IN RESPONSE
TO THE
IMPACTS WITH
THE NAC'S
SUPPORT

CBO TIER 1 PROCESS

Typical Schedule : Ten Weeks

WEEK 1: PUBLIC MEETING 1 - INTRO MEETING

WEEK 2: PUBLIC MEETING 2 - INTRO / RESIDENT VOTE FOR 2 NAC MEMBERS

WEEK 3: *BYE WEEK / NAC ORIENTATION*

WEEK 4: PUBLIC MEETING 3 - DEVELOPER PRESENTATION & DEGC PRESENTS INCENTIVES PACKAGE)

WEEK 5: *PUBLIC MEETING 4 - NAC WORKING SESSION*

WEEK 6: PUBLIC MEETING 5 - NAC PRESENTATION OF IMPACTS

WEEK 7: *PUBLIC MEETING 6 - NAC WORKING SESSION*

WEEK 8: PUBLIC MEETING 7 - DEVELOPER PRESENTS RESPONSES TO IMPACTS

WEEK 9: PUBLIC MEETING 8 - FINALIZATION AND POTENTIAL NAC VOTE ON AGREEMENT

WEEK 10: PUBLIC MEETING 9 - IF NEEDED: CONTINUED DEVELOPER / NAC DISCUSSIONS TOWARDS FINAL RESOLUTION AND VOTE ON COMMUNITY BENEFITS AGREEMENT

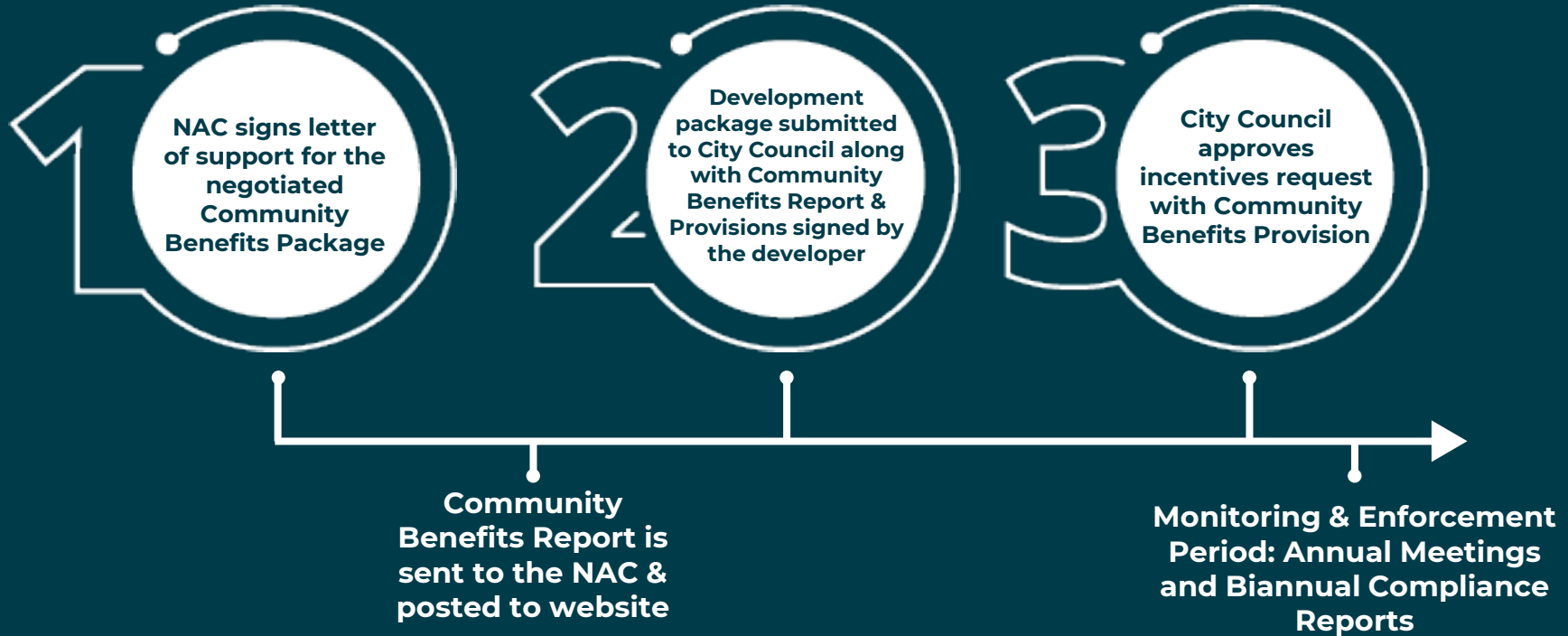
WEEK 11: *MORE MEETINGS IF VOTED BY THE NAC*

BEFORE PUBLIC MEETING #3

PDD INFORMS NAC MEMBERS VIA EMAIL OR PHONE THAT THEY HAVE BEEN SELECTED & HOLDS AN ORIENTATION TO PROVIDE THE NAC WITH:

- MEETING AGENDAS
- ROLES & RESPONSIBILITIES
- PREVIOUS EXAMPLES OF CBOS
- NAC CONTACT LIST

ONCE TIER 1 MEETINGS ARE COMPLETED



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

The District Detroit



Project's Tier 1 CBO

Qualifying Factors

- Project construction costs greater than \$75M
- Seeking a City of Detroit tax abatement valued over \$1M

PDD IDENTIFIED POTENTIAL IMPACTS

A. Construction

- Noise, dust, mud, vibration, and increased light pollution resulting from construction of new buildings and renovation of existing structures
- Street and sidewalk closures
- Construction hours and equipment staging

B. Site Design and Vehicular Traffic

- Public Access to available parking
- Parking lot design and buffering /screening
- Site connectivity, traffic flow, and vehicular access through sites and overall neighborhood
- Impacts of multiple new buildings and public amenities on Downtown, Midtown, and Brush Park neighborhoods, including pedestrian experience and public transit
- Increased vehicular traffic and congestion

C. Public Amenities

- Creation of new public green spaces
- Programming, events, and activities accessible to neighborhood residents and Detroiters

D. Jobs and Education

- Construction and permanent jobs created and access to jobs for Detroiters
- Hiring /prioritizing Detroit-based sub-contractors
- Creation of new educational and workforce development opportunities for Detroiters

D. Housing and Retail

- New market rate and affordable housing units in the neighborhood
- Access to retail space for local and small businesses
- Attracting retail businesses that meet the needs of neighborhood

E. Sustainability and Environment

- On-site storm water management for building and surface parking
- Efficient energy use and reduced carbon footprint through building design and clean electrification
- Access to electric vehicle charging and alternative mobility options
- On-site recycling and composting options for residents

**NEIGHBORHOOD ADVISORY COUNCIL (NAC)
CANDIDATES STATEMENTS + ELECTION**

CBO TIER 1 PROCESS

Neighborhood Advisory Council (NAC) Selection - 9 Members

2

COMMUNITY
SELECTIONS



+

3*

APPOINTED
BY COUNCIL
MEMBERS



+

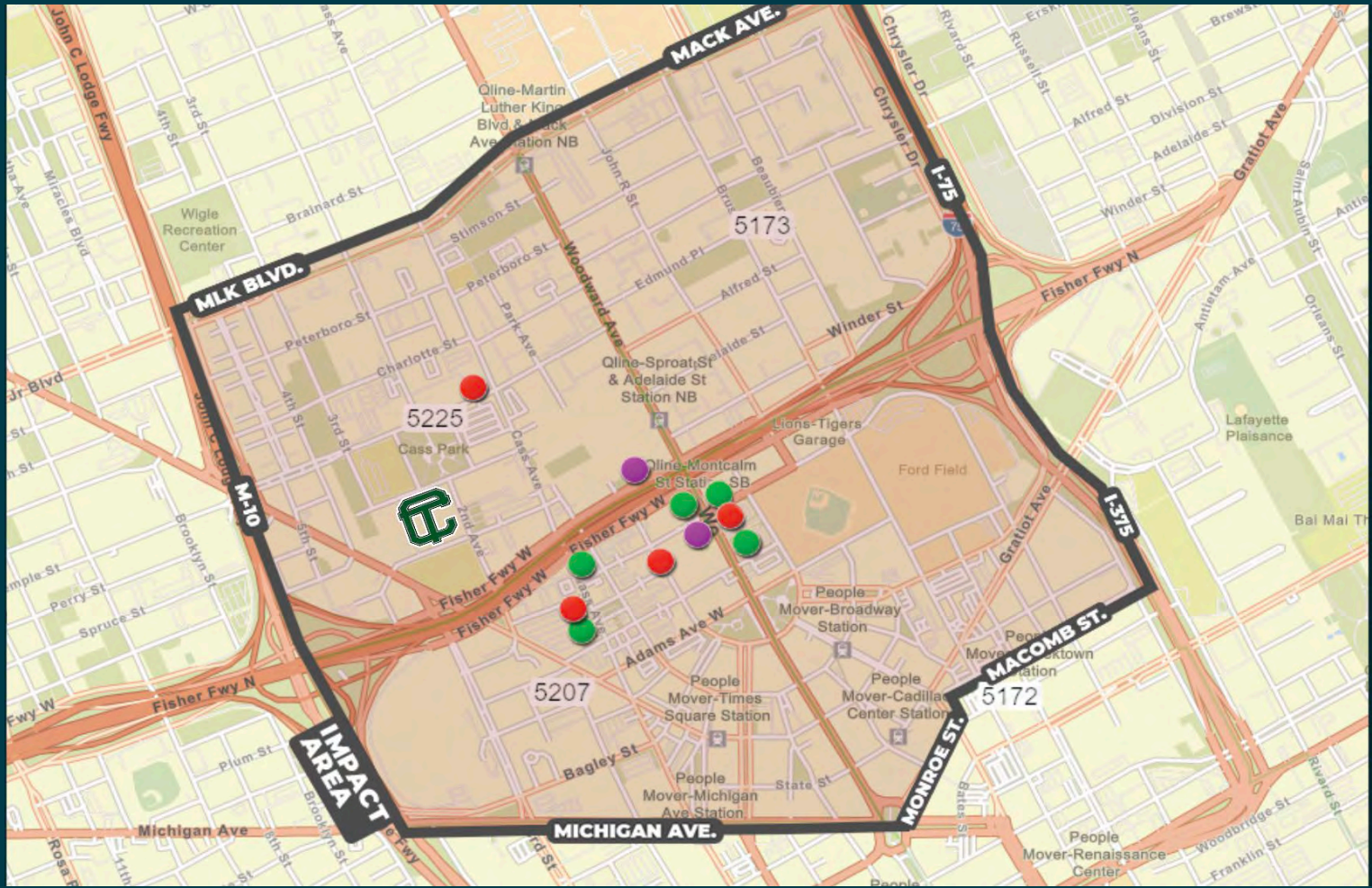
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APPOINTED BY
PLANNING &
DEVELOPMENT



**Appointed by 2 At-Large Members and the Council Member whose district contains the largest portion of the Impact Area*

The District Detroit CBO Impact Area



NAC SELECTION – ROLES & RESPONSIBILITIES

ELIGIBILITY

- Resident of the impact area.
- At least 18 years of age.
- No agents or employees / affiliates of the Developer or involved City Departments / Agencies.
- **MUST BE NOMINATED AT THE PUBLIC CBO MEETING.**

REQUIRED DUTIES

- Must attend all scheduled CBO meetings.
- Develop NAC impact list.
- Review Community Benefits Report written by the Planning and Development.
- Develop a letter of consensus of the proposed Community Benefits.
- Compliance: Review biannual compliance report to monitor progress and status of project.
- Compliance: Attend annual meeting to discuss the status of the project.

RESPONSIBILITIES

- You cannot use this position for personal gain and must declare any conflicts of interest.
- You are agreeing to represent your fellow residents.
- You are agreeing to provide feedback for the community.
- You are agreeing to work together with fellow NAC members to make official recommendations to mitigate any negative impacts of the project.
- You are advising the City of Detroit and City Council on how best to mitigate impacts.

ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Meetings	Nov 2022	Dec 2022			Jan 2023				Feb 2023		
	WK 1	WK 2	WK 3 - 6	WK 7	WK 8	WK 9	WK 10	WK 11	WK 12	WK 13	
Meeting 1 - Introduction to CBO and Tier 1 Project	29-Nov										
Meeting 2 - NAC Selection (2 members selected by the public)		6-Dec									
<i>Winter Recess - Confirm Council and PDD NAC selections . NAC Orientation takes place in this period</i>			December 12, 2022 - January 6th 2023								
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives				10-Jan							
<i>Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits</i>					17-Jan						
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer						24-Jan					
<i>Meeting 6 - NAC Working Session</i>							31-Jan				
Meeting 7 - Developer Presents Responses to Community Benefits								7-Feb			
Meeting 8 - Finalization and Potential NAC Vote on Community Benefits Agreement									14-Feb		
Meeting 9 - If Necessary Continued Developer / NAC Discussion: Final resolution and vote on proposed agreement										21-Feb	

*Please note that this schedule might change and will be updated as we progress.

NEIGHBORHOOD ADVISORY COUNCIL (NAC) NOMINEES

- OPEN TO RESIDENTS OVER 18 WHO LIVE IN IMPACT AREA
- CANDIDATES MUST PUT THEMSELVES FORWARD TONIGHT TO BE CONSIDERED FOR ANY NAC SEATS - EITHER ELECTED OR APPOINTED
- MUST DECLARE ANY CONFLICTS OF INTEREST TO SERVE ON NAC
- NAC MEMBERS MUST BE AVAILABLE TO ATTEND ALL PUBLIC CBO MEETINGS
- VERIFY YOUR NAME, CONTACT INFORMATION AND ADDRESS – *Show ID or other proof of address*
- EACH CANDIDATE WILL HAVE 2 MINUTES TO SPEAK ABOUT WHY THEY WANT TO SERVE

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

HOW TO VOTE

- COMPLETE BALLOT: YOUR NAME & ADDRESS, 2 CANDIDATE CHOICES, AND YOUR SIGNATURE
- ONLY 1 VOTE PER CANDIDATE
- DEPOSIT IN BALLOT BOX
- ONLY IMPACT AREA RESIDENTS ELIGIBLE TO VOTE

DISTRICT DETROIT

Please vote for two candidates.

I, _____, a resident
(your name)

of _____, vote for...
(your address)

(name of candidate 1)

(name of candidate 2)

to represent my community on the Neighborhood Advisory Council (NAC) during the community benefits process of the District Detroit project.

By signing below, I attest that I currently reside in the Impact Area.

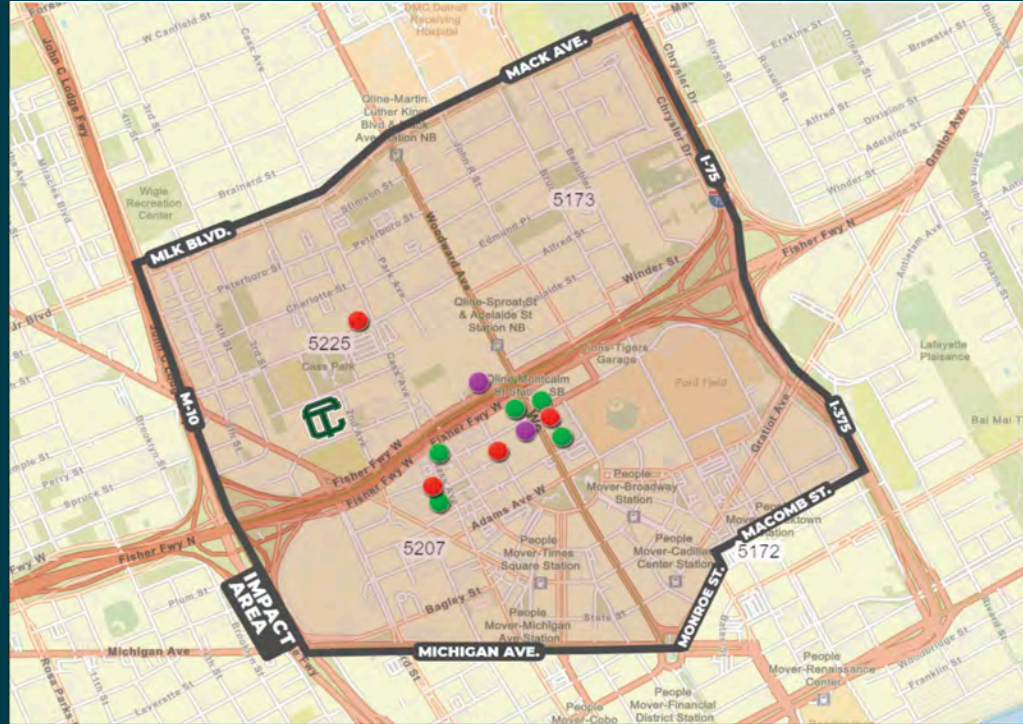
Sign Your Name:

Ballot # _____

VERIFIED BALLOT

NEIGHBORHOOD ADVISORY COUNCIL (NAC) HOW TO VOTE

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NEIGHBORHOOD ADVISORY COUNCIL (NAC) CANDIDATES

- **Sean Cook**
- **Donald Demiri**
- **Michael Essian, II**
- **Eddie Hall, III**
- **Ken Hall**
- **Steven Hawring**
- **Chris Jackson**
- **Deidre Jackson**
- **Roderica James**
- **Jonathan C. Kinloch**
- **Rogelio Landin**
- **Barbie Logan**
- **Terrance Reid**
- **Tony Stewart**
- **Henry A. Williams, Jr.**

General Q & A



*One minute per question
Comment cards also available*

NEIGHBORHOOD ADVISORY COUNCIL (NAC) ELECTION RESULTS

Total Ballots Distributed : 42

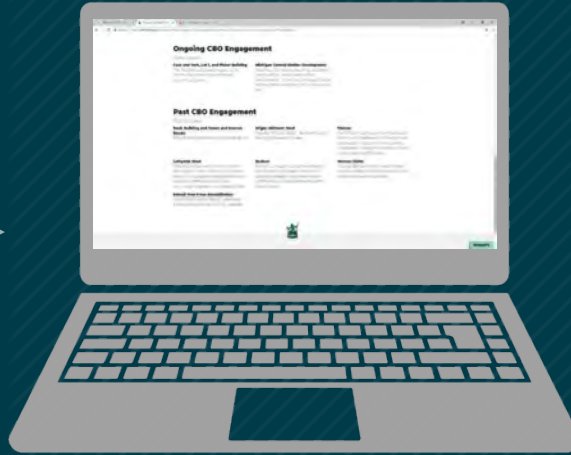
Total Ballots Cast : 41*

- | | |
|--|--------------------------------------|
| 1. Terrance Reid : <u>12 votes</u> | 9. Ken Hall : <u>3 votes</u> |
| 2. Henry A. Williams Jr. : <u>12 votes</u> | 10. Barbie Logan : <u>3 votes</u> |
| 3. Deidre Jackson : <u>10 votes</u> | 11. Rogelio Landin: <u>3 votes</u> |
| 4. Jonathan C. Kinloch: <u>9 votes</u> | 12. Eddie Hall, III : <u>2 votes</u> |
| 5. Roderica James: <u>7 votes</u> | 13. Donald Demiri : <u>2 votes</u> |
| 6. Chris Jackson : <u>7 votes</u> | 14. Tony Stewart: <u>2 votes</u> |
| 7. Michael Essian II : <u>5 votes</u> | 15. Sean Cook : <u>0 votes</u> |
| 8. Steven Hawring: <u>4 votes</u> | |

Remaining NAC Members to be appointed by City Council and PDD will be announced via email and CBO website - www.detroitmi.gov/DistrictDetroit

CITY OF DETROIT CBO WEBSITE

THE CBO WEBSITE IS UPDATED REGULARLY WITH PUBLIC MEETING TIMES, DATES, & PRESENTATIONS + THE SIGNED COMMUNITY BENEFITS PROVISION



YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/DISTRICTDETROIT

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What Comes Next

Next CBO Meeting: Tuesday January 10th at 6pm

Doors at 5:30 for Registration and Refreshments

- **1st Meeting with Seated Neighborhood Advisory Council**
- **Project Details and DEGC Financial Analysis**
- **In-person meeting at: Cass Technical HS— 2501 Second Ave. Detroit 48201**
- **Remote access via Zoom**
- **Meeting registration at: <https://bit.ly/DistrictDetroitCBO>**
- **All project notices and documents will be available at www.detroitmi.gov/DistrictDetroit**

