



THE DISTRICT DETROIT

COMMUNITY BENEFITS REPORT

CITY OF DETROIT

PLANNING AND DEVELOPMENT DEPARTMENT

MARCH 2ND, 2023

TABLE OF CONTENTS

SECTION	DESCRIPTION
A	Impact Area and Notice of Public Meetings
B	Tier 1 Project Description
C	Neighborhood Advisory Council (NAC)/ Developer/City Officials
D	Project Impacts / Request from NAC and Developer Response
E	NAC Support Letter and District Detroit Community Benefits Commitments (Exhibit A)
APPENDIX	
1	Community Benefits Ordinance No. 2021-4
2	Legal Meeting Notice
3	CBO Public Meeting Summaries and Public Comment
4	Neighborhood Advisory Council Activities
5	Community Benefits Public Meeting #2 Presentation: Introduction of Project and CBO Process + Election of Two (2) Neighborhood Advisory Council (NAC) Members
6	Community Benefit Public Meeting #3 Presentation: Financial Incentives and Project Details
7	Community Benefit Public Meeting #6 Presentation: NAC Community Impact Report and Benefits Requests
8	Community Benefit Public Meeting #9 Presentation: Discussion Between NAC and Developer and Finalization of Community Benefits Proposals
9	NAC Questions and Responses to Developer Community Benefits Proposals
10	Community Benefit Public Meeting #9 Presentation: Discussion Between NAC and Developer and Finalization of Community Benefits Proposals
11	Community Benefits Proposals Executive Summary

SECTION A.

IMPACT AREA AND NOTICE OF PUBLIC MEETINGS

A. Impact Area and Notice of Public Meetings

The Planning and Development Department (PDD) determined that The District Detroit development projects qualified as a Tier 1 development under the City of Detroit's Community Benefits Ordinance (CBO) due to the amount of investment to build these projects and the amount of abated City taxes sought by the Developer, "Related Olympia Predevelopment Company, LLC" which consists of The Related Companies LP and Olympia Development of Michigan LLC.

The District Detroit developments that were considered in this CBO process consist of 10 new and rehabilitated buildings proposed to be located in the Downtown and Midtown neighborhoods within Detroit City Council District 6. Consistent with the Community Benefits Ordinance, the Planning and Development Department determined the project Impact Area, which contained all of Census Tracts 5207, 5225, 5173, as well as a portion of Census Tract 5172 in the City of Detroit. As shown in Figure 1, 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 neighborhoods located within the Impact Area include the following neighborhoods: Downtown, Midtown, Brush Park, Brewster Homes, and Douglass (see Figure 1: The District Detroit Impact Area and Building Footprints).

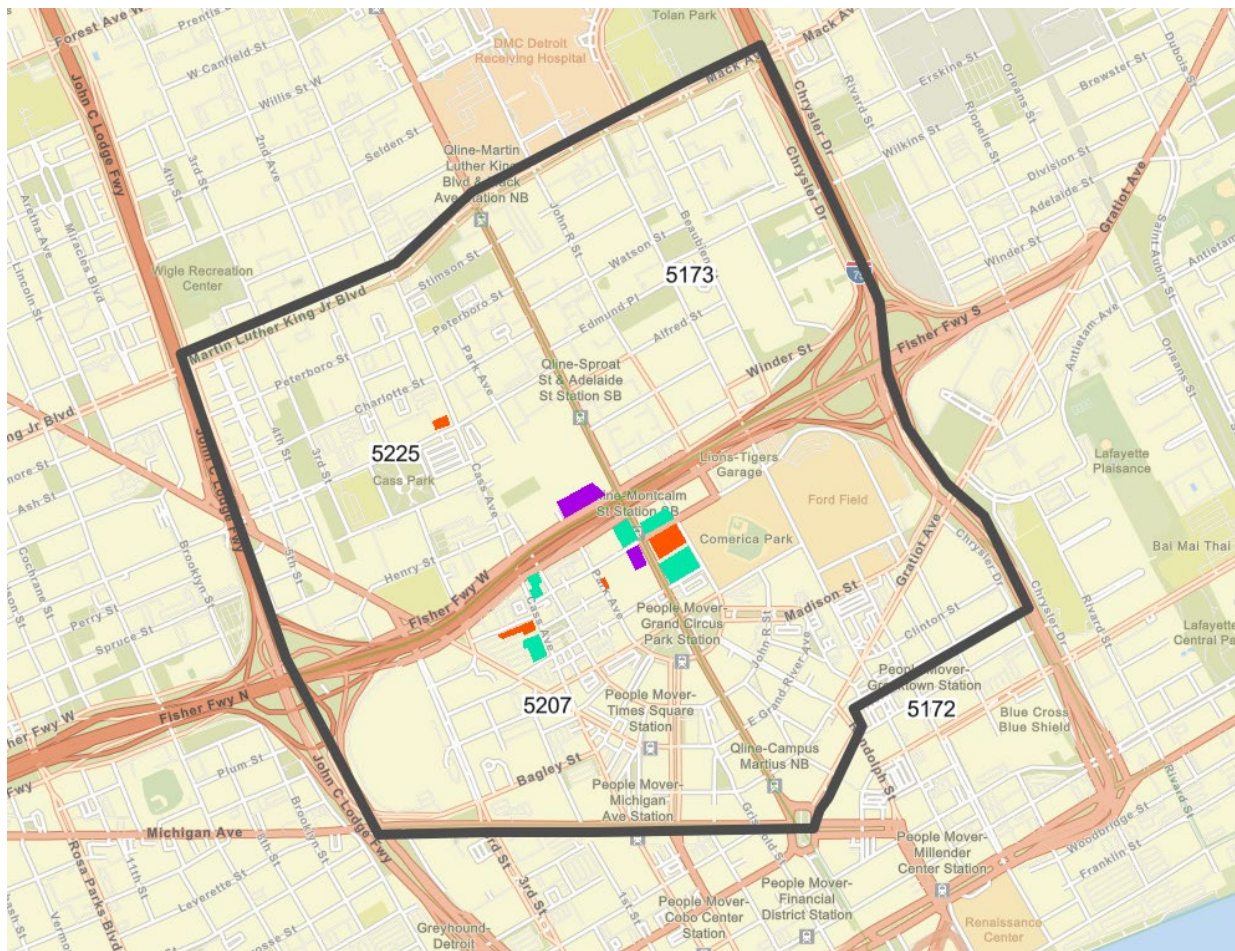



Figure 1: The District Detroit Impact Area and Building Footprints

Public Notice

The *Public Notice* of the first meeting was sent by first class mail to the 6,407 addresses within 300ft of the Impact Area (see Figure 2: The District Detroit Public Meeting Notice). The meeting notice was also posted on the CBO project website and sent to representatives of the City Council, Legislative Policy Division (LPD), and the Department of Neighborhoods (DON).

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: +1 313 626 6799
Meeting ID: 850 7298 4131



1ST MEETING

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

2ND MEETING

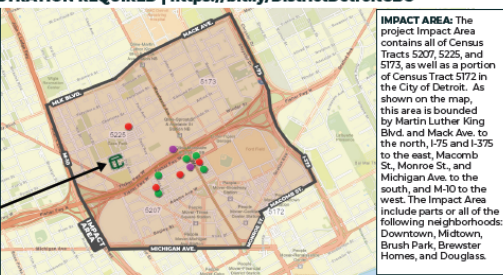
TUESDAY DECEMBER 6TH, 2022 AT 6:00PM
ELECTION OF TWO (2) NEIGHBORHOOD ADVISORY COUNCIL (NAC) MEMBERS BY RESIDENTS
ONLY IMPACT AREA RESIDENTS ATTENDING IN PERSON MEETING MAY VOTE

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

Locations of Proposed District Detroit Projects

- 2200 Woodward - Office
- 2250 Woodward - Residential
- 2281 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 includes parts of all of the following neighborhoods: Downtown, Midtown, Brush Park, Brewster Homes, and Douglass.

PLEASE READ THIS IMPORTANT NOTICE FOR INFORMATION ABOUT COMMUNITY BENEFITS AND OTHER IMPACTS THAT MAY AFFECT YOU

WHAT IS DETROIT'S COMMUNITY BENEFIT ORDINANCE?
The Community Benefits Ordinance (ORDINANCE NO. 2021-4) is a law that requires developers to proactively engage with the community to identify community benefits and address potential impacts of certain development projects. The ordinance was approved by Detroit voters in 2016 and amended by Detroit City Council in 2021.

The project's Impact Area (see map) was determined by the Planning & Development Department. A nine (9) member Neighborhood Advisory Council (NAC) will be established for this community benefits process. Any Detroit resident who lives in the Impact Area and is over the age of 18 is eligible to serve on the Neighborhood Advisory Council.

Members of the NAC are expected to attend all scheduled public meetings during the CBO process: consisting of at least 5 meetings over a period of 2 - 3 months. **Attend the first CBO meeting on November 29th to learn more about this project and how you can participate in this public process. During the second CBO Meeting on December 6th, two (2) NAC members will be elected. Only Impact Area Residents attending the in-person meeting on December 6th may vote in the NAC election.**

For more information visit, www.detroitmi.gov/districtdetroit or contact Aaron Goodman at goodmana@detroitmi.gov

GENERAL INFORMATION FOR PROPOSED TIER 1 CBO DEVELOPMENT: THE DISTRICT DETROIT

The Developer (Related Olympia Predevelopment Company LLC), which consists of The Related Companies LP and Olympia Development of Michigan LLC, proposes the next phase of development plans in The District Detroit, aimed at attracting and retaining talent and driving forward inclusive economic development in Detroit and Michigan. After an extensive period of community outreach and feedback, the potential development would include the construction and operation of 10 renovated historic or new projects, including 4 mixed-income residential buildings, 4 commercial office buildings and 2 hotels, along with additional open public and green space.

The proposed projects include integrated parking plans, a projected 1,253,000 square feet of commercial office space, 146,000 square feet of retail space, 467 hotel rooms and 695 residential units. At least 20% of the residential units will be available to rent at rates affordable to those earning no more than 50% of Area Median Income, equivalent to an annual salary of \$35,800 or less for a two-person household.

The Developer seeks governmental approvals by the first quarter of 2023 with a goal to commence site remediation and construction on the first of the projects in 2023.

ANTICIPATED PROJECT IMPACTS: The Neighborhood Advisory Council (NAC) will work directly with the developer and establish community benefits, which are included in the final development agreement approved by the Detroit City Council. The City of Detroit Planning and Development Department (PDD) is aware of and acknowledges potential community concerns related to this project in the following areas:

Construction

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

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

Public Amenities

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

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

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

Sustainability and Environment

- On-site stormwater management for buildings and surface parking lots
- 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

Figure 2: The District Detroit Public Meeting Notice

Utilization of hybrid meeting format to maximize public opportunity to participate in public CBO meetings:

Following City of Detroit Health Department guidelines, residents had the option to attend all Community Benefits Public Meetings in person or participate virtually through Zoom.

All meeting dates, registration information, zoom links, materials and documents were posted on the City of Detroit CBO Project Website (www.detroitmi.gov/DistrictDetroit) and distributed regularly via the City of Detroit Gov-Delivery e-mail list with 678 subscribers. Hard copies of materials were available at each meeting and upon request. Language translation and ADA accommodations were available upon request.

Schedule of CBO Meetings

The first Community Benefits Meeting for The District Detroit was held on **Tuesday November 29th, 2022 at 6:00pm at Cass Technical High School located at 2501 Second Ave. Detroit, MI 48201**. Ninety-eight (98) people were recorded as attending the first meeting in person and seventy-two (72) participated via Zoom for a total of 170 attendees (not including City of Detroit employees or Development team in attendance).

A total of nine Public CBO Meetings for The District Detroit were held with the complete schedule listed below. All such meetings included time for public comment, and the agendas, summaries, and accompanying materials from each meeting are detailed in the appendices to this report.

All meetings began at 6:00 PM (doors opened at 5:30 for registration and refreshments) and were held in the auditorium of Cass Technical High School located at 2501 Second Ave. Detroit, MI 48201 with an option to participate remotely via Zoom.

- **Tuesday November 29th, 2022** - *Introduction of project and CBO process*
- **Tuesday December 6th, 2022** - *Introduction of project and CBO process + Election of two (2) Neighborhood Advisory Council (NAC) Members - Only Impact Area Residents attending in person may vote in the NAC election*
- **Tuesday January 10th, 2023** - *1st convening of the NAC and presentation of project details and financial incentives*
- **Tuesday January 17th, 2023** - *NAC Working Meeting*
- **Tuesday January 24th 2023** - *NAC and Developer Discussion of potential community benefits / mitigation*
- **Tuesday January 31st, 2023** - *NAC Working Meeting*
- **Tuesday February 7th, 2023** - *Developer presentation of response to project impacts and proposed community benefits/mitigations*
- **Tuesday February 14th, 2023** - *Continued discussion between NAC and Developer regarding community benefits proposal*
- **Tuesday February 21st, 2023** - *Continued discussion between NAC and Developer and finalization of community benefits proposal*

Section B.

TIER 1 PROJECT DESCRIPTION

B. Tier 1 Project Description - District Detroit

The Developer, Related Olympia Predevelopment Company LLC, which consists of The Related Companies LP and Olympia Development of Michigan LLC, proposes the next phase of development plans in The District Detroit, aimed at attracting and retaining talent and driving forward inclusive economic development in Detroit and Michigan. After an extensive period of community outreach and feedback, the potential development would include the construction and operation of **10 renovated historic or new projects, including 4 mixed-income residential buildings, 4 commercial office buildings and 2 hotels, along with additional open public and green space.**

The proposed projects include **integrated parking plans, a projected 1,253,000 square feet of commercial office space, 146,000 square feet of retail space, 467 hotel rooms and 695 residential units.** At least 20% of the residential units will be available to rent at rates affordable to those earning no more than 50% of Area Median Income, equivalent to an annual salary of \$35,800 or less for a two-person household.

The Developer seeks governmental approvals by the first quarter of 2023 with a goal to commence site remediation and construction on the first of the projects in 2023.

The locations and addresses of the individual properties referenced are shown in Figure 3.

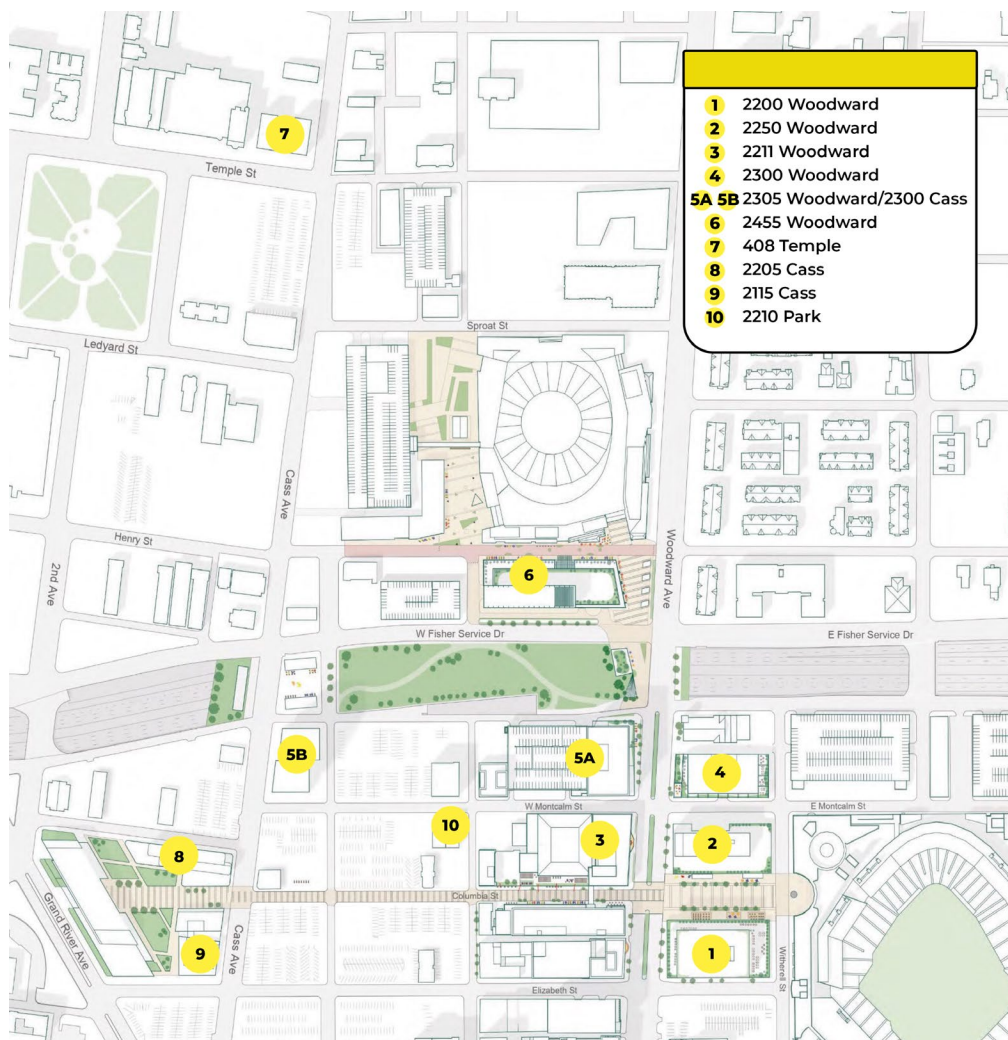


Figure 3: The District Detroit Project Locations

Section C.

**NEIGHBORHOOD ADVISORY COUNCIL
DEVELOPER
CITY OFFICIALS**

C. Neighborhood Advisory Council (NAC)

Neighborhood Advisory Council Member	Appointment by:
Terrance "T.R." Reed	Impact Area Resident Selection
Henry Allen Williams Jr.	Impact Area Resident Selection
Barbrie Logan	Council Member Gabriela Santiago-Romero, District 6
Jonathan C. Kinloch	Council Member At-Large Coleman A. Young II
Deirdre Jackson	Council Member At-Large Mary Waters
Michael Essian II	PDD Dir. Antoine Bryant
Eddie Hall III	PDD Dir. Antoine Bryant
Chris Jackson	PDD Dir. Antoine Bryant
Rogelio Landin	PDD Dir. Antoine Bryant
Steven Hawring	Alternate Non-Voting NAC Member

The District Detroit Development Team on behalf of Related Olympia Predevelopment Company, LLC

- Keith Bradford – Olympia Development of Michigan, LLC
- Rian English-Barnhill – Olympia Development of Michigan, LLC
- Andrew Cantor – The Related Companies, LP
- Ryan Friedrichs – The Related Companies, LP

City of Detroit Officials

Planning and Development (PDD): Antoine Bryant, Edwina King, Aaron Goodman

Mayor's Office: Luke Polcyn, Jose Lemus, Melia Howard, Martha Potere

Department of Neighborhoods (DON): Eva Torres, Antonio Mora-Mills, Joshua Roberson, Keith Butler

Legislative Policy Division Representatives (CPC): Kimani Jeffery, Timarie Szwed, Roland Amarteifio

City Council: Council Member Gabriela Santiago-Romero – District 6; Council Member Coleman A. Young II – At-large; Council Member Mary Waters – At-large

Detroit Economic Growth Corporation (DEGC): Kenyetta Hairston-Bridges, Nevan Shokar

Detroit Brownfield Redevelopment Authority (DBRA): Brian Vosburg

Section D.

**PROJECT IMPACTS / REQUEST FROM NAC
AND DEVELOPER RESPONSE**

DISTRICT DETROIT Neighborhood Advisory Council Identified Impacts IMPACT LIST		NAC Impact List_02.21.23					
Neighborhood Advisory Council		Related Olympia Predevelopment Company LLC					
COMMUNITY BENEFIT REQUEST - 01.31.23	PROPOSED COMMITMENTS	DEVELOPER MONETARY CONTRIBUTION	IN-KIND VALUE OF DEVELOPER'S COMMITMENT	SUB-TOTAL OF DEVELOPER CONTRIBUTIONS	DEVELOPER'S OPERATIONAL COST	CITY OR DDA FUNDS	TOTAL VALUE OF COMMITMENTS
		\$ 6,275,000.00	\$ 5,500,000.00	\$ 11,775,000.00	\$ 104,250,000.00	\$ 51,100,000.00	\$ 167,125,000.00
Housing						Subtotal:	\$ 24,625,000.00
Developer commits that affordable unit mix will match the overall unit mix in number of studio, 1BD, 2BD, and be indistinguishable from market rate units	Affordable Housing Commitment: Developer will enter into an Affordability Agreement with the City of Detroit committing that at least 20% of residential units within the proposal will be for residents with incomes at 50% of the Area Median Income or lower and that the unit mix of the affordable units will be consistent with the unit mix of the market rate units. The Affordability Agreements will be referenced in the Community Benefit Agreement.					\$ 23,800,000.00	
Developer commits that residents will have a "Right to Renew" their lease agreements in Developer's project (Kinloch)	TENANT ABILITY TO RENEW: The Developer agrees to incorporate language consistent with a right to renew for the affordable units in the applicable Affordability Agreements subject to all applicable laws and regulations.						
Developer makes multi-year commitment to contribute to the Detroit Affordable Housing Trust Fund (Logan)	<i>Developer's other housing commitments address affordable housing needs</i>						
Developer acceptance of Section 8 vouchers for new residences (Logan)	SECTION 8 VOUCHER ACCEPTANCE: Developer will accept Section 8 vouchers at all of the residential buildings with affordable units within the proposal.						
Support / investment in organizations & services for people experiencing homelessness (Hall)	<i>Developer enumerated its prior and current initiatives involving services for the homeless</i>						
Support / investment in housing counseling and services (D. Jackson)	ON-SITE OPPORTUNITY CONNECTOR: Within 90 days of the final approval of the TBP, Developer will establish an On-Site Opportunity Connector to provide affordable housing guidance to prospective residents. The Connector will be a retail-like accessible location within the Impact Area and will serve as a "one-stop-shop" for career paths, employment, internships, and housing opportunities. This program will continue through the 5-year construction period, and the facilities will be expanded as necessary.		\$ 625,000.00				
Provide accessibility and access above and beyond ADA requirements – for housing, i.e., more units, increase space, grab bars, include bathtubs in accessible units (D. Jackson)	ACCESSIBILITY DESIGN CONSULTANT: Developer commits to design with accessibility as a priority and to hire a third-party expert to support this critical work. Within 90 days of the final approval of the TBP, Developer will submit the name of the third-party expert to CRIQ. The consultant will focus on encouraging best practices for accessibility throughout the projects and open spaces, as well as the affordable residential units. The 3rd party consultant will engage with a NAC Liaison as part of its efforts to impact the design and construction of the respective TBP projects and open spaces throughout the construction process. The Developer's activities and achievements will be reported in the 3rd Party Compliance report, as provided below. Developer further commits to provide a copy of the RFP to the NAC for said consultant upon its issuance.		\$ 200,000.00				

DISTRICT DETROIT Neighborhood Advisory Council Identified Impacts IMPACT LIST		NAC Impact List_02.21.23					
Neighborhood Advisory Council		Related Olympia Predevelopment Company LLC					
COMMUNITY BENEFIT REQUEST - 01.31.23	PROPOSED COMMITMENTS	DEVELOPER MONETARY CONTRIBUTION	IN-KIND VALUE OF DEVELOPER'S COMMITMENT	SUB-TOTAL OF DEVELOPER CONTRIBUTIONS	DEVELOPER'S OPERATIONAL COST	CITY OR DDA FUNDS	TOTAL VALUE OF COMMITMENTS
		\$ 6,275,000.00	\$ 5,500,000.00	\$ 11,775,000.00	\$ 104,250,000.00	\$ 51,100,000.00	\$ 167,125,000.00
Education and Training						Subtotal:	\$ 1,250,000.00
Cass Tech green space and athletic field improvements. (C. Jackson)	CASS TECH FIELD RENOVATION: Developer will make a contribution to DPSCD earmarked to support the renovation of the Cass Technical High School football field which would serve approximately 2,400 students. This will be comprised of a \$500,000 contribution to be made upon the closing of construction financing on the Fox Hotel project and a \$500,000 contribution to be made upon the closing of the LCA Hotel project.	\$ 1,000,000.00					
	GROW DETROIT'S YOUNG TALENT (GDYT): Developer will continue to participate in GDYT providing career experience to young Detroiters during the 5 year period	\$ 100,000.00					
Internships and pathways to employment for Detroit residents specifically African-American youth who attended Detroit High Schools and/or Michigan Colleges. (D. Jackson)	EXPANDED ACCESS TO OPPORTUNITY: Diligently pursue expanded career exposure opportunities for DPSCD high school students through the Center for Innovation, including but not limited to guest speakers, field trips, internships, and work-based learning experiences.						
	PROJECT DESTINED/WSU/DPSCD: Continue to sponsor DPSCD and Wayne State (college-level internships) student cohorts in its real estate development training program through Project Destined. Developer will submit evidence of its sponsorship on an annual basis to CRIO.		\$ 150,000.00				
Partner with local Vocation-Technical Schools to recruit their graduates into open positions e.g. WCCCD, DPSCD. (D. Jackson, Kinloch)	EXPANDING INTERNSHIP OPPORTUNITIES: ODM and Related, Detroit, LLC., through the Opportunity Connector, will work to expand internship opportunities each year to Detroiters, whether non-traditional, college graduates, undergraduate and graduate students for the duration of the Construction period. Developer will encourage and promote internship and employment opportunities for Detroiters with other employers and prospective tenants. Developer will provide at least ten (10) openings annually for Detroit residents who graduated from Michigan colleges and/or non-traditional students and/or people returning to the workforce, for five (5) consecutive years, in a comprehensive real estate development learning experience. The offerings shall include, but not be limited to, relevant inter-discipline instruction in marketing, property management, finance, accounting, hospitality, human resource management, information technology, and/or entertainment. Developer's efforts will be reported in an independent 3rd Party Compliance Report (as provided below) provided to CRIO and the NAC on an annual basis.						

DISTRICT DETROIT Neighborhood Advisory Council Identified Impacts		NAC Impact List_02.21.23					
IMPACT LIST							
Neighborhood Advisory Council		Related Olympia Predevelopment Company LLC					
COMMUNITY BENEFIT REQUEST - 01.31.23	PROPOSED COMMITMENTS	DEVELOPER MONETARY CONTRIBUTION	IN-KIND VALUE OF DEVELOPER'S COMMITMENT	SUB-TOTAL OF DEVELOPER CONTRIBUTIONS	DEVELOPER'S OPERATIONAL COST	CITY OR DDA FUNDS	TOTAL VALUE OF COMMITMENTS
		\$ 6,275,000.00	\$ 5,500,000.00	\$ 11,775,000.00	\$ 104,250,000.00	\$ 51,100,000.00	\$ 167,125,000.00
Retail and Local Business		Incubation / Economic Inclusion					
		Subtotal: \$ 104,500,000.00					
Mandatory Joint Venture Initiative: Commitment from Developer to form significant Joint Ventures with African American and Hispanic owned companies for the design and construction teams for each project. The Joint Venture Initiative should include development opportunities on a defined set of properties/lots currently owned by Olympia Development. (C. Jackson)	DISTRICT DETROIT CO-DEVELOPER PROGRAM: Within a year of the final approval of the TBP, ODM will issue an RFP to local developers for co-development opportunities on at least 3 sites currently owned by ODM. The RFP will be designed to create inclusive wealth building opportunities by providing sites and development support during the life cycle of the project. Developer agrees to work with Detroit based Co-developers as provided above on sites within the District Detroit and will issue an RFP within one year after the final approval by the Detroit City Council of the TBP, with copies of the RFP provided to CRIO and the NAC upon their issuance. Within 2 years of the issuance of the RFP, the Developer will provide written identification to CRIO and the NAC of the names of the respective co-developer, the location of the site and a copy of the general development plan being developed. These activities will also be included in subsequent the 3rd Party Compliance Report.				\$ 1,250,000.00		
Establish a Fund to assist with the growth of those businesses by providing resources for the hiring of professional services and equipment (Kinloch)	MBE BOND FUND: To reduce barriers and support small construction contractors a specific bond fund will be made available by the developer. The total fund amount will be allocated across the TBP projects based on their respective projected hard costs and will be made available to contractors as each project commences trade procurement to ensure there is support available for contractors on each project. Developer will engage with a variety of organizations with credible experience in this area, including known trade organization to inform MBE Bond program in as efficient, inclusive and equitable manner as possible, and report such activities to CRIO and the NAC.	\$ 1,500,000.00					
Developer to commit a minimum of 25% of its 150K Sq. Ft. of retail to African American and Hispanic entrepreneurs. 10% of the retail space to be available below market rates for a specific number of years and a fund should be established for additional tenant improvement allowance (C. Jackson, Kinloch, Hawring)	RETAIL TI FUND FOR DISADVANTAGED & LOCAL BUSINESSES: Retail Tenant Improvement fund available for Disadvantaged & Detroit-based businesses within the projects. Within 180 days of the final approval of the TBP, Developer will identify a third-party non-profit whose primary purpose is to support Disadvantaged and Detroit-based business development and enter into an agreement to disburse the Fund. Within 90 days of the closing of financing for each project, Developer shall contribute to the non-profit partner an amount equivalent to that project's share of the total Fund which amount shall be allocated based on that project's share of total hard costs.	\$ 1,000,000.00					
Establish an Entrepreneurial and Opportunity Growth Fund (Kinloch)	DISTRICT DETROIT MOTOR CITY MATCH: Motor City Match will offer quarterly workshops focused on retail and restaurants covering best practices, regulatory challenges, and access to funding. The program will also award 1 business within the Impact Area in each of the remaining ARPA funded rounds.					\$ 750,000.00	
Create retail pop-up opportunities and commit to sell locally owned and produced products at restaurants, cafeterias, and hotels (Hawring)							
Spending and Leasing Initiative: Agreement from developer to spend minimum 10% of total development cost with African American and Hispanic owned businesses for goods and services. This 10% requirement should include both construction and post construction operation of the various properties. (C. Jackson)	CONTRACTOR TARGET SPEND GOAL: Developer will track and report progress against a \$100 million target for Disadvantaged and Detroit-based contractor spending. On an annual basis beginning on the first calendar year following the final approval of the TBP, Developer will issue to CRIO a report showing its progress towards the target spend goal. CRIO will verify all business certifications described herein. Developer agrees that its report on construction spending for compliance with Detroit's applicable Executive Order and ordinances will include information identifying any amounts expended for all goods and services, including construction, with any qualifying businesses.				\$ 100,000,000.00		
Incentives for minority and women owned businesses within the District Detroit Boundaries – during construction and sustaining post development (Reid)							

DISTRICT DETROIT Neighborhood Advisory Council Identified Impacts IMPACT LIST		NAC Impact List_02.21.23					
Neighborhood Advisory Council		Related Olympia Predevelopment Company LLC					
COMMUNITY BENEFIT REQUEST - 01.31.23	PROPOSED COMMITMENTS	DEVELOPER MONETARY CONTRIBUTION	IN-KIND VALUE OF DEVELOPER'S COMMITMENT	SUB-TOTAL OF DEVELOPER CONTRIBUTIONS	DEVELOPER'S OPERATIONAL COST	CITY OR DDA FUNDS	TOTAL VALUE OF COMMITMENTS
		\$ 6,275,000.00	\$ 5,500,000.00	\$ 11,775,000.00	\$ 104,250,000.00	\$ 51,100,000.00	\$ 167,125,000.00
Arts & Culture							Subtotal: \$ 3,050,000.00
Honor the history and legacy of Paradise Valley / Black Bottom / Hasting Street within the District Detroit – through signage on specific locations, live music, and cultural programming. (Reid)	ACTIVE RECOGNITION OF LOCAL HISTORY: Within a year of the final approval of the TBP, Developer will commission a study and partner with the City of Detroit office of Arts, Culture, and Entertainment to create physical markers for each project that celebrate the history of the neighborhood and legacy Detroiters. The report shall be made available to CRIO for review and the markers shall be installed upon each project's completion. Developer agrees the actual cost of any respective marker is included in each development budget, and the funding will be for planning study only, which should include representation of a NAC liaison. Developer agrees to work with a NAC Liaison to identify the appropriate number and location of the markers.	\$ 50,000.00					
	CULTURALLY RELEVANT PLACEMAKING: Commencing upon the opening of the Columbia Street Plaza, Developer will provide a year-round calendar of programming and activations on Columbia Street Plaza to host dynamic no-cost events centered around cultural celebrations, city initiatives, with performances by local creatives. This commitment will run for ten years at an annual budget of \$250,000 for a total commitment of \$2,500,000.				\$ 2,500,000.00		
Purchase of art from local African-American and diverse artists for use in the development projects. (C. Jackson, Hawring)	LOCAL ART COMMITMENT: Developer will work with local artist community to include public art that fosters community pride, a sense of belonging, and enhances the quality of life for its residents and visitors. This art will be visible in the public spaces and building common areas as they are completed. Developer will work directly with the City of Detroit's office on Arts, Culture and Entrepreneurship to identify potential Detroit based local artists for inclusion of their work in the various projects, open spaces. These activities will also be included in the 3rd Party Compliance Report.				\$ 500,000.00		
Work with DPSCD art students on murals and other art projects and create pieces honoring significant Detroit cultural figures. (Hawring)							
Green Space and Public Amenities							Subtotal: \$ 10,075,000.00
Commit to engaging public in design and programming decisions for new, developer-owned, public spaces (Essian).	DESIGN CHARETTES: Convene design charettes with the community for all new public spaces. A charettes for the Columbia Street Plaza shall be held within 6 months and Incubator Green Space within 18 months of the final approval of the TBP.	\$ 75,000.00					
\$25 million in public infrastructure investment from the Downtown Development Authority should truly benefit the community. (Essian and Hall)	COLUMBIA STREET PLAZA CONSTRUCTION: Build, maintain, and program an open space, community plaza at Woodward and Columbia. This project will be completed as part of the construction of 2200 and 2250 Woodward.						
	INNOVATION CENTER GREEN SPACE: Build a community green space between the innovation center's academic, residential, and incubator buildings. In order to accommodate construction logistics, this project will be completed no later than along with the completion of the third project on the block that fronts the park.					\$ 8,500,000.00	
The full revitalization and ongoing activation of Cass Park leaning on, utilizing, and partnering with the many multicultural resources (Charles H Wright Museum, DIA, etc. and relevant city departments and NGOs (DDP/Riverfront Conservancy). Grant to finish the revitalization of the John R-Watson Park in Brush park to enhance the "east of Woodward" experience within the impact zone. (Hall)Developer contribution to renovation and activation and maintenance of public parks in the Impact Area – prioritizing John R / Watson and Cass Parks. (Essian and Hall)	BRUSH PARK LANDSCAPING AND IMPROVEMENTS: Fund with the City the building of a shelter, landscaping, and other enhancement of the park at John R and Watson. Upon the closing of the financing for the Detroit Life Building project, Developer agrees to provide the \$200,000 funds directly to the City of Detroit to be used as a contribution to the planning and construction efforts for the Park at John R and Watson, in conjunction with the City of Detroit's Parks and Recreation Department activities.	\$ 200,000.00				\$ 800,000.00	
	CASS PARK DESIGN STUDY: Fund a planning study for the redesign and revitalization of Cass Park. This planning study will be funded upon the closing of financing for the American Hotel project. Developer agrees to work with the City of Detroit to identify an appropriate non-profit organization and participate in the efforts to raise additional funds to achieve the objective.	\$ 100,000.00					
	I-75 COMMUNITY RECONNECTOR OVERBUILD: Provide match funds for the Downtown Development Partnership's US-DOT planning grant for the I-75 overbuild. These funds will be made available to the DDP in the year following DDP's receipt of a US-DOT grant award.	\$ 400,000.00					

DISTRICT DETROIT Neighborhood Advisory Council Identified Impacts		NAC Impact List_02.21.23					
IMPACT LIST							
Neighborhood Advisory Council		Related Olympia Predevelopment Company LLC					
COMMUNITY BENEFIT REQUEST - 01.31.23	PROPOSED COMMITMENTS	DEVELOPER MONETARY CONTRIBUTION	IN-KIND VALUE OF DEVELOPER'S COMMITMENT	SUB-TOTAL OF DEVELOPER CONTRIBUTIONS	DEVELOPER'S OPERATIONAL COST	CITY OR DDA FUNDS	TOTAL VALUE OF COMMITMENTS
Health and Safety / Construction Impacts / Building, Sidwalk, and Street Design		\$ 6,275,000.00	\$ 5,500,000.00	\$ 11,775,000.00	\$ 104,250,000.00	\$ 51,100,000.00	\$ 167,125,000.00
Subtotal:							\$ 16,700,000.00
Provide accessibility and access above and beyond ADA requirements – for parking, sidewalks / streets, bus stops, during and post-construction (D. Jackson)	PUBLIC SAFETY AND WALKABILITY ENHANCEMENTS Partner with the City, via the DDA, to fund streetlights, sidewalks, street trees, improved crosswalks, and road resurfacing. The specific scope of the work and funding commitments shall be set forth in the infrastructure agreement between the DDA and the Developer					\$ 16,700,000.00	
Maintain engagement with NAC and the community through the design and construction process for the buildings and public spaces in the District Detroit (D. Jackson)	CONSTRUCTION IMPACT PLANNING: Hold a construction logistics planning meeting with a NAC Liaison at least 30 days before the start of each project and distribute 2-week construction activity lookaheads to community.						
Plan and implementation of practices to minimize construction impacts, e.g. traffic, dust, rodents, working hours, noise							
Traffic / Transit / Parking							Subtotal: \$ 4,500,000.00
Ensure affordable parking spaces for residents of the affordable units (D. Jackson, H. Williams)	AFFORDABLE PARKING: Upon completion of each residential project and for the 30-year affordability period in the Affordability Agreement, Developer will commit to provide a parking space within the District Detroit at a 50% discount to the monthly parking rate for each affordable unit.		\$ 3,500,000.00				
Comprehensive parking and traffic circulation plan for employees, contractors, vendors, consultants, etc. for District Detroit to minimize the impact of street parking and event traffic in the neighborhoods surrounding the events centers. Plan should also focus on pedestrian safety, specifically along Woodward – to account for the higher density development and the arena / events center. This plan should address both construction and operations of developer and associated companies and be implemented and enforced by the companies. (Essian, Hall, Reid)	DISTRICT DETROIT PARKING PLAN: Within 180 days of the final approval of the TBP, Developer will fund a study to be completed with the City and a NAC Parking Plan Liaison to address resident parking needs during events, and construction. Developer agrees that the Parking Plan will be prepared in coordination with the Traffic Plan.	\$ 175,000.00					
	DISTRICT DETROIT TRAFFIC MANAGEMENT PLAN: Within 180 days of the final approval of the TBP, Developer will fund a traffic plan to be completed with the City and a NAC Traffic Plan Liaison to mitigate the impact of events-related traffic. The District Detroit Traffic Management Plan will be prepared in coordination with the Parking Plan. Agreed upon improvements in infrastructure identified in the Traffic Study shall be included in conjunction with a Site Plan submitted for a Project herein, or by separate permit application with the City, including those improvements being made as part of the Public Space and Roadway Streetscape Improvements contemplated herein.	\$ 175,000.00					
Support residential parking permit districts in Impact Area - include appropriate signage (residents only, handicap, etc)	RESIDENTIAL PERMIT PARKING: City will advance efforts to establish residential permit parking zones in Brush Park						
Offer free or reduced price parking passes for Impact Area residents to help offset the commercial use of the residential parking areas (Hall)							
Ensure sufficient off-street parking for Olympia and Related employees, vendors, contractors during construction, operations, and events. Provide employee shuttles as necessary. Ilitch and Related companies shall monitor and enforce no-street parking for all employees, vendors, and contractors. (C. Jackson)	FREE EMPLOYEE TRANSIT: Partner with Q-Line, MoGo, and D-DOT to provide transit to Developer's employees during the 5 year construction period.		\$ 100,000.00				
	OFF-STREET PARKING FOR CONTRACTORS: Developer will provide sufficient off-street parking for all contractors and sub-contractors during construction period and require their use.						
Provide improved bus stops / shelters post development and ensure that bus stops and transit remain accessible during construction. (Hawring)	BUS SHELTER IMPROVEMENTS: City commits to installing or replacing up to 11 bus shelters on Woodward Avenue between Mack Avenue and Campus Martius by the end of 2024.					\$ 550,000.00	

Section E.

**NAC SUPPORT LETTER AND
DISTRICT DETROIT COMMUNITY BENEFITS
COMMITMENTS (EXHIBIT A)**

March 2nd, 2023

Antoine Bryant
Director of Planning and Development
City of Detroit
2 Woodward, Suite 808
Detroit, MI 48226

Re: Neighborhood Advisory Council Letter of Support for The District Detroit Community Benefits Agreement

Dear Director Bryant:

The District Detroit Neighborhood Advisory Council (the "NAC") was established for the purpose of participating in the Community Benefits Process, as required by the Detroit Community Benefits Ordinance (the "CBO"). Through this public process, the NAC met with representatives of Olympia Development of Michigan and The Related Companies (the "Developer"), City staff, and members of the public to better understand the proposed District Detroit development projects, listen to community concerns, and ultimately provide a list of impacts and community benefit proposals to the development team.

The Developer, Related Olympia Predevelopment Company LLC, is proposing the next phase of development projects in the District Detroit, aimed at attracting talent and driving forward inclusive economic development in the City of Detroit. The proposed projects envision the construction and operation of 10 renovated historic or new projects, including 4 mixed-income residential buildings, 4 commercial office buildings and 2 hotels, along with additional open public and green space. The developments would include integrated parking plans, a projected 1,253,000 square feet of commercial office space, 146,000 square feet of retail space, 467 hotel rooms and 695 residential units. At least 20% of the residential units will be available to rent at rates affordable to those earning no more than 50% of Area Median Income, equivalent to an annual salary of \$35,800 or less for a two-person household.

Beginning with the installation of the NAC members on January 10th, 2023, the City of Detroit Planning and Development Department (PDD) facilitated seven hybrid (in-person at Cass Tech High School with Zoom option for remote attendees) CBO meetings with the NAC and Developer as well as four additional working sessions for NAC members over Zoom. These meetings allowed members of the the NAC to learn about the details of the proposed projects, hear from residents about priorities and concerns for the Impact Area, and engage in extensive dialogue with the Development team about proposed impact mitigations and community benefits. This intensive process has produced one of the most exceptional Community Benefit Agreements

(CBA) in the history of the ordinance. The District Detroit development plan is unique as it included 10 individual proposed projects, thus providing an opportunity for the NAC to negotiate a very extensive agreement that addressed several areas of impact for the surrounding community and the City of Detroit as a whole.

The NAC placed great emphasis on hearing from their neighbors both at the public meetings and through written correspondence. The extensive input we received helped NAC members identify the following focus topics for the Developer to address project impacts and potential benefits: **Housing, Employment, Education & Training, Retail & Local Business Inclusion, Arts & Culture, Green Space, Accessibility, Traffic, Parking & Transit**. The District Detroit NAC and the Developer agreed to very specific and significant agreements across these topics. We are proud that our engagement in the CBO process yielded commitments to initiatives that have been included in previous agreements while going beyond to introduce initiatives having a deeper and more transformative impact. Additionally, the agreement includes many innovative commitments never before included in a Detroit Community Benefits Agreement, including:

1. Acceptance of tenants utilizing Section 8 Vouchers in all Affordable units.
2. Tenant's Right to Renew for all Affordable units.
3. Affordable parking spaces subsidized at 50% discount for all Affordable units.
4. Spending a minimum of \$100 Million of the development budget with Disadvantaged Businesses.
5. Commissioning a study to honor local culture and history as well as a minimum spending commitment to purchase art from local Detroit artists for the projects.
6. A physical space to connect Detroiters to the Developer for housing, job, and business opportunities.
7. Hiring of Accessibility Consultant to ensure all 10 projects meet and exceed ADA requirements.
8. Creation of a Tenant Improvement Fund for Disadvantaged and emerging entrepreneurs renting space in District Detroit properties.
9. Commitment of Developer to partner with local, emerging developers on three new projects within District Detroit.

These commitments along with many others represented in the attached Tier 1 Community Benefits Agreement include progressive provisions that we are confident will result in positive and transformational outcomes for the Impact Area and throughout the larger community. Altogether with this historic District Detroit Community Benefits Agreement, the Developer has committed nearly \$12 million in additional spending to address the NAC identified impacts. This is part of a total package that delivers over \$165 million in benefits for the Impact Area community and the City of Detroit as a whole.

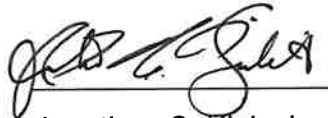
At the final District Detroit CBO meeting on February 21, 2023, the voting members of the NAC voted to accept these historic commitments by the District Detroit developers as described in the attached provision. We the undersigned are pleased to offer this letter of support for the approval of the District Detroit Tier 1 Community Benefits Provision. The NAC looks forward to the completion of all 10 of the envisioned District Detroit projects and the lasting impact of this investment and this historic agreement to our community.

Sincerely,

The District Detroit Neighborhood Advisory Council



Christopher T. Jackson
NAC Chairman



Jonathan C. Kinloch
NAC Parliamentarian

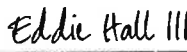
Barbrie Logan
NAC Member




Steven Hawring
Alternate Non-Voting
NAC Member



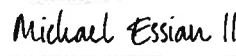
Rogelio Landin
NAC Vice-Chairman

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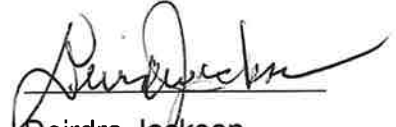
Eddie Hall III
NAC Member

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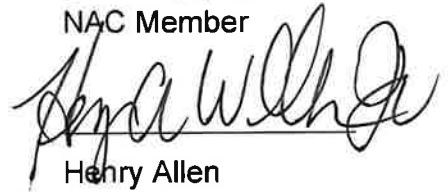
Terrance "T.R." Reid
NAC Member

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Michael Essian II
NAC Secretary



Deirdre Jackson
NAC Member



Henry Allen
Williams Jr
NAC Member

DISTRICT DETROIT – TEN PROPERTY PORTFOLIO

COMMUNITY BENEFITS OBLIGATIONS

I. DEVELOPER COMMITMENTS

The term “Developer” as used herein shall mean, collectively, ODM Real Estate Ventures, LLC, a Michigan limited liability company (“ODM”), Related Detroit, LLC, a Delaware limited liability company (“**Related**”), and Related Olympia Predevelopment Company LLC, a Delaware limited liability company.

A. Affordable Housing.

Affordable Housing Commitment: Developer shall enter into an affordable housing agreement (the “**Affordable Housing Agreement**”) with the City pursuant to which Developer shall lease at least twenty percent (20%) of residential units among the total unit count across the four (4) residential buildings (408 Temple Street, 2250 Woodward Avenue, 2205 Cass Avenue, and 2210 Park Avenue) that are part of the ten (10) property portfolio of proposed developments (the “**District Detroit Development**”) which are included in the Developer’s Transformational Brownfield Plan (“**TBP**”) to individuals and families with incomes of not more than fifty percent (50%) of the median family income for the Detroit-Warren-Livonia Metropolitan Statistical Area as published by HUD, based on family size, for a term of thirty (30) years commencing on completion of the construction or renovation of each such building. Such affordable units shall be similar in unit mix, size, and quality to the market-rate units in such buildings and shall be distributed throughout such buildings (other than 2210 Park Avenue). The penalties for Developer’s failing to meet such affordable housing commitments shall be as provided in the Affordable Housing Agreement.

Tenant Ability to Renew: The Affordable Housing Agreement shall include a covenant that Developer shall not refuse to renew the lease of tenants renting an affordable unit upon the expiration of such tenant’s lease unless good cause exists not to renew the lease.

Acceptance of Section 8 Vouchers: During the thirty (30) year term of the Affordable Housing Agreement, Developer shall not unreasonably refuse to lease a dwelling unit offered for rent or otherwise discriminate in the terms of tenancy because any prospective tenant is the holder of a Certificate of Family Participation or a Voucher under Section 8 of the United States Housing Act of 1937 (42 USC §1437f), or any successor legislation. Such obligation shall be included within the Affordable Housing Agreement.

Parking for Affordable Units: During the thirty (30) year term of the Affordable Housing Agreement, with respect to each residential property, Developer will cause to be made available for lease to the tenants of each affordable unit up to one (1) non-designated parking space per such affordable unit. Such parking space shall be provided within the parking area made available to

all other tenants of such building or at a parking lot or parking structure owned or leased by Developer or an affiliate of Developer within six (6) blocks of such residential building. Developer shall lease or sublease such parking spaces, or cause such parking spaces to be leased, to the tenants of the related affordable unit at a fifty percent (50%) discount to the monthly market parking rate then in effect for such parking lot or parking structure. If the cost of parking is included in the rental rates for a building, then the amount of such cost charged to residents of an affordable unit at such building shall be no more than fifty percent (50%) of the parking costs charged to tenants of market rate units in such building. Such obligation shall be included within the Affordable Housing Agreement.

B. Project Accessibility.

Within ninety (90) days of the final approval of the TBP and continuing during the period that the proposed projects are under construction (the “**Construction Period**”), Developer will hire one or more third-party consultants specializing in (i) compliance with the Americans With Disabilities Act (the “**ADA**”), (ii) universal design for persons with disabilities, and (iii) prevailing best practices for accessibility and visit-ability (the “**Accessibility Consultant(s)**”), to consult on the design of each of the ten proposed projects and related outdoor environments which are part of the District Detroit Development and provide proposals which make the District Detroit Development accessible and usable by persons with disabilities beyond the minimum requirements imposed by the ADA. Developer shall provide a copy of the request for proposals to engage its Accessibility Consultant to the City of Detroit Civil Rights, Inclusion and Opportunity Department (“**CRIO**”) and the Neighborhood Advisory Council for the District Detroit Development (the “**NAC**”) within a reasonable time following Developer’s publication thereof, and shall notify CRIO and the NAC of the identity and qualifications of the Accessibility Consultant selected by Developer within a reasonable time period after Developer hires such Accessibility Consultant. During the period that each District Detroit Development project is under design, prior to the generation of construction drawings, Developer and the Accessibility Consultant shall hold meetings not less than quarterly with a member of the NAC identified to serve as a liaison (the “**NAC Liaison**”) regarding project accessibility and to review design proposals made by the Accessibility Consultant and to allow the NAC Liaison to provide comments on such design proposals. Developer shall use reasonable efforts to implement the design and construction proposals of the Accessibility Consultant, including, but not limited to, (A) constructing at least five percent (5%) of residential units in the District Detroit Development with features that improve the usability and quality of life for persons with disabilities, and (B) designing an additional five percent (5%) of units to be easily convertible to provide additional accessibility features if there is a need for more accessible units at such buildings.

C. Opportunity Connector.

Within ninety (90) days of the final approval of the TBP, Developer will establish an information center (the “**On-Site Opportunity Connector**”) to provide (i) affordable housing information and assistance to prospective residents of the District Detroit Development, and (ii) employment

opportunities related to the construction and post-construction operation and management of District Detroit Development. The On-Site Opportunity Connector will be located in a walk-in location within the area bounded by Martin Luther King Boulevard and Mack Avenue to the north, I-75 and I-375 to the east, Macomb Street, Monroe Street, and Michigan Avenue to the south, and M-10 to the west (the “**Impact Area**”), and shall be appropriately staffed during regular business hours. Developer shall operate such On-Site Opportunity Connector during the Construction Period. Developer shall use the On-Site Opportunity Connector (i) to market affordable residential units at the projects to current low-income Detroit residents, (ii) to advertise available jobs to Detroit residents, and (iii) to assist Detroit residents and Wayne County Community College District (“**WCCCD**”) students in accessing the employment, internship, construction, and cultural opportunities which Developer has committed to in this Agreement.

Developer shall cause its contractors, and shall use reasonable efforts to encourage its commercial tenants, to advertise available job opportunities through the On-Site Opportunity Connector in addition to the other recruiting practice of such contractors and commercial tenants.

D. Employment Programs.

Fast Track Program: Within ninety (90) days of the closing of construction financing for the first building to be constructed as part of the District Detroit Development (currently anticipated to be 2200 Woodward), Developer will create a “Fast Track” training program in collaboration with Detroit at Work and Developer’s general contractors for the District Detroit Development. This Fast Track program will provide paid pre-apprenticeship training, work experience, and skill training to Detroit residents and WCCCD students and will be funded through a \$1,500,000 grant by Developer and its general contractors to the Detroit at Work program and operated by Detroit at Work based on the successful model that has been piloted on other projects in Detroit. The Fast Track Program will also include an Entrepreneurship and Contractor Capacity-Building Training component offered through WCCCD’s Entrepreneurship Training Academy in collaboration with Detroit at Work. The foregoing grant will be funded in five (5) equal annual installments of three hundred thousand dollars (\$300,000) based on the date of the first payment as provided herein.

Grow Detroit’s Young Talent: During the Construction Period, Developer shall participate in the City of Detroit’s Grow Detroit’s Young Talent program to hire Detroit residents between the ages of 16 and 24 for paid summer internships, each providing at least 120 hours of work experience in the fields of property development, management and construction.

Project Destined: During the Construction Period, Developer will sponsor internships for Detroit Public Schools Community District (“**DPSCD**”) students, Wayne State University students, WCCCD students, and Detroit residents matriculating at a college or university who graduated from a high school in Detroit in its real estate development training program through Project Destined.

Additional Internships/Apprenticeships: During the Construction Period, in addition to participation in the Grow Detroit's Young Talent and Project Destined programs, Developer shall use reasonable efforts to create additional internship and apprenticeship opportunities at ODM and Related, and encourage commercial tenants of the District Detroit Development to create similar internship and apprenticeship opportunities. Such commitment shall include a total of at least ten (10) openings annually for Detroit residents who graduated from Michigan colleges, or who are non-traditional students and/or people returning to the workforce, for five (5) consecutive years, in a comprehensive real estate development learning experience. The offerings shall include, but not be limited to, relevant inter-discipline instruction in marketing, property management, finance, accounting, hospitality, human resource management, information technology, and/or entertainment.

Within thirty (30) days of the end of each calendar year during the Construction Period, Developer will provide a report to CRIO summarizing the number of and nature of such internships required to be provided pursuant to this agreement.

Career Pathway Education: During the Construction Period, Developer will encourage the University of Michigan to provide programs at the University of Michigan Center for Innovation - Detroit to provide career exposure opportunities, including, but not limited to, hosting guest speakers, field trips, internships, and work-based learning experiences, to DPSCD high school students and WCCCD students. Developer shall provide CRIO a bi-annual summary of opportunities that the University of Michigan Center for Innovation – Detroit has developed for DPSCD and WCCCD students within thirty (30) days of the end of June and December each calendar year.

E. Policies to Reduce Barriers to Employment.

Non-discrimination for Marijuana Use: As part of Developer's hiring practices, Developer will not perform drug tests for marijuana or other substances which are legal in the State of Michigan, except where required by work rules or union policy.

Second Chance for Persons with Prior Convictions: Developer will not inquire or consider the criminal convictions of an applicant to be an employee of Developer until Developer interviews the applicant or determines that the applicant is qualified.

Developer shall certify compliance with the foregoing employment policies within thirty (30) days of the end of each calendar year during the Construction Period to CRIO.

F. Construction and Hiring Practices.

Recruitment Consultant: Within ninety (90) days of the final approval of the TBP, and continuing during the Construction Period, the Developer shall hire an experienced minority business

recruitment consultant (the “**Recruitment Consultant**”). Such Recruitment Consultant shall have a proven ten-year track record that (i) demonstrates success in identifying, recruiting, and driving major project inclusion of minority-owned small and medium sized businesses, (ii) demonstrates familiarity with all federal and State of Michigan minority-owned business inclusion programs, and (iii) demonstrates familiarity with the minority business inclusion programs administered by the three casinos and other major employers in the City of Detroit. Connectivity to and or familiarity with organizations such as the Michigan Minority Supplier Development Council and the Michigan Minority Contractors’ Council is preferred. Developer will provide a copy of the request for proposals to engage its Recruitment Consultant to CRIO and the NAC within a reasonable time following Developer’s publication thereof, and shall notify CRIO and the NAC of the identity and qualifications of the Recruitment Consultant selected by Developer within a reasonable time period after Developer hires such Recruitment Consultant

Compliance with Executive Order: In furtherance of Developer’s compliance with City of Detroit Executive Order 2021-02 dated April 14, 2021, Developer will require all general contractors to lay out project-specific plans to meet the requirements of Executive Order 2021-02. Developer, with the help and consultation of the Recruitment Consultant, shall implement policies to prioritize contracts with contractors and subcontractors who demonstrate an ability to meet the Workforce Target (as defined in Executive Order 2021-02).

Detroit at Work: Developer shall partner with the City of Detroit’s Detroit at Work program to hire qualified Detroit residents for available job opportunities related to the construction, development, management and operation of the District Detroit Development projects. Developer shall use good faith, reasonable efforts to cause its contractors to hire qualified Detroit residents through the Detroit at Work program.

Council on Construction Operations: Within ninety (90) days of construction commencement on the first of the District Detroit Development projects to break ground, Developer, with the help and consultation of the Recruitment Consultant, shall cause its general contractor to create and implement a Council on Construction Operations (COCO) or similar program to increase retention of diverse construction employment through site professionalism and equity, diversity and inclusion policies and practices, and provide referrals to providers of “wraparound” services (e.g. mental health, counseling, or substance abuse services) to employees. Developer shall cause the Recruitment Consultant to provide continued oversight and proposals for the improvement of the COCO or similar program.

Detroit-Based Business Spend: Developer shall have a target to procure, or cause to be procured, one hundred million dollars (\$100,000,000) of goods and services from disadvantaged businesses, Detroit-Based Businesses, Detroit Based Small Businesses, Detroit Headquartered Businesses and Detroit-Resident Businesses, each of the foregoing capitalized terms having the same definition as in Chapter 23 of the 2019 Detroit City Code, and being certified by CRIO.

Small Business Bond Fund: Developer shall establish a bond fund of one million five hundred thousand dollars (\$1,500,000) (the “**Small Business Bond Fund**”) which shall be made available to general construction businesses and specialty construction businesses which are a Small-Business Concerns (as defined in Chapter 23 of the 2019 Detroit City Code) to pay for the up-front costs of such businesses to obtain required payment and performance bonds and other up-front construction costs. No later than thirty (30) days after the closing of the construction financing of each project in the District Detroit Development, Developer will sufficiently fund the Small Business Bond Fund on a pro-rata basis as determined by the anticipated hard construction costs of each project.

Contractor Fair; Encouragement of Joint Ventures: Developer and the Recruitment Consultant shall coordinate with the City of Detroit to host a contractor opportunity fair and information session at least one-hundred twenty (120) days prior to the commencement of construction on each District Detroit Development project, or as soon as reasonably practicable for projects which such one-hundred twenty (120) day time frame has already lapsed, to permit Detroit-Based Businesses, Detroit Based Small Businesses, Detroit Headquartered Businesses, Detroit-Resident Businesses an opportunity to learn of and bid on construction and skilled trade work for such project, and to encourage joint ventures involving such businesses to provide needed construction and skilled trade work.

Within thirty (30) days of the end of June and December each calendar year during the Construction Period, Developer and the Recruitment Consultant shall deliver a report to CRIO describing the Developer’s compliance with each of the foregoing requirements.

G. Construction Notices.

At least thirty (30) days prior to the commencement of construction on each of the District Detroit Development projects, Developer will host a meeting open to the public detailing Developer’s proposed construction logistics for such project. Developer shall notify the NAC and the City of the date and time of such meeting at least fifteen (15) days in advance. Every two (2) weeks during the Construction Period, Developer will deliver to the NAC and post online on Developer’s website a construction activity lookahead schedule. During the Construction Period, Developer shall maintain a telephone hotline number and e-mail address at which residents of the surrounding community can notify Developer of any construction-related concerns. Developer will post or display such phone number and e-mail address at visible locations at each construction site while construction is ongoing. Developer shall use good-faith, reasonable efforts to address the legitimate construction-related concerns of residents received by Developer. Developer will provide appropriate signage and wayfinding directions for any bus stops or other transportation infrastructure that is temporarily relocated as a result of Developer’s construction.

H. Retail Business Operation.

Tenant Improvement Fund for Detroit Businesses:

Developer shall establish a one million dollar (\$1,000,000) fund (the “**Detroit TI Fund**”) to pay for tenant improvement costs of businesses that are disadvantaged businesses and Detroit-Based Businesses, Detroit Based Small Businesses, Detroit Headquartered Businesses, or Detroit-Resident Businesses, as certified by CRIO. Funds from the Detroit TI Fund will be made available by Developer for each building on a pro-rata basis of the proposed retail square footage at the time of the respective building’s issuance of a Temporary Certificate of Occupancy.

Commercial Tenant Participation in Detroit at Work: Developer shall encourage its commercial tenants to hire qualified Detroit residents for available jobs, internships and/or apprenticeships through Detroit at Work.

Within thirty (30) days of the end of June and December each calendar year during the Construction Period, Developer shall deliver a report to CRIO describing the Developer’s compliance with each of the foregoing requirements.

I. Co-Development Program.

Within one (1) year of the final approval of the TBP, ODM will issue requests for proposals (“**RFPs**”) for the development of at least three (3) sites currently owned by ODM within the Impact Area. Such RFPs shall be designed to create opportunities for emerging developers who are disadvantaged businesses or Detroit-Based Businesses, Detroit Headquartered Businesses, and Detroit Resident Businesses to participate in the development of such sites through a joint venture with ODM that is fair and commercially reasonable to such co-developer. Developer shall provide a copy of such RFPs to CRIO and the NAC upon publication thereof. ODM shall thereafter use reasonable efforts to enter into an appropriate joint venture agreement with qualified co-developers which responded to such RFPs within two (2) years of the closing of the RFPs.

J. Plazas and Greenspace.

Columbia Street Plaza and Community Outreach: Simultaneously with the construction of planned projects at 2200 and 2250 Woodward Avenue, Developer shall build, and thereafter maintain, an approximately thirty thousand (30,000) square foot, first class community plaza along the former Columbia Street, from Woodward Avenue to Witherell Street (the “**Columbia Street Plaza**”). The Columbia Street Plaza shall, except in the case of special events, be free and open to the public. Developer shall host at least two meetings open to the public regarding the proposed design of the Columbia Street Plaza to solicit community feedback within one hundred eighty (180) days of final approval of the TBP. Developer shall provide notice to the City Planning and Development Department and the NAC at least fifteen (15) days prior to such planned meetings.

M Block Plaza and Community Outreach: On or before the completion of construction of the third building located on the block bounded by Cass Avenue, West Elizabeth Street, West Adams Avenue, and Grand River Avenue (the “**M Block**”), Developer shall construct an approximately

twenty thousand (20,000) square foot, first class green space in the M Block (the “**M Block Green Space**”). The M Block Green Space shall, except in the case of special events, be free and open to the public. Developer will host at least two meetings open to the public regarding the proposed design of the M Block Green Space to solicit community feedback within eighteen (18) months of final approval of the TBP. Developer shall provide notice to the City Planning and Development Department and the NAC at least fifteen (15) days prior to such planned meetings.

Developer shall spend at least eight million dollars (\$8,000,000) of the infrastructure reimbursement funds provided by the Downtown Development Authority (“**DDA**”) on the design and construction costs of the Columbia Street Plaza and the M Block Green Space and related improvements in on-site and adjacent infrastructure, right-of-ways, and utilities.

Events at Columbia Street Plaza: For a ten (10) year period following the completion of construction of the Columbia Street Plaza, Developer shall spend or cause to be spent at least \$250,000 per year to host events at the Columbia Street Plaza that are free to the public and are timed to complement other cultural celebrations and public initiatives in the City of Detroit. Developer shall use good faith efforts to encourage and permit local artists and entertainers to perform at such events.

Grant for John R. Watson Park: Within thirty (30) days of Developer closing on its construction financing for the renovation of the Detroit Life Building at 2210 Park Avenue, Developer will make a grant of two hundred thousand dollars (\$200,000) to the City of Detroit to be used for renovations of the John R. Watson Park.

Design Study for Cass Park and Community Outreach: Within thirty (30) days of Developer closing on its construction financing for the American Hotel Project at 408 Temple Street, Developer will commission a study, and fund such study up to one hundred thousand dollars (\$100,000), for the redesign and redevelopment of Cass Park. Such study shall be conducted in cooperation with the City of Detroit General Services Department and shall include at least two (2) public meetings to solicit community input. Following completion of such study, Developer shall work with the City of Detroit to identify and raise appropriate funding for redevelopment of Cass Park, provided that the foregoing is not a commitment of Developer to provide funds for such redevelopment.

K. Public Space and Roadway Improvements.

Grant for I-75 Overpass Study: Developer will provide a grant of funds matching dollar-for-dollar any grant (up to four hundred thousand dollars (\$400,000)) received by the City of Detroit, the Downtown Development Partnership, or other entity focused on development in downtown Detroit from the U.S. Department of Transportation to study or construct a predestination and green space overpass above I-75 between John R. Street and Cass Avenue. Such grant funds shall be made available to such entity within one (1) year of the award of such U.S. Department of Transportation grant.

Roadway and Streetscape Improvements: As part of the District Detroit Development, Developer shall construct roadway improvement including streetlights, improved crosswalks, and road resurfacing (“**Roadway Improvements**”) and streetscape improvements including street-level trees, protected sidewalks, street-level furniture, and landscaping (“**Streetscape Improvements**”) to improve public safety and street amenities in the Impact Area. The details of such Roadway Improvements and Streetscape Improvements shall be specified in the infrastructure agreement to be entered into by the Developer and the Downtown Development Authority. Developer, with the help and consultation of the Accessibility Consultant, shall ensure that all roadways and streetscapes are constructed in a manner that is accessible to persons with disabilities and consistent with universal design best practices. Developer shall spend at least eleven million dollars (\$11,000,000) of the infrastructure reimbursement funds provided by the DDA on the design and construction of the Roadway Improvements and related improvements in infrastructure, right-of-ways and utilities. Developer shall spend at least five million dollars (\$5,000,000) of the infrastructure reimbursement funds provided by the DDA on the design and construction of the Streetscape Improvements and related improvements in infrastructure, right-of-ways and utilities.

L. Arts and Culture.

Neighborhood History Study and Report: Within one (1) year of the final approval of the TBP, Developer will commission a study, and fund such study with a grant of at least fifty thousand dollars (\$50,000), to research, document, and memorialize the history of Detroiters in the Brush Park, Paradise Valley, Cass Corridor, Black Bottom and Cass Park neighborhoods. Such study shall be commissioned from local non-profit, historical, or educational institution using a competitive proposal process intended to involve a diverse group of voices and perspectives in such study. Developer shall involve the City of Detroit Office of Arts, Culture, and Entrepreneurship (“**ACE**”) and a NAC Liaison to assist in creating the study proposal and to select the entity or entities from whom such study is commissioned. The results of such study shall be delivered to the City and to the NAC, and be made freely available online to the public. Developer will work with a NAC Liaison to coordinate and determine the appropriate number of and location of markers memorializing the history of the Brush Park, Paradise Valley, Cass Corridor, Black Bottom and Cass Park neighborhoods, consistent with the results of the neighborhood history study, the costs of which markers are included a part of Developer’s construction budgets.

Local Art Commitment: As projects are completed, but not later than five (5) years after the final approval of the TBP, Developer shall spend a minimum of five hundred thousand dollars (\$500,000), representing a portion Developer’s budget for art and decoration of the proposed projects, to purchase and display art in public areas of the District Detroit Development projects or in exterior plazas constructed as part of the District Detroit Development that (i) is created by current or former Detroit residents, including, but not limited to DPSCD students, and/or (ii) recognizes and memorializes the history of Detroiters in the Brush Park, Paradise Valley, Cass Corridor, Black Bottom and Cass Park neighborhoods. Developer shall work with ACE, local galleries and the local third-party experts to curate such art.

M. Contribution to Cass Technical High School.

Developer shall make two grant contributions, each in the amount of five hundred thousand dollars (\$500,000), to Detroit Public Schools Foundation (“**DPSF**”) for improvements to the athletic facilities at Cass Technical High School. One grant shall be made by Developer to DPSF within thirty (30) days of Developer closing on its construction financing for the construction of the Little Caesars Arena Hotel at 2455 Woodard Avenue. The other grant shall be made by Developer to DPSF upon within thirty (30) days of Developer closing on its construction financing for the renovation of the Fox Theater office building at 2211 Woodard Avenue into a hotel.

N. Parking and Traffic

Parking Plan: Developer shall work jointly with the City to develop a parking plan (the “**Parking Plan**”) within one hundred eighty (180) days of the final approval of the TBP, which Parking Plan shall seek to address the parking needs of neighborhood residents, the District Detroit Development projects (both during and after construction), and events-related parking demand for entertainment facilities within the Impact Area, namely the Little Caesars Arena, Comerica Park and Ford Field. As part of such Parking Plan, Developer shall commission a study, and fund such study up to \$100,000, to investigate and design solutions to parking concerns within the Impact Area. Developer and the City shall involve a NAC Liaison in development of the Parking Plan to advise on the needs of neighborhood residents and shall conduct monthly meetings which the NAC Liaison will be invited to during the development of such Parking Plan.

Traffic Plan: Developer shall work jointly with the City to develop a traffic management plan (the “**Traffic Plan**”) within one hundred eighty (180) days of the final approval of the TBP, which Traffic Plan shall seek to address the traffic impacts of the District Detroit Development projects (both during and after construction), and events-related traffic at entertainment facilities within the impact area, namely the Little Caesars Arena, Comerica Park, and Ford Field. The Traffic Plan will also focus on pedestrian safety and mitigating the impacts of events-related traffic routing on area residents and businesses. As part of such Traffic Plan, Developer shall commission a study, and fund such study up to \$100,000, to investigate and design solutions to traffic concerns within the impact area. Developer and the City shall involve a NAC Liaison in development of the Traffic Plan to advise on the needs of neighborhood residents and shall conduct monthly meetings which the NAC Liaison will be invited to during the development of such Traffic Plan.

Encouragement of Mass Transit Options: During the Construction Period, Developer will reimburse its employees who utilize mass transit or bike sharing (including the Q-Line, MoGo, D-DOT busses, and SMART Busses) to commute to and from work for such employees’ costs to use such services.

Off-Street Parking for Contractors: During the Construction Period, Developer will provide, or cause to be provided, off-street parking to all contractors and subcontractors and their respective

employees. Developer will prohibit on-street parking by such contractors and subcontractors, and shall cause such contractors and subcontractors to park in the provided off-street parking, except to the extent necessary for loading and unloading equipment and materials.

II. CITY OF DETROIT COMMITMENTS

Motor City Match: The City shall direct the Detroit Economic Growth Corporation, for a period of not less than five (5) years after final approval of the TBP, to support small businesses located within or attempting entrance into the Impact Area (i) by providing technical assistance through the by District Business Liaisons and the Motor City Match program, including both quarterly workshops focused on retail and restaurants to highlight best practices, address regulatory challenges, and help program participants access funding as well as technical assistance awards, and (ii) by funding, through Motor City Match, at least one Motor City Match cash award for a business located or locating within the Impact Area in each of the remaining rounds funded by American Rescue Plan Act dollars.

Renovation of John R. Watson Park: The City of Detroit will construct landscaping and public improvements at the John R. Watson Park in the amount of approximately one million dollars (\$1,000,000) (including eight hundred thousand dollars (\$800,000) budgeted for the renovation of John R. Watson Park from GSD's budget and the two hundred thousand dollar (\$200,000) contribution from Developer required herein). The City shall meet with interested neighborhood residents, including, but not limited to, the Brush Park Community Development Corporation and the NAC to review plans for the park renovation prior to commencing construction of such park improvements.

Brush Park Resident Permit Parking: Subject to the consideration and approval of the Detroit City Council, the City will advance current efforts to study and establish residential permit parking zones in the Brush Park neighborhood. If the City Council has not passed a resolution to establish residential permit parking in the Brush Park neighborhood by the time Developer and the City present the Parking Plan to the NAC, the Parking Plan will make a recommendation as to whether such residential permit parking zones should be authorized.

Bus Shelter Renovations: The City will install or replace up to eleven (11) bus shelters on Woodward Avenue between Mack Avenue and Campus Martius by the end of the 2024 calendar year. All such bus shelters shall be compliant with the ADA.

Appendix 1.

COMMUNITY BENEFITS ORDINANCE NO. 2021-4

NOTICE OF ENACTMENT

TO: THE PEOPLE OF THE CITY OF DETROIT, MICHIGAN

On November 23, 2021, the City Council passed the following ordinance:

ORDINANCE NO. 2021-4**CHAPTER 12
ARTICLE VIII**

AN ORDINANCE to amend Chapter 12 of the 2019 Detroit City Code, *Community Development*, by amending Article VIII, *Community Benefits*, by amending Section 12-8-2, *Definitions*, to add a representative from the Legislative Policy Division and the Neighborhood Advisory Council to the definition of the Enforcement Committee; and Section 12-8-3, *Tier 1 Projects*, to add additional provisions to the Community Engagement Process for Public Meeting, to add additional provisions to the requirements related to the Neighborhood Advisory Council, to add additional provisions to the Community Benefits Report, to provide additional provisions to the Enforcement Committee, and to make other technical amendments.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

Section 1. Chapter 12 of the 2019 Detroit City Code, *Community Development*, Article VIII, *Community Benefits*, be amended by amending Section 12-8-2 and Section 12-8-3, to read as follows:

**CHAPTER 12. COMMUNITY DEVELOPMENT
ARTICLE VIII. COMMUNITY BENEFITS****Sec. 12-8-2. Definitions.**

Community Benefits Provision means the agreement made by and between the Planning Director and the developer which specifically addresses the issues raised by the Neighborhood Advisory Council.

Enforcement Committee means a committee led by the Corporation Counsel and composed of representatives from the Planning and Development Department, Law Department, Human Rights Department, the Legislative Policy Division, relevant City departments as determined by the Planning Director, and a member of the respective Neighborhood Advisory Council as a non-voting member.

Impact area means an area determined by the Planning Director that includes all census tracts or census block groups in which the Tier 1 Project is located, and any other areas as determined by the Planning Director.

Planning Director means the Director of the City of Detroit Planning and Development Department, or a member of the Planning Director's staff working on behalf of the Planning Director.

Tier 1 Development Project means a development project in the City that is expected to incur the investment of \$75,000,000.00 or more during the construction of facilities, or to begin or expand operations or renovate structures, where the developer of the project is negotiating public support for investment in one or both of the following forms:

(1) Any transfer to the developer of City-owned land parcels that have a cumulative market value of \$1,000,000.00 or more, as determined by the City Assessor or independent appraisal, without open bidding and priced below market rates where allowed by law; or

(2) Provision or approval by the City of tax abatements or other tax breaks that abate more than \$1,000,000.00 of City taxes over the term of the abatement that inure directly to the developer, but not including Neighborhood Enterprise Zone tax abatements.

Tier 2 Development Project means a development project in the City that does not qualify as a Tier 1 Project and is exposed to incur the investment of \$3,000,000.00 or more, during the construction of facilities, or to begin or expand operations or renovate structures, where the developer is negotiating public support for investment in one or both of the following forms:

(1) Land transfers that have a cumulative market value of \$300,000.00 or more, as determined by the City Assessor or independent appraisal, without open bidding and priced below market rates; or

(2) Tax abatements that abate more than \$300,000.00 of City taxes over the term of the abatement that inure directly to the developer, but not including Neighborhood Enterprise Zone tax abatements.

Sec. 12-8-3. Tier 1 Projects.

(a) *Community Engagement Process for Public Meeting.*

(1) Prior to submitting to City Council a request for approval of Land transfers or Tax abatements related to a Tier 1 Project, the Planning Director shall hold no fewer than five public meetings, subsequent to the seating of the Neighborhood Advisory Council, in the impact area as defined in Section 12-8-2 of this Code, unless a majority of the Neighborhood Advisory Council vote to waive one or more of the required meetings.

(2) The City Clerk shall forward notice of the first public meeting via First Class Mail no less than ten days before such meeting to all City of Detroit residents within 300 radial feet of the Tier 1 Project Impact Area. The notice shall include:

a. The time, date and location of the public meeting;

b. General information about the Tier 1 Project;

c. A description of the impact area and the location of the Tier 1 Project; and

d. Information related to potential impacts of the Tier 1 Project and possible mitigation strategies.

(3) In addition to the notice requirement contained in Subsection (a) (2) of this section, the Planning Director shall work with the District Council Member or Members representing the district or districts where the Tier 1 Project is located and at least one At-large Council Member to ensure that local residents, businesses, and organizations, especially those located in the impact area and those expected to be directly impacted by the Tier 1 project are informed of the public meeting.

(4) At the first public meeting, which shall allow for questions from the community, the Planning Director will present the Community Benefits Ordinance process in detail, which shall include but not be limited to, information on the following:

a. General information about the Tier 1 Project and the manner in which the Tier 1 Project is anticipated to impact the local community;

b. Preliminarily identified measures by which the developer and the Planning Director plan to address or mitigate anticipated negative impacts of the Tier 1 Project;

c. Manner in which the Neighborhood Advisory Council fits within the broader Community Benefits Ordinance process;

b. Responsibilities of the Neighborhood Advisory Council;

c. Proposed timeline for the Neighborhood Advisory Council meetings;

d. Outcomes and best practices utilized by previous Neighborhood Advisory Councils;

(5) City Council shall appoint a liaison from the Legislative Policy Division to monitor the community engagement process and provide updates to the City Council.

(6) The Planning Director shall provide notice to the liaison of all upcoming meetings and activities associated with the community engagement process related to the Tier 1 Project.

(b) Neighborhood Advisory Council.

(1) The Planning Director will accept nominations to the Neighborhood Advisory Council from any person that resides in the impact area.

(2) All residents over the age of 18 that reside in the impact area are eligible for nomination, provided that, any person who is an agent, employee, or official of the developer, or an employee of a City department or authority directly involved in the development, must disclose such relationship prior to the selection of the Neighborhood Advisory Council members, provided that if a conflict exists, the person is prohibited from serving on the Neighborhood Advisory Council. A conflict of interest for this purpose means any financial interest held personally or by an immediate family member in the Tier 1 Development Project developer entity.

(3) The Neighborhood Advisory Council shall consist of nine members who are selected as follows:

a. Two Members selected by residents of the impact area chosen from the resident nominated candidates;

b. Four Members selected by the Planning Director from the resident nominated candidates, with preference given to individuals the Planning Director expects to be directly impacted by the Tier 1 Project;

c. One Member selected by the Council Member in whose district contains the largest portion of the impact area from the resident nominated candidates; and

d. One Member selected by each of the At-Large Council Members from the resident nominated candidates.

(4) If the Planning Director receives less than nine nominations, the Planning Director may seek out additional nominations from individuals that live outside the impact area but within the City Council district or districts where the Tier 1 Project is located.

(5) All actions of the Neighborhood Advisory Council may be taken with the consent of a majority of Neighborhood Advisory Council members serving.

(6) Unless advance written notice, including electronic transmission, is provided to the Neighborhood Advisory Council, attendance is mandatory for members at all meetings.

(7) Should any Neighborhood Advisory Council Member miss more than one meeting, a permanent replacement may be appointed by, and at the discretion of, the Neighborhood Advisory Council.

(c) Distribution of essential information.

(1) The Planning Department and the Detroit Economic Growth Corporation shall provide all essential documents to the Neighborhood Advisory Council Members, all City Council Members in whose district the development takes place, and the At-Large City Council Members as follows:

a. Documents shall be provided within 72 hours of the selection of the Neighborhood Advisory Council;

b. Documents shall include:

i. A copy of the current Community Benefits Ordinance;

ii. All development agreements between the City and the respective developer;

iii. Projected revenue from the development;

iv. The developer's RFP response;

v. All renderings related to the project;

vi. The But/For economic analysis conducted by the Detroit Economic Growth Corporation;

vii. All environmental studies completed on the respective property; and

viii. Documents related to Brownfield funding.

(d) Engagement with developer.

(1) In addition to the meeting requirement in Subsection (a)(1) of this section, the Planning Director shall facilitate at least one meeting between the Neighborhood Advisory Council and the developer to allow the Neighborhood Advisory Council to learn more details about the project and to provide an opportunity for the Neighborhood Advisory Council to make developer aware of concerns raised by the Neighborhood Advisory Council.

(2) City Council by a two-thirds vote of members present or the Planning Director may facilitate meetings which the developer, or the developer's designee, shall participate in as directed.

(3) As part of community engagement the developer, or their designee, shall be required to meet as directed.

(e) Community Benefits Report.

(1) The Planning Director shall provide a Community Benefits Report to City Council regarding the Tier 1 Project prior to the request for any approvals related to the Tier 1 Project.

(2) The Community Benefits Report shall contain:

a. A detailed account of how notice was provided to organize the public meeting;

b. A list of the Neighborhood Advisory Council members, and how they were selected;

c. An itemized list of the concerns raised by the Neighborhood Advisory Council;

d. A method for addressing each of the concerns raised by the Neighborhood Advisory Council, or why a particular concern will not be addressed; and

e. A detailed list of community outreach strategies, inclusive of a language access plan, that have been used to solicit and record feedback.

(3) The Planning Director, where possible, shall provide a copy of the Community Benefits Report to the Neighborhood Advisory Council prior to submission to City Council, said Neighborhood Advisory Council shall have at least one week to review the Community Benefits Agreement prior to receiving a request from the City to either vote to approve or sign letter in support of the proposed benefits, provided that, if a majority of the Neighborhood Advisory Council votes against the proposal, then additional time shall be provided for discussion and negotiation.

(4) To ensure an expeditious community engagement process, the Planning Director, where possible, shall submit the initial Community Benefits Report within six weeks from the date the notice is sent of the public meeting.

(5) The Planning Director shall work with City Council to assure that, to the maximum extent possible, all of the approvals required of City Council may be considered simultaneously and subject to one approval vote.

(6) The Planning Director shall work with other City departments to facilitate that Tier 1 Projects receive expedited City-required approvals.

(f) Development Agreement.

(1) All development agreements made between the developer and the City related to the land transfers or tax abatements associated with a Tier 1 Project shall include the Community Benefits Provision, which shall include:

a. Enforcement mechanisms for failure to adhere to Community Benefits Provision, that may include but are not limited to, clawback of City-provided benefits, revocation of land transfers or land sales, debarment provisions and proportionate penalties and fees; and

b. The procedure for community members to report violations of the Community Benefits Provision to the Neighborhood Advisory Council;

c. The length of time that Annual Compliance Reports as outlined in Subsection (g)(2) of this section, are required to be submitted; and

d. Continued community engagement or community meeting requirements.

(2) The developer shall not be required to enter into a legally binding agreement with any individual or organization other than the City for the express purpose of fulfilling the requirements of this ordinance or other City-mandated community engagement processes.

(3) The developer may voluntarily enter into any contract or agreement related to the Tier 1 Project that does not pose a conflict of interest with the City.

(g) Enforcement.

(1) An Enforcement Committee shall be established to monitor Tier 1 Projects.

a. The Enforcement Committee shall be comprised of, at minimum, the following four individuals:

i. Corporation Council for the City of Detroit; or their designee;

ii. A representative from the Planning and Development Department;

iii. A representative from the Law Department;

iv. A representative from the Human Rights Department;

v. A representative from the Legislative Policy Division; and

vi. A member from the respective Neighborhood Advisory Council as a non-voting member.

b. In addition to the members of the Enforcement Committee as identified in Subsection (1)a of this section, the Planning Director may require that other departments participate in the Enforcement Committee as needed.

(2) The Enforcement Committee shall provide a biannual compliance report to the City Council and the Neighborhood Advisory Council for the time period identified in the Community Benefits Provision.

(3) The Planning Director shall facilitate at least one meeting per calendar year between the Neighborhood Advisory Council and the developer to discuss the status of the Tier 1 Project for the time period identified in the Community Benefits Provision.

(4) The Neighborhood Advisory Council shall review any allegations of violations of the Community Benefits Provision provided to it by the community, and may report violations to the Enforcement Committee in writing.

(5) Upon receipt of written notification of allegations of violation from the Neighborhood Advisory Council, the Enforcement Committee shall investigate such allegations and shall present their written findings to the Neighborhood Advisory Council based upon the following:

a. Whether the developer is in compliance with the Community Benefits Provision; and

b. How the Community Benefits Provision will be enforced or how violations will be mitigated.

(6) The findings of the Enforcement Committee shall be presented to the Neighborhood Advisory Council no later than 21 days from the date the violations were reported to the Enforcement Committee, unless the need for additional time is reported to City Council and the Neighborhood Advisory Council within the original 21-day time frame.

(6) The findings of the Enforcement Committee shall be presented to the Neighborhood Advisory Council no later than 21 days from the date the violations were reported to the Enforcement Committee, unless the need for additional time is reported to City Council and the Neighborhood Advisory Council within the original 21-day time frame.

(7) If the Neighborhood Advisory Council disagrees with the findings of the Enforcement Committee or determines that the Enforcement Committee is not diligently pursuing the enforcement or mitigation steps outlined in its findings, the Neighborhood Advisory Council may send notice to the Enforcement Committee, and the Enforcement Committee shall have 14 days from receipt of notice to respond to the concerns outlined.

(8) If the Neighborhood Advisory Council is not satisfied with the Enforcement Committee's response, the Neighborhood Advisory Council may petition the City Clerk and request that City Council schedule a hearing with opportunity for both the Enforcement Committee and the Neighborhood Advisory Council to present information related to the alleged violations of the Community Benefits Provision and any enforcement or mitigation efforts that have occurred.

(9) If City Council elects to hold a hearing, or based upon the written information submitted, City Council shall determine whether the Enforcement Committee has made reasonable efforts to ensure that the developer has complied with the Community Benefits Provision.

a. If City Council determines that the Enforcement Committee has made reasonable efforts, City Council shall notify the Neighborhood Advisory Council and the Enforcement steps that need to be taken to comply with the Community Benefits Provision.

i. The Enforcement Committee shall provide City Council and the Neighborhood Advisory Council monthly updates on compliance actions until City Council adopts a resolution declaring that the developer is in compliance with the Community Benefits Provision or has taken adequate steps to mitigate violations.

ii. City Council may hold additional hearings related to enforcement of the Community Benefits Provision as needed.

Sec. 12-8-4. Tier 2 Projects.

(a) Developers shall:

(1) Partner with the City, and when appropriate, a workforce development agency to promote the hiring, training and employability of Detroit residents consistent with State and Federal Law.

(2) Partner with the Planning Director to address and mitigate negative impact that the Tier 2 Project may have on the community and local residents.

(b) The Developer's commitment as identified in Subsection (a) of this section shall be included in the development agreements related to any land transfers or tax abatements associated with the Tier 2 Project for which the Developer seeks approval.

Section 12-8-5. Exemptions.

The requirements of this ordinance may be waived by resolution of the City Council upon submission by either the Planning Director or the Developer identifying reasons that the requirements of this ordinance are impractical or infeasible and identifying how the Developer will otherwise provide community benefits.

Section 2. This ordinance is declared necessary to preserve the public peace, health, safety, and welfare of the People of the City of Detroit.

Section 3. All ordinances, or parts of ordinances, that conflict with this ordinance are repealed.

Section 4. In the event this ordinance is passed by two-thirds majority of City Council Members serving, it shall be given immediate effect and become effective upon publication in accordance with Section 4-118 of the 2012 Detroit City Charter. Where this ordinance is passed by less than two-thirds majority of City Council Members serving, it shall become effective on the 30th day after enactment, or on the first business day thereafter, in accordance with Section 4-118 of the 2012 Detroit City Charter.

(J.C.C. Page): October 19, 2021
 Passed: November 23, 2021
 Approved: November 29, 2021
 December 8, 2021
 Effective: December 8, 2021

JANICE M. WINFREY
 City Clerk

Appendix 2.

LEGAL MEETING NOTICE

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

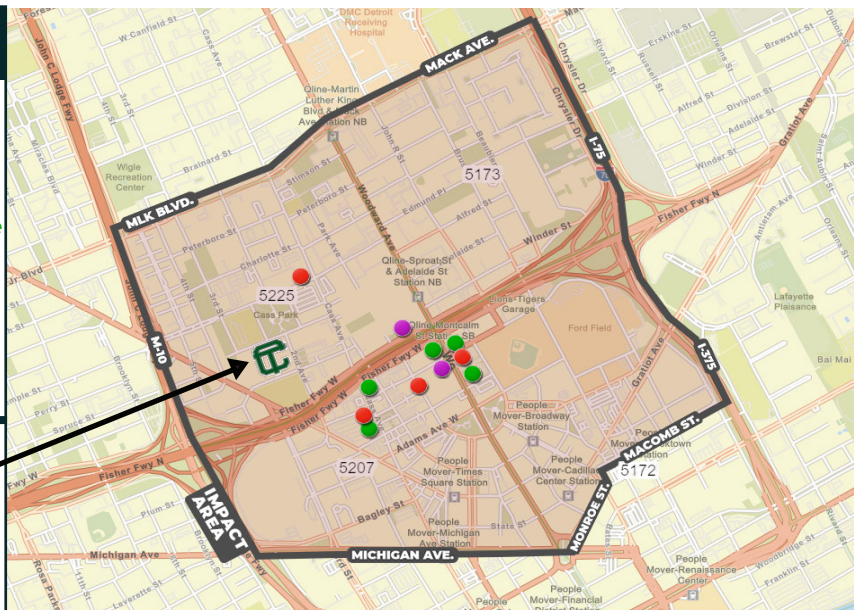
TUESDAY DECEMBER 6TH, 2022 AT 6:00PM
ELECTION OF TWO (2) NEIGHBORHOOD ADVISORY
COUNCIL (NAC) MEMBERS BY RESIDENTS
**ONLY IMPACT AREA RESIDENTS ATTENDING
IN PERSON MEETING MAY VOTE**

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

PLEASE READ THIS IMPORTANT NOTICE FOR INFORMATION ABOUT COMMUNITY BENEFITS AND OTHER IMPACTS THAT MAY AFFECT YOU

WHAT IS DETROIT'S COMMUNITY BENEFIT ORDINANCE?

The Community Benefits Ordinance (ORDINANCE NO. 2021-4) is a law that requires developers to proactively engage with the community to identify community benefits and address potential impacts of certain development projects. The ordinance was approved by Detroit voters in 2016 and amended by Detroit City Council in 2021.

The project's Impact Area (see map) was determined by the Planning & Development Department. A nine (9) member Neighborhood Advisory Council (NAC) will be established for this community benefits process. Any Detroit resident who lives in the Impact Area and is over the age of 18 is eligible to serve on the Neighborhood Advisory Council.

Members of the NAC are expected to attend all scheduled public meetings during the CBO process: consisting of at least 5 meetings over a period of 2 – 3 months. **Attend the first CBO meeting on November 29th to learn more about this project and how you can participate in this public process. During the second CBO Meeting on December 6th, two (2) NAC members will be elected. Only Impact Area Residents attending the in-person meeting on December 6th may vote in the NAC election.**

For more information visit, www.detroitmi.gov/districtdetroit or contact Aaron Goodman at goodmana@detroitmi.gov

GENERAL INFORMATION FOR PROPOSED TIER 1 CBO DEVELOPMENT: THE DISTRICT DETROIT

The Developer (Related Olympia Predevelopment Company LLC), which consists of The Related Companies LP and Olympia Development of Michigan LLC, proposes the next phase of development plans in The District Detroit, aimed at attracting and retaining talent and driving forward inclusive economic development in Detroit and Michigan. After an extensive period of community outreach and feedback, the potential development would include the construction and operation of **10 renovated historic or new projects, including 4 mixed-income residential buildings, 4 commercial office buildings and 2 hotels, along with additional open public and green space.**

The proposed projects include **integrated parking plans, a projected 1,253,000 square feet of commercial office space, 146,000 square feet of retail space, 467 hotel rooms and 695 residential units.** At least 20% of the residential units will be available to rent at rates affordable to those earning no more than 50% of Area Median Income, equivalent to an annual salary of \$35,800 or less for a two-person household.

The Developer seeks governmental approvals by the first quarter of 2023 with a goal to commence site remediation and construction on the first of the projects in 2023.

ANTICIPATED PROJECT IMPACTS: The Neighborhood Advisory Council (NAC) will work directly with the developer and establish community benefits, which are included in the final development agreement approved by the Detroit City Council. The City of Detroit Planning and Development Department (PDD) is aware of and acknowledges potential community concerns related to this project in the following areas:

Construction

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

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

Public Amenities

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

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

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

Sustainability and Environment

- On-site stormwater management for buildings and surface parking lots
- 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

Appendix 3.

CBO PUBLIC MEETING SUMMARIES AND PUBLIC COMMENT

CBO Public Meetings and Materials

Meeting Location and Zoom Access: Beginning on Tuesday November 29th, 2022 and ending on Tuesday February 21st, 2023, nine public CBO meetings took place in-person at in the auditorium of Cass Technical High School located in the impact area at 2501 2nd Avenue Detroit, MI 48202. These meetings were simultaneously broadcast via Zoom where participants were able to hear and see the proceedings and participate through written and spoken comments and questions.

Meeting Link and Registration for all CBO Public Meetings

Meeting Registration Link: <https://bit.ly/DistrictDetroitCBO>

Dial-in by phone: +1 312 636 6799 - Meeting ID: 850 7298 4131

Following each meeting all materials and recordings were posted at <https://detroitmi.gov/DistrictDetroit> and distributed electronically. Hard copies of materials were available upon request.

To allow for effective communication and follow-up, meeting participants were asked to pre-register or sign into the meetings. Over the course of the CBO process, 505 people pre-registered and 399 unique individuals attended at least one of the CBO public meetings either in person or remotely via Zoom (excluding City staff and Development team).

The Agendas, Summaries, and Related Materials for each CBO Public Meeting are contained in the following pages. During the CBO Public Meetings and throughout this process, 286 total Public Comments and Questions recorded via in-person public comment, comment cards, remotely via Zoom, and emailed to PDD or the NAC. The complete record of all received comments was updated weekly and shared with the NAC members. That document is included below following the CBO Meeting Recaps.

CBO Public Meeting Agendas and Summaries

District Detroit CBO Meeting #1: Tuesday November 29th, 2022 at 6pm - *Introduction of project and CBO process*

Number of attendees: 170 (98 in person and 72 remotely via Zoom)

Meeting Presentation Slides: <https://detroitmi.gov/document/district-detroit-community-meeting>

Meeting Recording available at: <https://cityofdetroit.zoom.us/rec/share/xAz-A46VacA-sfq9dBAzzpqPj-ojdQhyHViusmioTlfiP8yOcjDTE9801rvnzJd.m3EUDKRqOrtk9g4L>

District Detroit Developer's Handout: <https://detroitmi.gov/document/district-detroit-handout>

Meeting #1 Agenda + Summary

- Welcome, Introductions, and Opening Remarks - *Aaron Goodman (PDD); Dir. Antoine Bryant (PDD); Principal Phillips (Cass Tech)*
 - City Council Member Remarks and acknowledgement of Elected Officials
- Community Benefits Ordinance Overview – *Aaron Goodman (PDD)*
 - *Reviewed the Ordinance, CBO Process, and how to participate in the Neighborhood Advisory Council*
 - *Audience Q & A followed presentation*
- District Detroit Project Presentation - *Development team consisting of Keith Bradford and Rian English-Barnhill from Olympia Development and Andrew Cantor and Ryan Friedrichs from Related Companies*
 - *Developers introduced their respective companies, past activities, their guiding principles (5es) and the District Detroit Projects*
- General Q & A (each speaker given 1 minute)– *Moderated by Aaron Goodman (PDD); Development team and City of Detroit representatives participated in Q & A panel.*
 - *30 audience questions (in-person + Zoom)*
 - *8 Zoom Q&A comments, 13 comment cards and 1 emailed question*
- Next Steps
 - *Information about next CBO meeting and how to access materials.*
 - *Potential NAC candidates were advised that they must attend December 6th meeting to be considered.*

District Detroit CBO Meeting #2: Tuesday December 6th, 2022 at 6pm - *Introduction of project and CBO process + Election of two (2) Neighborhood Advisory Council (NAC) Members - Only Impact Area Residents attending in person may vote in the NAC election.*

Number of attendees: 135 (76 in person and 59 remotely via Zoom)

Meeting Presentation Slides: <https://detroitmi.gov/document/district-detroit-community-benefits-meeting-presentation>

Meeting Recording available at:

<https://cityofdetroit.zoom.us/rec/share/gmUtYLZgZ6QsPqhQOB2zFJr2o-VZwhXNWjYORihcKJbW2vaHYpRnVf0DnmO7C2X0.jvBdFDqb9tk28dai>

Meeting #2 Agenda + Summary

- **Welcome / Agenda Review and Housekeeping** – Aaron Goodman (PDD)
 - City Council Member Remarks and acknowledgement of Elected Officials
- **District Detroit Project Presentation** - *Development team consisting of Rian English-Barnhill from Olympia Development and Andrew Cantor from Related Companies*
 - *Developers introduced their respective companies, past activities, their guiding principles (5es) and the District Detroit Projects*
- **Community Benefits Ordinance Overview** – Aaron Goodman (PDD)
 - *Reviewed the Ordinance, CBO Process, and how to participate in the Neighborhood Advisory Council (NAC)*
- **Resident Interest in Serving on NAC** – Aaron Goodman (PDD)
 - *2 Candidates will be elected by Impact Area Residents, the remaining members will be appointed by City Council or PDD as outlined in CBO.*
 - *All NAC candidates (whether elected or appointed) must be nominated at this meeting and will be given 2 minutes to speak.*
 - *Address of each Impact Area resident in attendance was confirmed to determine eligibility to serve on the NAC and vote in the NAC election.*
 - *15 candidates nominated and spoke about their desire to serve on the NAC.*
- **Election of 2 NAC Members by Impact Area Residents**
 - *Each Impact Area resident at the meeting received a ballot and was able to vote for 2 NAC candidates nominated at the meeting.*
 - *Completed Ballots were deposited into a sealed ballot box.*

- *Ballot tabulation conducted by City of Detroit Staff: Edwina King (PDD), Jose Lemus (JET), Melia Howard (Mayor's Office), Eva Torres (DON).*
- *Ballot tabulation observed by representatives from the City Council offices of Coleman A. Young II, Mary Waters, and Gabriela-Santiago-Romero as well a reporter, and two attendees who were not residents of the Impact Area.*
- **General Q & A (each speaker given 1 minute) - moderated by Aaron Goodman (PDD)**
Development team and City representatives answered audience questions.
 - *Note: Ballot Tabulation took place during Q & A session*
 - *19 audience questions (in-person + Zoom)*
 - *3 Zoom Q&A comments*
 - *4 comment cards*
- **NAC Election Results - Aaron Goodman and Edwina King (PDD)**
 - *Tabulation report: 42 ballots were distributed, and 41 total ballots were cast (1 ballot was spoiled). 81 total votes counted (each Impact Area resident could vote for 2 candidates per ballot).*
 - *The nominated candidates received votes as follows with the two (2) who received the most votes (highlighted) being elected to the NAC.*

<ul style="list-style-type: none"> ○ Terrance Reid – 12 votes ○ Henry A. Williams Jr. – 12 votes ○ Deirdre Jackson – 10 votes ○ Jonathan C. Kinloch – 9 votes ○ Roderica James – 7 votes ○ Chris Jackson – 7 votes ○ Michael Essian II – 5 votes ○ Steven Hawring – 4 votes ○ Ken Hall – 3 votes 	<ul style="list-style-type: none"> ○ Barbrie Logan – 3 votes ○ Rogelio Landin – 3 votes ○ Eddie Hall – 2 votes ○ Donald Demiri – 2 votes ○ Tony Stewart – 2 votes* (<i>Later disqualified due to not residing in the project Impact Area</i>) ○ Sean Cook – 0 votes
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- **Close Meeting and Next Steps:**
 - *Remaining NAC members to be appointed by City Council and PDD*
 - *Next meeting will take place after the holidays on January 10th and will be the first meeting with the seated Neighborhood Advisory Council.*

District Detroit CBO Meeting #3: Tuesday January 10th, 2023 at 6pm – 1st convening of NAC and presentation of project details and financial incentives.

Number of attendees: 122 (63 in person and 59 remotely via Zoom)

Meeting Presentation Slides: https://detroitmi.gov/sites/detroitmi.localhost/files/2023-01/District%20Detroit_City%20Slides_Meeting%203_01.10.2023_FINAL.pdf

Meeting Recording available at:

https://cityofdetroit.zoom.us/rec/share/zZeLswjr4yliFYFkVVd_ZSR8wI7Sy_pApg01YGz4Hqn_dWHPR6kGIM-Qu7vXFrKzJ.hUpJ36MtKAtXXQII?startTime=1673391437000

NAC Members in Attendance: Chris Jackson, Deirdre Jackson, Terrance “T.R.” Reid, Jonathan C. Kinloch, Michael Essian II, Henry A. Williams Jr., Barbie Logan, Rogelio Landin, Eddie Hall III, Steven Hawring (Alternate)

Meeting #3 Agenda + Summary

- Welcome & Introductions / Agenda Review / Housekeeping - Aaron Goodman (PDD)
 - Review of CBO Process and NAC Roles
- NAC Introductions & Roles – Aaron Goodman (PDD)
 - Brief NAC Member Intros
- NAC Officers Election - Chair, Vice Chair, Secretary
 - Explanation of NAC roles, nominations. Each candidate given 30 seconds to speak about their interest in the role.
 - Chris Jackson was nominated as Chair by Deirdre Jackson – received 7 votes and is elected by virtue of receiving the most votes
 - Rogelio Landin nominated himself for Chair – received 2 votes.
 - Rogelio Landin nominated by Henry A. Williams for Vice Chair and elected by unanimous consent.
 - Michael Essien II nominated by Jonathan C. Kinloch for Secretary. And elected by unanimous consent.
- Economic Benefit and Tax Incentives for District Detroit: Project Financials Overview - Presentation by Kenyetta Hairston-Bridges (DEGC), Nevan Shokar (DEGC), Brian Vosburg (DBRA) covering the following:

- *DEGC Background*
- *What are Incentives?*
- *DEGC “But-for Analysis”*
- *Property Tax Abatements: Neighborhood Enterprise Zone (\$37M) + Commercial Rehabilitation Act (\$96M)*
- *Transformational Brownfield Plan (TBP) Tax Increment Financing (\$616M)*
- *DDA Funding to support Affordable Housing (\$23.7M) and Public Infrastructure (\$25M)*
- *No City of Detroit general fund revenues will be used.*
- **DEGC / DBRA NAC Q & A** – *moderated by Aaron Goodman (PDD). Speakers from DEGC / DBRA participated in a panel answering the following questions from NAC members:*
 - **Q:** *What are the time constraints / deadlines for the projects to be completed associated with the incentives? (Essian)*
 - **A:** *TBP requires all projects to begin construction within 5 years*
 - **Q:** *With no land transfer and no development agreement, how are commitments enforced legally? (C. Jackson)*
 - **A:** *Commitments will be enshrined in the tax abatement agreements, the CBO agreement, and the Brownfield TIF agreement with the State of Michigan.*
 - **Q:** *What is eligible spending under the TBP TIF? (Hall)*
 - **A:** *All construction costs and soft costs*
 - **Q:** *Affordable Housing – who will ensure that seniors and people with disabilities to have access to housing and also able to get into their homes during events? (Williams)*
 - **A:** *Affordable Housing rates based on Wayne County Area Median Income – open to all income-eligible residents. Rent will be around \$840/month.*
 - **Q:** *Affordable Housing: “Low-income” is more like \$24k/year and there is more need than 139 units. How is this need being addressed? Is there any Section 8 provision? (Logan).*

- **A:** The DDA has created a new tool to incentivize additional low-income housing in downtown. Not only for this project DDA tool also frees up the City to use their resources to finance low-income housing outside of downtown.
- o **Q:** What is the timeline for approvals needed by City Council and various boards – how many approvals? (Kinloch).
 - **A:** DDA approval being considered this week. City Council will review later and then the state. Operating on parallel tracks with City Council approvals (Abatements and Brownfield), DDA, and CBO process. All are needed for the project to move forward.
- **Detailed District Detroit Project Presentation – Developer presentation by Rian English-Barnhill of Olympia Development and Andrew Cantor of Related Companies**
 - o *Shared details on all 10 proposed buildings*
 - o *Invited NAC to participate in a tour of District Detroit*
- **NAC Q & A / Dialogue with Developer – Aaron Moderated (PDD); Developer (Keith Bradford, Rian English-Barnhill, Andrew Cantor, Ryan Friedrichs)**
 - o **Q:** In 2016 when the District Detroit was proposed there was a more expansive plan, and it seems that only the Arena and about 20% of what was “promised” was developed. What was done wrong last time and what can be done better this time to ensure that the vision comes to life? (Hawring)
 - **A:** This is an extension of the original vision – we grow and get smarter. There have been projects completed as well, Eddystone, LC Headquarters, new office buildings, Women’s City Club. There are no incentives available until the projects are constructed. When we perform, then the City and State comes in with the tax incentives.
 - o **Q:** When the first proposal was announced there was a lot of excitement along with partners who were going to see the District Developed. The makeup of the development group is important and impressed by the record of Related. Hopeful for the success. (Kinloch).

- **Q:** This is a transformational project. There are several projects which means there are several opportunities for several contractors. Please are going to ask who gets those 12,000 construction jobs? Will Detroiters be employed? How are going to identify contractors, construction workers, etc.? Will bid packages be broken down so smaller vendors can benefit? (Jackson)
 - **A:** Economic Inclusion is a critical piece and value. Want to learn from NAC and local business community. Busting down bid packages, bond programs. Related is bringing best practices from Chicago – “hire 360”. Also partnering with Detroit at Work – local models that have worked. Talking with Labor.
- **Q:** Would like to know how much the developer figures they’ll make at the end of the 30 years? Also, how much would the City gain? (Logan)
 - **A:** Net Impact for City covered in earlier presentation - ~\$751M in new tax revenue over 35 years. Also, economic impact benefits over and above for the greater community. Returns for the developer are modest, less than stock market, better than savings account.
- **Q:** 12,000 Construction jobs but that will only last for 4 - 5 years, temporary, then what? (Logan)
 - **A:** True, but this will grow the capacity of the construction labor- will be a longer impact.
- **Q:** Will the salaries of the 6,000 permanent jobs allow those workers to live in the new housing developments? (Logan)
 - **A:** Yes, range of jobs that will allow the people who work in the district to also live in the district for a mixed-income and more vibrant neighborhood.
- **Q:** What direction are those conversations with local unions heading in terms of union jobs pre and post construction? Also, what is the overarching timeline are expecting to have all of the needed approvals in hand?
 - **A:** Conversation have been very positive with the unions. Still working on plan for permanent jobs. Plan to begin with Council while the CBO

process is concluding. Projects can't move forward without CBO agreement. Hope to break ground by summer.

- Q: For Tax Abatements: will the time-frames of 10-15 years be maxed out? (Reid).
 - A: Yes
- Q: What is the relocation plan for the office tenants in the Fox Office building? There is an A, B option, is there any historical significance to the Hockeytown Café building? (Reid)
 - A: Want to sync with the new buildings coming online for moving colleagues from the Fox. Hockeytown building is not of historical significance and would be demolished.
- Q: There are two buildings that remain unconstructed what are the plans for the buildings and when something might be announced? (Hawring)
 - A: Those are 2 buildings near LCA we are working on, have active designs but not ready to announce yet.'
- Q: What is going to be in some of these agreements (PA 210, PA 147, Brownfield TIF, etc.) so the NAC knows what has been committed to so there aren't any redundancies? (C. Jackson) Request for documents (Kinloch)

- **General Q & A (each speaker given 1 minute)** - Moderated by Aaron Goodman (PDD) Developer (Keith Bradford, Rian English-Barnhill, Andrew Cantor, Ryan Friedrichs) + DEGC (Kenyetta) participated in Q & A

- 3 audience questions (in-person + Zoom)
- 7 Zoom Q&A only
- 9 comment cards

- **Next Meeting:** NAC Working meeting on Tuesday January 17th at 6pm

- Public can email the NAC at DistrictDetroitNAC@gmail.com

District Detroit CBO Meeting #4: Tuesday January 17th, 2023 at 6pm - NAC working session / formulation of questions and information requests

Number of attendees: 77 (34 in person and 43 remotely via Zoom)

Meeting Presentation Slides: https://detroitmi.gov/sites/detroitmi.localhost/files/2023-01/District%20Detroit%20NAC%20Slides_Meeting%204_01.17.2023_FINAL.pdf

Meeting Recording available at:

<https://cityofdetroit.zoom.us/rec/share/nwEONTosqaHkOh3yoalroHQcDoN701VU07lvorlmxViTVtZXTA4yeYtImpC8y1hB.CyOnExQPWDOXV-27>

NAC Members in Attendance: Chris Jackson, Deirdre Jackson, Terrance "T.R." Reid, Jonathan C. Kinloch, Michael Essian II, Henry A. Williams Jr., Barbie Logan, Rogelio Landin, Eddie Hall III, Steven Hawring (Alternate)

Meeting # 4 Agenda + Summary

- Welcome & Introductions/Agenda Review/Housekeeping – Aaron Goodman (PDD)
 - Opening remarks from Chairman Jackson; recommendation to amend the agenda and move public comment to the front of the agenda.
- Public Comment
 - 6 audience questions (in-person + Zoom)
 - 19 Zoom Q&A only
 - 5 emailed questions
 - 15 comment cards
- NAC: Approval of Meeting Agreements / Rules of Order – NAC
 - Motion approved to adopt Robert's Rules of Order as official NAC rules and procedures.
 - Member Kinloch nominated by Vice -Chair Landin and appointed as Parliamentarian by unanimous consent.
 - NAC Meeting Agreements: Motion unanimously passed to accept the meeting agreements with the addition of the roll of Parliamentarian.
- Initial Reflections and Feedback – NAC Discussion

- *Timeline of approvals and list of existing District Detroit agreements / commitments has been provided by City.*
- **Review of Existing District Detroit Commitments and Agreements – NAC**
- **Establish Impact List Topic Areas and Ideas for Mitigations / Benefits – NAC**
 - *Notes were taken on large sticky pads to record ideas under each of the following topics:*
 - *Transportation (Parking & Public transportation)*
 - *Housing*
 - *Cultural*
 - *Green Space*
 - *Employment*
 - *Business Incubation*
 - *Training and Education*
 - *Food Security*
 - *Retail*
 - *Health and Safety (Accessibility)*
 - Motion proposed by NAC member Kinloch and seconded by Vice-Chair Landin: Set a target for the value of the Community Benefits negotiated with District Detroit Developers at \$50Million.
 - Discussion:
 - Value of Ford and FCA CBOs was discussed as comparison: \$10M - \$13M.
 - Some members think it is better to define benefits first and then arrive at a dollar amount. Other members think it should be more.
 - Emphasis that this would be a target and starting point for discussion.
 - Motion passes with 6 Yeas and 3 Nays
- **Next CBO Meeting** – continued discussion with developer and refinement of topics and proposals: Tuesday January 24th at 6pm.

District Detroit CBO Meeting #5: Tuesday January 24th, 2023 at 6pm - NAC and Developer Discussion of potential community benefits / mitigation

Number of attendees: 81 (37 in person and 44 remotely via Zoom)

Meeting Presentation Slides: <https://detroitmi.gov/document/district-detroit-community-meeting-presentation-5>

CRIO Monitoring and Enforcement Fact Sheet: <https://detroitmi.gov/document/civil-rights-inclusion-and-opportunity-crio-monitoring-and-enforcement-fact-sheet>

Meeting Recording: https://cityofdetroit.zoom.us/rec/share/X_gnMZKvtSaC8_gRj-DorpRb_TbMEjbHqGoEhRFtsolhbsF90VKauhfp8LBnFAEV.VIJ6CKEog7oBxKdo?startTime=1674600960000

NAC Members in Attendance: *Chris Jackson, Deirdre Jackson, Terrance "T.R." Reid, Jonathan C. Kinloch, Michael Essian II, Henry A. Williams Jr., Barbie Logan, Rogelio Landin, Eddie Hall III, Steven Hawring (Alternate)*

Meeting #5 Agenda + Summary

- Welcome & Introductions / Agenda / Housekeeping – Aaron Goodman (PDD)
- Public Comment
 - 7 audience questions (in-person + Zoom)
 - 15 Zoom Q&A only
 - 1 emailed question
 - 2 comment cards
- CBO and Executive Order Monitoring & Enforcement – Jacob Jones (CRIO)
 - CRIO Monitors: CBO Agreements, Executive Order 2021-2 (requiring 51% Detroiters employed in Construction), Tax Abatements (Permanent Jobs)
 - There are currently 75 projects that are currently being monitored.
- Review of Previous CBO Agreements – Jose Lemus and Luke Polcyn (Jobs and Economy Team, Mayor's Office)
 - Presented analysis of past CBO commitments scope and in terms of developers' monetary contributions
- NAC + Developer Dialogue on Community Benefit Proposal Ideas

- *Keith Bradford (Olympia), Andrew Cantor and Ryan Friedrichs (Related), Luke Polcyn and Dana Williams (City of Detroit) participated in NAC discussion.*
- *34 questions from NAC members and dialogue covering the following topics:*
 - *Displacement Concerns, Affordable Housing and AMI levels*
 - *Parking: Pricing, Availability, Parking plan for construction and events, Affordable parking for residents of affordable housing, congestion of street parking*
 - *Employment and Jobs, opportunities for students*
 - *Green Space: Cass Park, John R / Watson Park, I-75 Overbuild, Playgrounds, Veterans Park, Cass Tech Athletic Fields*
 - *Support for Local Business: Small business relief fund for being impacted by LCA traffic, Opportunities for local Black-owned businesses, Retail improvement fund, rent subsidy, percentage set aside and recruitment of Detroit small businesses, Motor City Match support. Commitment for a certain percentage of development and operations budget spent with Detroit vendors – minority and women owned, etc.*
 - *Traffic: routing of event traffic that keeps people from getting to their homes*
 - *Project timeline and phasing*
 - *University of Michigan Involvement – Detroit Center for Innovation (DCI) Impact*
 - *NAC Member Kinloch requested that representatives from the University of Michigan attend the next CBO meeting to provide the NAC with an update on the DCI and its relation to the District Detroit proposed developments.*
- **Next CBO Meeting** – NAC Presentation of Community Impact List: Tuesday January 31st at 6pm

District Detroit CBO Meeting #6: Thursday January 31st, 2023 at 6pm - NAC working session to finalize community impact list / benefits request

Number of attendees: 100 (43 in person and 57 remotely via Zoom)

Meeting Presentation Slides: <https://detroitmi.gov/document/district-detroit-community-meeting-presentation-6>

Meeting Recording:

https://cityofdetroit.zoom.us/rec/share/pdTTpnaDQAJVeByk34dzO_sDUXcnfljMDOu_RksHWc4rPDeaQcSE8U7OB3JeTPLa.z92UAW7NcTJMWX6C?startTime=1675206409000

NAC Members in Attendance: *Chris Jackson, Deirdre Jackson, Terrance “T.R.” Reid, Jonathan C. Kinloch, Henry A. Williams Jr., Barbie Logan, Rogelio Landin, Eddie Hall III,*

Attended Remotely via Zoom: *Michael Essian II*

Absent: *Steven Hawring (Alternate)*

Meeting #6 Agenda + Summary

- **Welcome & Introductions / Agenda / Housekeeping** – *Aaron Goodman (PDD)*
 - *Chair Jackson report on the NAC working session held on January 30th. Recording is posted on website.*
- **Presentation of NAC Community Benefit Proposals** – *NAC Members*
 - *Each NAC Member presented 2 priority proposals:*
 - *Henry Williams – Parking and Transportation*
 - *Deirdre Jackson – Parking and Transportation; Accessibility*
 - *T.R. Reid – Parking and Transportation; support of Black and Minority Owned Businesses*
 - *Barbrie Logan – Affordable Housing; Job Creation/Economic Opportunities*
 - *Chris Jackson – Economic Inclusion (Spending and Leasing); Joint Venture initiative (joint ventures with African American firms)*
 - *Eddie Hall – Park revitalization; institutional partnerships*
 - *Jonathan Kinloch – Opportunity growth fund;*
 - *Mike Essian – Parking and Transportation; Green Space*
 - *Rogelio Landin – Community reinvestment formula (forthcoming)*

- *NAC further discussion on the items*
- **Developer Initial Response on Community Benefits Proposals** - *Keith Bradford and Rian English-Barnhill (Olympia), Andrew Cantor and Ryan Friedrichs (Related) participated in discussion with NAC.*
- **U-M Center for Innovation:** - *James Hilton, Vice-Provost and Chris Kolb, VP for Gov. Relations from the University of Michigan*
 - *Presented details on the Detroit Center for Innovation*
 - *Leading the programming and search for a director*
 - *Curriculum and Programming:*
 - *Graduate Training focused on New Economy*
 - *Talent Development in the Community*
 - *Public Facing – Robotics, Collaboration*
 - *Not part of the CBO process, but often described as the catalyst. Believe it is two ways with the City, State, Developer and U-M to make a closer connection between the University and Detroit.*
- **Public Comment**
 - *14 audience questions (in-person + Zoom)*
 - *22 Zoom Q&A only*
 - *7 emailed questions*
 - *5 comment cards*
- **Next CBO Meeting** – *Developer presentation of response to project impacts and proposed community benefits/mitigations: Tuesday February 7th at 6pm*

District Detroit CBO Meeting #7: Thursday February 7th, 2023 at 6pm - *Developer presentation of response to project impacts and proposed community benefits*

Number of attendees: 100 (35 in person and 62 remotely via Zoom)

Meeting Presentation Slides: <https://detroitmi.gov/document/district-detroit-community-meeting-presentation-7>

Meeting Recording:

<https://cityofdetroit.zoom.us/rec/share/AIGsOR4RXHf2MIEnZcnEQeN3cw7mU-6j8CguSdiyKPHUPK5opJThqHzd4V7RhOwx.nBJ7GB9Fc1bpEKNv>

NAC Members in Attendance: *Chris Jackson, Deirdre Jackson, Terrance “T.R.” Reid, Jonathan C. Kinloch, Michael Essian II, Henry A. Williams Jr., Barbie Logan, Eddie Hall III, Steven Hawring (Alternate)*

Attended Remotely via Zoom: *Rogelio Landin*

Meeting #7 Agenda + Summary

- **Welcome & Introductions / Agenda / Housekeeping** – *Aaron Goodman (PDD)*
- **Developer Response and Presentation of Community Benefit Proposals**
 - *Impact Initiative #1 Education*
 - *Cass Tech Principal Phillips spoke to DPSCD’s desire to have the Cass Tech Football Field revitalized.*
 - *Impact Initiative #2 Housing*
 - *“Deeply Affordable Housing” - Section 8 Voucher Acceptance, On-site Opportunity Connector, Accessibility*
 - *Impact Initiative #3 Employment*
 - *District Detroit Fast Track Program - Grow Detroit’s Young Talent, On-site Opportunity Connector, Reduce Barriers to Employment, Detroit@Work.*
 - *Impact Initiative #4 Retail and Local Business Incubation*
 - *Contractor Hiring Goal, MBE Bond Fund, Retail TI Fund for Disadvantaged and Detroit-based businesses, District Detroit Co-Developer Program, Motor City Match Award & Technical Assistance*
 - *Impact Initiative #5 Cultural*

- *Culturally Relevant Placemaking, Local Art Commitment, Active Recognition of Local History*
- o *Impact Initiative #6 Green Space & Accessibility*
 - *Columbia Street Plaza Construction, Innovation Center Green Space, I-75 Community Reconnector Overbuild, Cass Park Design, Brush Park Landscaping and Improvements, Public Safety and Walkability Enhancements, Design Charettes, Construction Impact Planning*
- o *Impact Initiative #7 Traffic/Transit/Parking*
 - *District Detroit Parking Plan, District Detroit Traffic Management Plan, Affordable Parking, Residential Permit Parking, Bus Shelter Improvements, Free Employee Transit*
- o *Total Commitment amount of \$167M across the various buckets*
 - *Includes \$12M in new contributions / programming from the developer in addition to existing development budget, DDA funding, and limited City of Detroit funded initiatives.*
- **NAC and Developer Discussion / NAC Deliberation on the various topics and proposals** – *Luke Polcyn and Dana Williams (City of Detroit) joined Development team in discussion with NAC.*
 - o *Questions and dialogue on the various proposals, timelines, funding, as well as racial equity and the involvement of the UM Detroit Center for Innovation.*
 - o *Jonathan Kinloch made a motion to request that PDD work with City of Detroit Law Department to begin drafting the community benefit proposals into legal language for the potential CBA. Motion was passed 8 to 1.*
- **Public Comment**
 - o *17 audience questions (in-person + Zoom)*
 - o *3 Zoom Q&A only*
 - o *8 emailed questions and 2 comment cards*
- **Next Steps and Upcoming Meetings:**
 - o *NAC Working Session on February 8th at 11:30am on Zoom – link posted*
 - o *CBO Meeting – Developer presentation of response to project impacts and proposed community benefits/mitigations: Tuesday February 7th at 6pm*

District Detroit CBO Meeting #8: Thursday February 14th, 2023 at 6pm – *Continued discussion between NAC and Developer regarding community benefits proposal*

Number of attendees: 97 (32 in person and 52 remotely via Zoom)

Meeting Presentation Slides: https://detroitmi.gov/sites/detroitmi.localhost/files/2023-02/District%20Detroit%20NAC%20Slides_Meeting%208_02.14.2023_FINAL.pdf

Meeting Recording: https://cityofdetroit.zoom.us/rec/share/JV-bvVU7GObBpE2QqJS_-JXiH88xmo68F00KjwCPg3pns8Vfq83wR6LUdegOKVtc.p94a1QOXN0ZPqVg_

NAC Members in Attendance: *Chris Jackson, Deirdre Jackson, Jonathan C. Kinloch, Michael Essian II, Henry A. Williams Jr., Barbie Logan, Rogelio Logan*

Attended Remotely via Zoom: *Eddie Hall III, Terrance “T.R.” Reid, Steven Hawring (Alternate)*

Meeting #8 Agenda + Summary

- **Welcome & Introductions / Agenda / Housekeeping** – *Aaron Goodman (PDD)*
 - *Chair Jackson report on past NAC working sessions which took place via Zoom on February 8th and February 13th – recordings are posted on website.*
- **Development Community Benefits Proposal Overview** - Per the request of the NAC the development team reviewed the sources and uses of the monetary contributions for the Community Benefits proposals which are as follows:
 - *Housing: Deeply Affordable Housing, Section 8 Voucher Acceptance, On-Site Opportunity Connector, Accessibility Design Consultant - Total amount: \$24.6M*
 - *Employment: District Detroit Fast Track Program, Grown Detroit’s Young Talent, On-Site Opportunity Connector, Employment Barrier Reduction Executive Order Compliance, Detroit@Work Participation, COC Jobsite Program - Total amount: \$2.5M*
 - *Retail/Local Business Incubation: Disadvantaged and Detroit Business Spending Goal, Disadvantaged & Detroit Business Bond Fund, Targeted Retail TI Fund, MCM Technical Assistance & Award, District Detroit Co-Developer Program - Total amount: \$104.5M*

- *Cultural: Culturally Relevant Placemaking, Local Art Commitment, Local History Study & Recognition - Total amount: \$3.1M*
- *Green Space & Accessibility: Columbia Street Plaza, Innovation Center Green Space, I-75 Community Reconnector Overbuild Grant, Cass Park Design Study, Brush Park Landscaping and Improvements, I Safety and Walkability Enhancements, Design Charettes, Construction Impact Planning - Total amount: \$25.8M*
- *Education: Cass Tech Field Renovation, Expanded Access to Opportunity, Project Destined with WSU & DPCD - Total amount: \$1.2M*
- *Traffic/Transit/Parking: District Detroit Parking Plan, District Detroit Traffic Management Plan, Affordable Parking, Residential Permit Parking, Bus Shelter Improvements, Employee Transportation Support – Total amount: \$4.5M*
- **NAC Responses and Requested Modifications to Developer Proposed Initiatives:**
 - *Donation to organizations serving the homeless – or information on developer’s current activities in that area.*
 - *Accessibility design consultant should be used for all 10 buildings as well as public spaces. Include NAC in selection of consultant.*
 - *Internships – Developer should sponsor an additional internship program for Detroiters attending / graduating from Michigan colleges and offer at least 2 internships per year in each area of discipline (16 total internships per year).*
 - *Developer should hire a third-party firm / consultant to assist with EO compliance and compliance with CBO commitments.*
 - *Contractor spend goal should apply to all goods and services, include third party oversight. Emphasis on targeting African American and Hispanic owned businesses included in the “Disadvantaged” language.*
 - *Set a goal for 30% of the retails space to marketed to local, emerging, Detroit-based, and disadvantaged businesses. Provide a fund for rent subsidies. Make sure that District Detroit commercial spaces can qualify for Motor City Match.*

- *Include Joint-Venture language to encourage partnerships when bidding on contracts.*
- *Work with local art community and DPSCD students to curate and procure art for buildings and public spaces.*
- *NAC involvement in Local History study / recognition.*
- *Developer assists with fundraising for Cass Park*
- *Developer provides hotline (email, phone, website) for construction updates and for residents to contact with issues resulting from construction.*
- *Parking and Traffic studies should look at off-peak times with employees and students in addition to events. Parking and traffic should be considered together – not in silos.*
- *Bus shelters should be to ADA standards and have adequate lighting.*
- *Request made for residents within the affordable units be given “a right to renew” at the conclusion of their leases.*
- *Concerned raised around affordable housing (number of units, Section 8 voucher acceptance, and displacement)*
- *Request that the commitment with Wayne County Community College district is included in the CBA.*
- **NAC and Developer Discussion / NAC Deliberation**
 - NAC Member Kinloch proposed a motion, seconded by Vice-Chair Landin, and approved 7-2 that the CBO meeting on 2-21-2023 will be final meeting to determine the initiatives to be requested for inclusion in the agreement.
- **Public Comment**
 - 9 audience questions (in-person + Zoom)
 - 2 Zoom Q&A only
 - 2 emailed questions and 7 comment cards
- **Meeting Close + Next Steps:** *Next CBO Meeting on Tuesday February 21st at 6pm. Possible future NAC working session will be posted to website and shared with email list.*

District Detroit CBO Meeting #9: Tuesday February 21st, 2022 at 6pm – *Continued discussion between NAC and Developer and finalization of community benefits proposal*

Number of attendees: 120 (43 in person and 77 remote total attendees)

Meeting Presentation Slides: <https://detroitmi.gov/document/district-detroit-community-meeting-presentation-0>

Meeting Recording: https://cityofdetroit.zoom.us/rec/share/-6Qu3G5_HoTJQWVIF-JI0oxXdwclOYIU3qEZJV0SSIM8pKu0e0IKwqnjG5_2GBiT.toCOWZ65ry8B5AUt

Meeting # 9 Agenda + Summary

- Welcome / Agenda Review / Housekeeping - Aaron Goodman (PDD)
- Public Comment – *moderated by Aaron Goodman (PDD)*
 - *13 audience questions (in-person + Zoom)*
 - *4 Zoom Q&A only*
 - *6 emailed questions*
- Developer Community Benefits Provision Review and NAC Questions – moderated by Aaron Goodman (PDD) and NAC. Presentation by Keith Bradford and Rian English-Barnhill from ODM and Andrew Cantor from Related Companies.
 - *Impact Initiative #1: Education (\$1.2M) – Proposal Modifications*
 - *Developer agrees to include outreach to WCCCD, DPSCD, and WSU to expand access to opportunities for college graduates.*
 - *Developer will include WCCCD's participation in its efforts and activities at the On-Site Connector, Fast-Track and with Detroit at Work.*
 - *Impact Initiative #2: Housing (\$24.6M) - Proposal Modifications*
 - *Developer commits to make accessibility a design priority, engage with NAC liaison on part of this effort, and provide copy of RFP to NAC upon its issuance.*
 - *Commitment to providing 20% of residential units for residents with incomes at 50% of the Area Median Income*
 - *Opportunity Connector will be established for career paths, employment, internships, and housing opportunities.*

- *Developer will incorporate language consistent with a “right to renew” for the affordable units in the applicable Affordability Agreements, subject to all applicable laws and regulations.*
- *Impact Initiative #3: Employment (\$2.5M) - Proposal Modifications*
 - *Developer commits to apply the principles underlying Return to Work and the Second Chance Act*
 - *Developer agrees to utilize a 3rd party firm(s) with the core competency to proactively assist in achieving 51% of Detroiters on construction sites.*
 - *Developer agrees to expand internship opportunities to Detroiters.*
- *Impact Initiative #4: Retail and Local Business Incubation (\$104.5M) - Proposal Modifications*
 - *Developer agrees that its report on construction spending will comply with Executive Order. Ordinances will include information identifying any amounts expended for all goods and services, including construction.*
 - *Developer will engage with trade organizations to ensure MBE Bond program is inclusive/equitable.*
- *Impact Initiative #5: Cultural (\$3.1M) - Proposal Modifications*
 - *Developer will work with the City of Detroit’s Office on Arts, Culture and Entrepreneurship to identify local artists to work on various projects + open spaces.*
 - *Developer agrees to work with a NAC Liaison to identify number and location of the historical markers for preservation.*
- *Impact Initiative #6: Green Space & Accessibility (\$25.8M) - Proposal Modifications*
 - *Developer agrees to provide the \$200,000 funds directly to the City Parks Department who will work with neighboring residents in including Brush Park CDC for improvements to John R. / Watson Park.*
 - *Developer agrees to work with the City of Detroit to identify an appropriate non-profit organization and support for Cass Park Design Study*

- *Developer agrees to establish reliable, redundant lines of communication (phone, email, website, text, etc.) to operate during the construction period.*
 - *Impact Initiative #7: Traffic/Transit/Parking (\$4.5M) - Proposal Modifications*
 - *Developer will fund a study (to be completed with the City and a NAC Parking Plan Liaison) to address parking needs during events, and construction.*
 - *The District Detroit Traffic Management Plan will be prepared in coordination with the Parking Plan; infrastructure identified will be included in Site Plan including improvements made as part of the Public Space and Roadway Streetscape Improvements.*
- **NAC Discussion on foregoing proposals and dialogue with Development team**
- **NAC Resolution:** *Motion to conclude negotiations and recommend to Detroit City Council the approval of the revised Community Benefits Agreement contingent on the inclusion by the City of Detroit Law Department of modifications as discussed at this February 27st meeting. All concurring NAC members will therefore express their acceptance by signing a support letter in one week,*
 - *Motion made by Member Kinloch, Seconded by Vice Chair Landin.*
 - *Chair Jackson moves for Discussion to be followed by a Roll Call Vote*
 - **Motion carries by a vote of 8 Yeas to 1 Nay.** *NAC members voted as follows:*
 - *Yes: C. Jackson, R. Landin, M. Essian II, J. Kinloch, T. Reid, H. Williams Jr., D. Jackson, E. Hall III*
 - *No: B. Logan*
 - *Noted that Non-Voting Alternate Member S. Hawring also expressed his support for the motion and the proposed agreement.*
- **Meeting Close + Next Steps:**
 - *NAC members will have one week to review the final agreement before being asked to sign a letter of support for the Community Benefits Provision by PDD. They will also receive the Community Benefits Report from PDD.*
 - *NAC Members would like to gather together again to collectively sign the support letter – details TBD.*

CBO Meeting Date	Name	Source	Question/Comment	Themes
Meeting 1 - 11/29/2022				
11/29/2022	Godwin Ihentuge	Audience Question (In-Person)	Is there a voting process for the four selected by the Planning and Development Department	NAC
11/29/2022	Name Not Given	Audience Question (In-Person)	How many jobs will there be for people in the city? What type of benefits will there be for residents in the area? Citing the FCA project and how the 5,000 promised jobs went to union members and not necessarily Detroiters	Employment
11/29/2022	Brandon	Audience Question (In-Person)	If a project overlaps can they serve on more than one NAC? Are the recommendations of the NAC binding with the Developer?	NAC
11/29/2022	John Lauve	Audience Question (In-Person)	Status of blighted properties i.e., 48 W Adams, etc.	Accountability; Ilitch Reputation
11/29/2022	Att. Eric Williams	Audience Question (In-Person)	If this is a binding agreement between the Developer and the City which entity have the enforcement authority?	CBO Agreements and Enforcement
11/29/2022	Jim Ross	Audience Question (Zoom)	Could someone spend a minute or two on Community Benefits that may be able to be leveraged?	CBO Agreements and Enforcement
11/29/2022	J Gregory Love	Audience Question (In-Person)	What is the difference between the CAC and the NAC?	CBO Process; NAC
11/29/2022	Member of the Public	Audience Question (In-Person)	Is there a timeframe for applicants to apply for affordable housing units?	Housing
11/29/2022	Monique Bryant	Audience Question (In-Person)	Have the students, alumni, parents been involved in selecting the board? What involvement might they have?	Engagement; Education
11/29/2022	Anonymous Attendee	Audience Question (Zoom)	Why does "affordable housing" equate to less character and consideration of tenants in the historical, renovated residences? Why aren't both renters and residential companies/partners being held accountable?	Housing
11/29/2022	Eric Williams	Audience Question (In-Person)	Are any of these projects holdovers from earlier promised projects? Will there be new surface parking lots created? Will these new projects delay any previously promised projects? Why should we believe anything you say?	Accountability; Transportation and Park Economic Inclusion; Employment; Reta Local Business Incubation
11/29/2022	Harold Clay	Audience Question (In-Person)	How do Detroit Based Contractors get involved in the project at an early stage?	Economic Inclusion; Employment; Reta Local Business Incubation
11/29/2022	Lisa Franklin Warriors on Wheels	Audience Question (In-Person)	Would love to see more of a universal design or above and beyond what is required. Would like to see more than the minimum required number of hotel rooms. More inclusivity. Affordable Housing and Accessible Affordable Housing.	Housing; Accessibility
11/29/2022	Patty Fedewa	Audience Question (In-Person)	In order to capitalize on the vision innovation in transit is needed.	Transportation and Parking
11/29/2022	A.K. Bennett	Audience Question (In-Person)	Are you planning on having an overall program manager, PLA, Open Shop, et? How are you going to ensure that there are no pass throughs?	Economic Inclusion; Employment; Reta Local Business Incubation
11/29/2022	Tanya Stephens	Audience Question (Zoom)	Is there consideration for resident permit parking in District Detroit/Brush Park and surrounding areas? Who is leading that conversation? Will this slide show be available online?	Transportation and Parking
11/29/2022	Hannah Rickard	Audience Question (Zoom)	Hi. Thank you so much for this presentation. You mentioned affordable housing at 50 and 60% AMI, but do you have the information on the types of units included in these affordable housing developments? Are they single units or family units, or a mixture? From the little I know, there is a high demand for family units. Will these new units also be accessible?	Housing
11/29/2022	John White	Audience Question (In-Person)	Will there be a land transfer involved with the development of the parking lots in front of the arenas? What are the plans for 110 and 120 Henry and why are they included?	Housing; Tax Incentives
11/29/2022	John Kinloch	Audience Question (In-Person)	What is the parking plan? There are traffic issues. How will this be addressed? What is timeline, and how will you communicate changes?	Transportation and Parking
11/29/2022	Keith Williams	Audience Question (In-Person)	How do we close the wealth gap with these developments that are asking for tax incentives?	Tax Incentives; Economic Inclusion
11/29/2022	Mike Sand	Audience Question (In-Person)	Working with the C of D and Ilitch family since 1981. Wants a city monument to the 14 conflicts that the men and women of Michigan have fought in. Would like to see a Veterans Park	Green Space and Public Amenities
11/29/2022	Francis Grunow	Audience Question (In-Person)	Should be some humility and acknowledgement of the past fails of the Ilitches.	Accountability; Ilitch reputation
11/29/2022	Paul Palazzolo	Audience Question (In-Person)	In support of the project. Concern is that a training program be established for "Detroiters." The City needs to be linked up. The City of Detroit needs 10K hotel rooms	Employment; Education and Training; Economic Inclusion
11/29/2022	Steven	Audience Question (In-Person)	Are some of the retail spots going to be reserved for local small businesses? Might some of the spots be used with Motor City Match?	Retail and Local Business Incubation
11/29/2022	Melody Martin	Audience Question (In-Person)	What is "affordable?" When you use AMI could you please use a dollar amount?	Housing
11/29/2022	R. James	Audience Question (In-Person)	Do you have any programs that will allow ensure that current small businesses are able to stay which real estate values increase? Are there programs to help Detroiters find ownership opportunities?	Retail and Local Business Incubation
11/29/2022	Marcell Todd	(Zoom)	The District contains the Masonic Temple. Will the plan benefit the Masonic Temple and contribute to its resurgence?	Arts and Culture; Historic Preservation
11/29/2022	Richard Ramirez	Audience Question (Zoom)	Lives across from the Business School. How frequently will the developers interact with the NAC and get input from the NAC as the plan changes over the five year development period?	CBO Process; NAC; Engagement
11/29/2022	Alec Serfozo	Zoom Q & A	Are the appointed members on the neighborhood advisory council also residents of the impact area?	NAC
11/29/2022	Anonymous Attendee	Zoom Q & A	Considering the lack of progress made on previous proposed projects for The District Detroit in the past, why should Detroiters be excited about all of these new proposed developments, what will Olympia Development and Related companies do to make the public believe in these new plans?	Accountability; Ilitch Reputation
11/29/2022	Amar Gill	Zoom Q & A	It is critical to measure what is important. In this neighborhood that is being impacted can an independent agency audit all the project commitments made and incentives gained over the years and quantify the lack of conformance to the commitments.	Tax Incentives; Accountability; Ilitch Reputation
11/29/2022	Anonymous Attendee	Zoom Q & A	You mentioned the developments that have been completed, all of which used previous tax-increment financing. The LC headquarters was self-serving, for example—existing jobs, rather than new jobs, that moved across the street, but still used tax-increment financing from the original batch of taxpayer money. There are two half-built buildings covered with tarps next to the arena. Why are we looking at building new residential and office towers with further taxpayer financing before these two buildings are completed? Will they ever be completed?	Accountability; Ilitch Reputation
11/29/2022	Anonymous Attendee	Zoom Q & A	What are the major dependencies on these projects to move forward in the timeline that was presented? What is the confidence level in those projects slotted for '23 and '24?	Accountability; Ilitch Reputation
11/29/2022	Anonymous Attendee	Zoom Q & A	Would the development team be amenable to co-investment opportunities in any of the development projects with community members or residents, via crowdfunding mechanisms or other? To the question about bridging true economic opportunity.	Economic Inclusion; Retail and Local Business Incubation
11/29/2022	Anonymous Attendee	Zoom Q & A	How will Olympia Development and Related companies attract new talent to the city? Will there be opportunities for the community to get involved, and if so has there been any consideration for job creation as it relates to bringing in new talent in new creative ways?	Employment
11/29/2022	Ingrid White	Zoom Q & A	What will be the tangible product from these several community meetings, please?	CBO Process

CBO Meeting Date	Name	Source	Question/Comment	Themes
11/29/2022	Willie Campbell	Emailed question	<p>In lieu of offering a mere 20% of the 695 residential units to people in the 50% AMI range, is there any reason that the following break down could not be offered ?:</p> <ul style="list-style-type: none"> 70 units to 30% AMI 60 units to 40% AMI 55 units to 50% AMI 50 units to 70% AMI 40 units to 80% AMI 40 units to 90% AMI <p>380 units could be offered at a higher rental Rate to off set the lower rental rates</p> <p>My question is posed out of concern for the fact that many Detroit residents earn less than 50% of the AMI.</p>	Housing
11/29/2022	Adrienne Edmonson	Comment Card	<p>Support activities for families. National Youth Sports Program formerly existed as a summer health fitness and sports program as WSU. This program provided the through line from school to higher education while fostering sportsmanship, problem solving and tutoring. The level of engagement under the direction of Cal Dilworth is evident by the large number of adults who are engaged and productive in many instances. I would also like to see diverse events, residents who are unable to park in front or near home be allowed to park in lots at reduced prices. Why is affordability of housing based on salaries of Livonia? Shutting down 375-ridiculous</p>	Housing; Transportation and Parking; Education; Green Space and Public Am
11/29/2022	Dave Monks	Comment Card	<p>Please have renderings that show how new buildings on Woodward will impact views of Tiger Stadium. Buildings should be compatible in style and complimentary. Public space elements should be vigorously discussed in process.</p>	Building and Site Design; Green Space Public Amenities
11/29/2022	Patty Fedewa	Comment Card	<p>Please use and invest in public transit in the creation of and use of the innovation district. You need less parking and can show off your innovation.</p>	Transportation and Parking
11/29/2022	Amy McLaughlin	Comment Card	<p>Mass & non motorized mobility & we also need bike parking in secure/safe areas. We can bike to the district & other core areas for work, errands & entertainment but there are extremely limited places to "park". We talk about affordable housing; however, we should also talk about affordable commercial spaces to ensure access & longevity for small & medium sized business in any sector. And we need more than shopping & dining. We need services & suppliers to sustain local residents needs.</p>	Housing; Transportation and Parking; R and Local Business Incubation
11/29/2022	Lisa Franklin Warriors on Wheels	Comment Card	<p>Nothing about us without us! Include wheelchair users</p>	Accessibility
11/29/2022	Ken Hall	Comment Card	<p>Pre-pandemic, there were plans to expand the overpass on Woodward over I-75 to make walking over the freeway more pleasurable. Is that still on the drawing board?</p>	Green Space and Public Amenities
11/29/2022	Sterling Turner	Comment Card	<p>There were rumors regarding development of the "dead zone" adjacent to Motor City Casino. Any progress on that? Also, Olympia was supposed to buy and development Cass Tech Football fields? Any news on that?</p>	Education and Training
11/29/2022	Anonymous Attendee	Comment Card	<p>Are there any plans to educate Detroit youngsters in time to benefit for specific jobs in their projects?</p>	Education and Training; Employment
11/29/2022	Jim Mock	Comment Card	<p>Affordable rent is great and I appreciate your % of AMI mentioned. Please consider hotel rates as well. We have very few quality hotel renters under \$400-\$500 per night.</p>	Housing
11/29/2022	R. Michael Sand	Comment Card	<p>What is the status of the Veterans Memorial Park of Detroit. Chapter 9 Vietnam Veterans of America</p>	Green Space and Public Amenities
11/29/2022	Anonymous Attendee	Comment Card	<p>When will residents see the tax benefits given to the developer "realized" in their households? Is there a payback to the residents, e.g. lower taxes, better elementary level education?</p>	Tax Incentives
11/29/2022	Kevin Wobbe	Comment Card	<p>The cap of the freeway needs to be extended to John R. or Brush. We should have a world class park that extends from Brush to 3rd Ave. over I-75. This affects the quality of life of residents and quality of life of visitors.</p>	Green Space and Public Amenities
11/29/2022	Jacqueline Leow	Comment Card	<p>I would also like to see the Fisher Fwy. covered & park/promenad areas between Woodward & John R.</p>	Green Space and Public Amenities

CBO Meeting Date	Name	Source	Question/Comment	Themes
Meeting 2 - 12/6/2022				
12/6/2022		Audience Question (In-Person)	Lived here for 22 years. Was really excited when the area was built. When there events the traffic on Cass Ave is unbelievable. At times residents can't access their own homes during event nights.	Transportation and Parking
12/6/2022	Mike Sand	Audience Question (Zoom)	Vets own the property at Woodward and Temple. Haven't heard anything about what is being done in regard to Veterans Memorial Park which has been promised since 1981.	Green Space and Public Amenities; Engagement
12/6/2022	Mike Sand	Zoom Q & A	What is the status of the Veterans Memorial Park that is supposed to be a part of the District Detroit? We have been involved with the City since 1981. The corner at Woodward at Temple has been held by Vietnam Veterans of America, Chapter 9 has served as a park for veterans for many patriotic events. The District is required to provide "Green Space," we plan to be a part of it. We have played a role in every District groundbreaking. Let's not forget the service and sacrifice of our Detroit military and its veterans. We have been offered Woodward at Temple, Second Avenue, Woodward at Temple, Gabriel Richard Park and more. All with no results. We currently meet at the Masonic Temple and share our space with many veteran organizations such as Metro Detroit Veterans Coalition, Montford Marines, and more. Mike Illitch was a great supporter of our veterans. I was brought up believing Detroit is the Arsenal of Democracy. We brought the Veterans Day Parade from 250 participants to over 5000 this year. Mayor Coleman A. Young was our first major supporter.	Green Space and Public Amenities; Engagement
12/6/2022	Francis Grunnow	Audience Question	Question regarding the Film Exchange Building. Is there no opportunity to adaptively reuse that building. In regard to the Moose Lodge will the existing intero be integrated into the development?	Building and Site Design; Historic Preservation
12/6/2022	Sterling Turner	Audience Question (In-Person)	Wondering if an entertainment complex which includes a movie theater in The District Detroit?	Green Space and Public Amenities; Re Local Business Incubation
12/6/2022	Moses Smally	Audience Question (In-Person)	Since there will be so much retail and residential what is the percentage of minority retail ownership in the planned development.	Retail and Local Business Incubation; Economic Inclusion
12/6/2022	Rashad Elibed	Audience Question (Zoom)	Stated that he will be placing 8 parcels up for sale across from the DCI and Cass Tech. Listed addresses of properties he is selling	development; open land
12/6/2022	Theo Pride (Detroit People's Platform)	Audience Question (In-Person)	How will conflicts of interest be handled with those that are selected for the NAC?	NAC
12/6/2022	Barbie Logan	Audience Question (In-Person)	Lots of promises were made by ODM which weren't kept. How is going to enforce those promises.	Accountability; Ilitch reputation
12/6/2022	Tonya Meyer-Phillips	Audience Question (In-Person)	Will all parties disclose all incentives received by they city, county, state, etc. Will a Social Equity Framework be adopted in regards to this project?	Tax Incentives
12/6/2022	Mark Hall	Audience Question (In-Person)	Life long Detroit. Seems like a really nice plan. Hopes it actually happens. It would be nice if the 40 or so abandoned buildings that ODM owns are also rehabilitated. Would rather see them fixed than turned into parking lots.	Accountability; Ilitch reputation
12/6/2022	Adrienne Edmonson	Audience Question (Zoom)	Are all the meetings of the advisory board open? Will cyclist be able to safely travel through the development	CBO; NAC; Transportation and Parking
12/6/2022	John Perkins	Audience Question (In-Person)	Projects like this allow apprenticeship opportunities to Detroiters like him. In full support of this project.	Employment; Education and Training
12/6/2022	Robert Pawlowski	Audience Question (Zoom)	Represent the Wayne County Youth Council. Hopefully we can start looking into transportation innovation zones. Can someone pass along my information to the presenters? I want to continue this conversation and discuss how we can help at the RTA CAC. Thanks again!	Transportation and Parking
12/6/2022	Brandon Hodges	Audience Question (Zoom)	Will there be community or resident investment opportunities in any of the mentioned projects? Perhaps as a sidecar or co-investment vehicle to really speak to wealth creation for Detroiters?	Economic Inclusion; Retail and Local Business Incubation
12/6/2022	Unknown	Audience Question (In-Person)	Olympia has billions of dollars and is asking for help. She makes too much to get food stamps, medicaid, etc. However, she doesn't make enough to afford a one bedroom in one of these developments.	Tax Incentives; Housing
12/6/2022	Unknown	Audience Question (In-Person)	Everytime a Bedrock building came on line rents increased in other properties. What can be done to ensure that more residents aren't displaced when these developments come online?	Housing
12/6/2022	Ryan Southen	Audience Question (Zoom)	Regarding Historic Preservation. The Eddystone lost its twin, the Park, and Henry Street was saved by a court order. What is the commitment moving forward. The buildings included in this development are only a small fraction of the historic properties that Olympia owns that are abandoned and falling apart. What is the commitment to these other structures that are in the vicinity? Can you commit to not demolishing those buildings like you have so many others in this district?	Accountability; Historic Preservation; Bt and Site Design
12/6/2022	Anonymous Attendee	Zoom Q & A	Please direct people where they may read the CBO Ordinance	CBO Process
12/6/2022	Jordan Dixon	Audience Question (Zoom)	Moved here two years ago and wants to know if there are other CBO projects that have gone through this process and want what has been done to address complaints.	CBO Agreements and Enforcement
12/6/2022	Kevin Moore	Audience Question (Zoom)	I would like to recommend the Developers to work with Neighborhood Legal Services Michigan (NLSM) which is one of Detroit's largest non-profit agency that provide Housing Advocacy Services.	Housing
12/6/2022	Charlotte Thompson	Comment Card	1) No Grocery Stores; 2)Greenways and Parks; 3) Heavy Traffic; 4) Handicap Accessible	Retail and Local Business Incubation; Green Space and Public Amenities; Parking and Transportation; Accessibility
12/6/2022	Ms. T	Comment Card	How much tax incentives are they asking for this project? Stop sugarcoating	Tax Incentives
12/6/2022	Anonymous Attendee	Comment Card	What opportunities are available to invest in these projects?	Economic Inclusion
12/6/2022	Anonymous Attendee	Comment Card	How can the community intimately be involved beyond CBO in daily operations?	Engagement; CBO Process

CBO Meeting Date	Name	Source	Question/Comment	Themes
Meeting 3 - 1/10/2023				
01/10/2023	ABL	Comment Card	This is an enormous set of projects to build up DOWNTOWN without an approach to the NEIGHBORHOODS. Why should the City approve these projects that are increasing inequality in Detroit?	Tax Incentives
01/10/2023	Anonymous Attendee	Comment Card	5e's: How do you plan to make public availability to benefit from : 1) Education 2) Inclusion 3)Employment 4) Environmental 5) Engagement? How can the public participate more intimately with processes and procedures of projects?	CBO Process; Engagement
01/10/2023	Anonymous Attendee	Comment Card	Request: Please email all those that have registered the presentation. Emailing 24-48 hour prior to meeting allows us to print and take notes as the NAC members received	CBO Process
01/10/2023	Ms. T (Toyia Watts)	Comment Card	What atmosphere going to be with all this money coming in?	Arts and Culture
01/10/2023	Anonymous Attendee	Comment Card	To qualify for full approvals, it would be best served to strategize <u>how</u> Detroiters shall benefit from the projects via JV so employers can begin to plan as well? Now would allow proper preparation if the intention is for Detroit small business opportunities are to be valued	Economic Inclusion; Retail and Local Business Incubation
01/10/2023	Anonymous Attendee	Comment Card	Can Olympia commit to unionized members for janitorial housekeeping fund security within the scope of this project?	Employment
01/10/2023	BHS	Comment Card	Why should the public invest in more office space when so many office jobs have gone remote? Demand for office space is down. It is also not clear that there's demand for high-end real estate / rents. This appears to be short-sighted cash grab by Olympia and the Ilitch family at the expense of Detroiters. Olympia and the Ilitch family have enough money to finance their own projects and don't need public dollars.	Employment, Tax Incentives; Building a Site Design
01/10/2023	Sarida Scott	Comment Card	What are the downsides? What are the risks? If Detroit has an economic downturn, does it still have to pay the project? Why 30 years? Is this standard? Seems like a significant amount of time to forego revenue. It's a disservice to those of us less informed on this topic to <u>not</u> address the risks. There must be some. If cannot all be positive. And what are the safeguards if there is no compliance?	Tax Incentives; CBO Process
01/10/2023	Anonymous Attendee	Comment Card	1) Affordable Housing to continue after 15 years and morphing into a rent control situation 2) Green areas to be matched by usage building footprint; strolling areas to include coverage of Fisher Fwy on <u>both</u> sides of Woodward; a give back to area residents. 3) Affordable housing insignificant if no cost-free areas for public use; i.e. High-line in NYC. 4) Retail / Shopping to be specialty - now sports wear shops that benefits stadium! A variety of shopping all prices points.	Housing, Green Space; Retail and Local Business Incubation
01/10/2023	Deandre Quaker	Zoom Q & A	Low income? property taxes assistance?	Housing
01/10/2023	Anonymous Attendee	Zoom Q & A	would you let us see the NAC members vs. your shared screen, please?	CBO Process
01/10/2023	Stephanie Chang	Zoom Q & A	Thanks for the great info. On the permanent job numbers, are these guaranteed entirely new jobs? i.e. not including relocating people from other locations, moving people from other positions within a company, etc. Also I am curious about whether staffing shortages have impacted current big construction projects in Detroit and whether/how that is being taken into consideration with the construction jobs numbers.	Employment
01/10/2023	Michael Kelemen	Zoom Q & A	What will be done in regards Energy Efficiency of the buildings like solar, new construction methods in order to save energy or even be energy neutral?	Environmental Justice and Sustainability
01/10/2023	Erma Leaphart	Zoom Q & A	I'd like to know what stormwater management practices are you installing? This is a perfect opportunity to showcase climate resiliency.	Environmental Justice and Sustainability
01/10/2023	JASON PEET	Zoom Q & A	Why should additional support be given when so little of the original District Plan never came to fruition. As was mentioned earlier, there are still steel skeletons of unfinished buildings dating back to 2017 and Olympia is still not able to speak to their plans for these properties. Why not require that these plans be finalized and construction started before entertaining additional projects?	Accountability
01/10/2023	JASON PEET	Zoom Q & A	I meant why not require the previous project be completed first.	Accountability
01/10/2023	Francis Grunow	Audience Question (In-Person)	Chair of previous NAC before the CBO. Was in session from 2014 - 2019. Would like to offer himself as a resource in terms of their process and previous work. How can we share information with you. LCA NAC Executive Summary: https://detroitmigo.gov/box.com/s/5qv3lf62nfeqjqt6ihfp7axabn2lsimbo	CBO Process; NAC; CBO Agreements Enforcement; Accountability
01/10/2023	Toyia Watts	Audience Question (In-Person)	With all this money pouring in downtown. What kind of atmosphere, are looking to come back downtown? The young people? The LGBT community? I am used to the soul in the City of Detroit - don't take that away from downtown with the new. Don't mind the change, but keep us in mind as the black folks are still here.	Arts and Culture
01/10/2023	Unknown	Audience Question (In-Person)	Before Comerica Park, there were a lot of renderings about what was to come, and then the same before LCA - in order to garner larger tax incentives. The this next round of tax incentives, is it required that all 10 projects are built within 5 years or started? Or is this another instance where we get a huge sampling of renderings of what's to come, but only 1 or 2 of the projects actually comes to fruition.	Tax Incentives; Accountability

CBO Meeting Date	Name	Source	Question/Comment	Themes
Meeting 4 - 1/17/2023				
1/17/2023	Francis Grunow	Audience Question (In-Person)	Supportive of Affordable Housing, however, unsure of the need for public subsidy for three Multi-billionaires. Beware of the shiny object, we need more upside	Housing; Tax Incentives
1/17/2023	Linda Campbell	Audience Question (In-Person)	Original organizer for the Community Benefits Ordinance. Haven't heard a lot about the affordable units. What will be the unit mix?	Housing
1/17/2023	John Lauve	Audience Question (In-Person)	Concerned about broken promises. Henry Street. West Adams Street.	Accountability; Housing
1/17/2023	Craig Register	Audience Question (Zoom)	Works for U of M Detroit Center (currently at MLK and Woodward). Believes that the U of M Center for Innovation is not a part of the CBO process and is not receiving City funding. If U of M volunteered to participate in the CBO process could they do that?	CBO Process; Education and Training
1/17/2023	Toinu Reeves	Audience Question (Zoom)	Does not believe that it is wise to enter into agreements if they are not in writing. The tax incentives should be dependent on increases in jobs and increases in property values.	CBO Agreements and Enforcement; Employment; Tax Incentives
1/17/2023	Ryan Southen	Audience Question (Zoom)	Would like to know if the totality of these benefits are based on the fact that 10 projects are being presented? If only two projects were presented would the incentives be as robust? The Cass Corridor has not been included in the impact. During events we cannot get home. I want discounted off event parking and designated residential parking within those lots for special events - i.e. Charlotte and Second / Cass - Temple. These lots are rarely filled. We should be able to use those unoccupied spaces. Improvement in lighting in park. There are no safe play areas for children. I would like the handouts of the proposed projects - maps, etc.	CBO Agreements and Enforcement; Tax Incentives
1/17/2023	Adrienne Edmonson	Comment Card	Affordable housing (units). Family housing is not called a studio - It should consist of 1, 2, or 3 Bedrooms. And the light shining towards us is irritating.	Transportation and Parking; Green Spa Public Amenities
1/17/2023	Denise Cochran	Comment Card	Retail / Cultural / Community: Incorporate the "soul" of Detroit. Similar to Wynwood Marketplace in Miami. Ex: spots dedicated to small local business, cultural shows / music, create a hub of artistry rooted in Detroit	Housing; Building and Site Design
1/17/2023	Jonae Maxey	Comment Card	Vocational Training bank in schools (DPSCD) specifically Cass Tech as it is in the Impact Area. Teach students skills to where they can have summer internships / jobs in construction, attached to their vocational training given in school. Create a pipeline! Also, apprenticeship model.	Arts and Culture; Retail and Local Business Incubation
1/17/2023	Anonymous Attendee	Comment Card	When will vendors / joint ventures / contractor / sub-contractor / procurement opportunities be rolled out?	Training and Education; Employment
1/17/2023	Anonymous Attendee	Comment Card	Please email each weekly presentation to all that have registered	Employment; Retail and Local Business Incubation
1/17/2023	Anonymous Attendee	Comment Card	Who in the public / NAC will be invited into meetings that were previously closed door meetings?	CBO Process
1/17/2023	Anonymous Attendee	Comment Card	When will specific info relating to each aspect of the projects be revealed as they become available? Not at the end of project completion? Ex: weekly status in writing for the public to review. Reveal the private office meeting debates, negotiations, financial disclosures	CBO Process
1/17/2023	Anonymous Attendee	Comment Card	Marketing for employment / contractor should potentially begin immediately if you have intentions to meet 51%	Building and Site Design; Construction Impacts; Engagement
1/17/2023	Anonymous Attendee	Comment Card	Train local workers now!	Employment
1/17/2023	Anonymous Attendee	Comment Card	Divide each project to their own financial benefit	Employment; Education and Training
1/17/2023	Anonymous Attendee	Comment Card	NAC may need to visit project sites as a group and discuss and visualize pros & cons	Tax Incentives
1/17/2023	Linda Campbell	Comment Card	Specific housing unit size, 2 -3 bedrooms (family sized units). Do not lock out households that include more than 2 children	NAC
1/17/2023	Melody Martin	Comment Card	Please give a dollar amount instead of using AMI Ex. 50% of \$50,000	Housing
1/17/2023	Melody Martin	Comment Card	Will you hire people that smoke weed or cannabis on the weekend (like people who drink)?	Housing
1/17/2023	Anonymous Attendee	Zoom Q & A	Will there be any upgrades on traffic signal mountings from strung overhead cable wires to steel tubular mast arms within the Downtown area?	Employment
1/17/2023	Mike Sand	Zoom Q & A	I thank you for recognizing the service and sacrifice of our Detroit area military and veterans. Our center at Woodward and Temple has supported the City since 1981. Our mission is to provide recognition to the tens of thousands of our heroes	Transportation and Parking
1/17/2023	Rhonda Sanders-Adams	Zoom Q & A	How can a QOF be established in the by Non Profit Organization as well as a For profit as partnerships in that qualified opportunity zone here in Detroit receive that same tax incentive for new or redevelopment multi family affordable housing units? If so, what way?	Engagement
1/17/2023	Anonymous Attendee	Zoom Q & A	Public Comment: I don't believe 20% is enough. The mandatory affordable housing units should be at a much higher percentage, these large corps are positioned to make plenty enough money off the City at the expense of Detroit residents as it is.	Housing
1/17/2023	Rhonda Sanders-Adams	Zoom Q & A	Will this change from AMI for Individual to AMI for Families via NHLIC or HUD Guidelines?	Housing
1/17/2023	Rhonda Sanders-Adams	Zoom Q & A	QOF Making A New Development Partnership with for profit and non profit as a QOF Partnership?	Housing
1/17/2023	Rhonda Sanders-Adams	Zoom Q & A	Or QOZB? How can they compliment one another for OZ Tax Incentive Benefits for the Detroit community Business owners & non profits?	Tax Incentives
1/17/2023	Anonymous Attendee	Zoom Q & A	will the audience be able to input into the silos at some point?	CBO Process; NAC
1/17/2023	Rhonda Sanders-Adams	Zoom Q & A	What about emergency preparedness built in amenities being provided in Low Income Housing Units for accessibility?	Housing; Health and Safety
1/17/2023	Ani Grigorian	Zoom Q & A	What is the percentage and type of ACCESSIBLE, affordable housing they are planning?	Housing; Health and Safety; Accessibility
1/17/2023	Rhonda Sanders-Adams	Zoom Q & A	Workforce Flow Strategies for those New Development Projects?	Employment
1/17/2023	Rhonda Sanders-Adams	Zoom Q & A	Accountability Markers to meet this target and community oversight of those results... can we put this in place?	CBO Agreements and Enforcement; Accountability
1/17/2023	Rhonda Sanders-Adams	Zoom Q & A	Private School Options for Workforce Recruitment Options that are local organizations or emphasis on impact of local unions. for skills trades. Can this work Local Union Private Schools?	Employment; Education and Training
1/17/2023	Rhonda Sanders-Adams	Zoom Q & A	Could Apprenticeship training help with this prior to approval and a minimum requirement be met prior to project startup?	Employment; Education and Training
1/17/2023	Rhonda Sanders-Adams	Zoom Q & A	Are you interested in projects that will foster the Family Multi Unit Size and amenities for emergency preparedness?. Please feel free to contact me Ms. R. Sanders-Adams, email; Lovingcareservices.ra@gmail.com Will make major impact to community Housing Problems thru more quality of life development projects. #LetsConnectDetroiters	Housing
1/17/2023	Rhonda Sanders-Adams	Zoom Q & A	That's true but a problem not to meet ordinance and require pushback from local legislatures to input change of this to come into Detroit. Projects that does not require CBO is not srrong enough without community benefits, Corret?	CBO Agreements and Enforcement
1/17/2023	Rhonda Sanders-Adams	Zoom Q & A	Community Benefits lead to sustainable projects in the long run. Real Social Impact in the Community, Correct?	CBO Agreements and Enforcement; Economic Inclusion
1/17/2023	Rhonda Sanders-Adams	Zoom Q & A	50 Million is not enough if they whole the gain for 10- 15 years. Worth More Ask for More. Can we ask for more over the years for each stage for each phase and each sector needing improvements?	CBO Agreements and Enforcement
1/17/2023	Amy McLaughlin	Zoom Q & A	I've attended the entire meeting online and did not hear the call for public comment due to audio issues. Can I email my comment to the NAC at the email address shared earlier?	CBO Process
1/17/2023	Kevin Wobbe	Emailed question	Consider doing the overbuild on both sides of Woodward (example of Dallas and Oak Park / 696)	Green Space and Public Amenities
1/17/2023	Jackie	Emailed question	Wants to see "real" retail, where is all the promised retail and restaurant tenants?	Retail and Local Business Incubation
1/17/2023	Tanya	Emailed question	Wants to see a commitment public space improvements / public parks - Cass Park, John R / Watson	Green Space and Public Amenities
1/17/2023	Tanya	Emailed question	More support for housing of insecure persons or homeless people to ensure safe and secure options in the impact area	Housing
1/17/2023	Donavan Darius	Emailed question	District Detroit needs a comprehensive parking plan for employees and vendors accounted for in their design and development strategy	Transportation and Parking

CBO Meeting Date	Name	Source	Question/Comment	Themes
Meeting 5 - 1/24/2023				
1/24/2023	Tennitia Wilson	Audience Question (In-Person)	Past President of the Detroit Realtors Association. Believes that a portion should be earmarked for housing counseling. There should also be relocation assistance. There should low to moderate affordable housing to today's standards. Their organization regularly assists with counseling and assisting people with relocation	Housing
1/24/2023	Summer Bloxley	Audience Question (In-Person)	Advocating on behalf of small black businesses. Ask: Percentage of retail space or rent discounts over 3-5 years. Commitment to black subcontractors utilized for the entire portfolio of projects	Retail and Local Business Incubation
1/24/2023	John Lauve	Audience Question (In-Person)	Resident of Holly Michigan – Spoke to the Ilitch record of unfinished projects. There will be an increase in traffic congestion with these additional projects.	Transportation and Parking
1/24/2023	Cindy Darrah	Audience Question (In-Person)	Resides in the impact area. Complained about getting parking tickets and blight tickets. Which isn't relevant for to this project.	Transportation and Parking
1/24/2023	Melody Martin	Audience Question (In-Person)	Asked if the development team will hire people who use cannabis recreationally?	Employment
1/24/2023	Francis Grunow	Audience Question (Zoom)	Once again offered the work product of the previous NAC for District Detroit. Also raised the question as to why the University of Michigan Innovation Center isn't attending the meetings and will they voluntarily participate in the CBO process.	CBO Process; NAC; Education
1/24/2023	Amad	Audience Question (Zoom)	Spoke to the over taxation of \$600 Million and the record tax foreclosures. No to another abatement.	Housing, Tax Incentives
1/24/2023	Linda Campbell - Detroit People's Platform	Emailed question	Contribution to the Detroit Affordable Housing Trust Fund over the life of the abatement period. Full Email text available at: https://detroitmi.gov/box.com/s/qss4knboqpg448t0z17o4zsy04nuiwv	Housing
1/24/2023	Anonymous	Zoom Q & A	Who is managing the process of cultural inclusion, advocacy, and preservation to ensure that Black cultural contribution and legacy is honored?	Arts and Culture
1/24/2023	Rhonda Sanders-Adams	Zoom Q & A	Minimum must be met for 51%. Can we utilize more community leaders who does not meet these requirements and opt out without any Social Impact for the Community?	Employment
1/24/2023	Rhonda Sanders-Adams	Zoom Q & A	What kind of Small Business Benefits do you Offer?	Retail and Local Business Incubation
1/24/2023	Rhonda Sanders-Adams	Zoom Q & A	What about Equity and Mobility of those in those affordable housing projects to cause the individual Household to Add Value or Sustain ?	Housing; Economic Inclusion
1/24/2023	Rhonda Sanders-Adams	Zoom Q & A	Are they Local Vendors Legacy Community Members for Food Services or any of the Major Money Making Services?	Retail and Local Business Incubation
1/24/2023	ingrid white	Zoom Q & A	Suggest you have Municipal Parking Dept come in & talk about this subject. They just put together a Brush Park plan that may not have taken this development into consideration	Transportation and Parking
1/24/2023	Rhonda Sanders-Adams	Zoom Q & A	Focus on The Social Impact Solutions for the Community 139 or how many?	Economic Inclusion; Housing
1/24/2023	Francis Grunow	Zoom Q & A	There is an open petition for af residential permit program around Cass Park. What is its status? These parking discussions needs to be reframed by the city to achieve better outcomes for everyone. A comprehensive parking strategy is important view, but we need folks to focus on enhancing the quality of life beyond the storage of vehicles. Building parking costs money and doesn't get us the kind of place we want. We need to be building different kinds of assets that diminish the need for so much parking.	Transportation and Parking
1/24/2023	Rhonda Sanders-Adams	Zoom Q & A	Any Flooding or other Environmental Concerns to protect against Flooding in these Projects?. Return on Environment	Environmental Justice and Sustainability
1/24/2023	Rhonda Sanders-Adams	Zoom Q & A	Any Local Vendors from these Projects?	Retail and Local Business Incubation
1/24/2023	Rhonda Sanders-Adams	Zoom Q & A	Who seen the Landscape Budget can community leaders get more information on this Plan & Community Benefit?	Green Space and Public Amenities
1/24/2023	Rhonda Sanders-Adams	Zoom Q & A	Where Can I secure Land of over 100 - 500 acres here in Detroit in the O Z Zone for New Development Projects?	
1/24/2023	Rhonda Sanders-Adams	Zoom Q & A	50% Value is not 100% Value you SHORT! Is this AMI for Families or Single Housing?	Housing
1/24/2023	Rhonda Sanders-Adams	Zoom Q & A	It does need to be a percentage of Business Ownership from Local Detroit Business Owners	Retail and Local Business Incubation
1/24/2023	Rhonda Sanders-Adams	Zoom Q & A	No Competition Funding Equity Funding & Investment for Community Benefits and Small Business Owners. All is A Priority for Community Benefits	Retail and Local Business Incubation
1/24/2023	Cindy Darrah	Comment Card	Lipstick on a pig! Affordable housing contracts have historically been limited to 35 years. We help the rich get richer by these stupid priorities you discussed tonight. Who gets the kickbacks? Who builds community? This is not the solution to Detroit's problems. Neighborhood eating clubs....gardening and farming.	Housing, CBO Agreements and Enforce Food Security
1/24/2023	John Lauve	Comment Card	"I" con job. Enforce the Henry St. apartment deal from the Ice rink deal - broken by the Cty failure.	Housing, Accountability; Ilitch Reputatic

CBO Meeting Date	Name	Source	Question/Comment	Themes
Meeting 6 - 1/31/2023				
1/31/2023	Ramses Dukes - CM Calloway-Whitfield's Office	Zoom Q & A	how does the development meet parking desires while achieving density?	Transportation and Parking
1/31/2023	Ramses Dukes - CM Calloway-Whitfield's Office	Zoom Q & A	what is the timeline to fulfil commercial and residential occupancy? once development is finished.	Accountability
1/31/2023	Ramses Dukes - CM Calloway-Whitfield's Office	Zoom Q & A	In order to mitigate traffic concerns, would the NAC / developer support congestion pricing?	Transportation and Parking
1/31/2023	Orion Watson	Zoom Q & A	I would like for Detroit Public School Community District to be considered when developing the Community Benefits Agreement. With improving the educational opportunities in the city that will have a greater long-term impact for resident.	Education
1/31/2023	Mike Sand	Zoom Q & A	How will our veteran community be represented in this development? We have been active in the advancement of the image of our City since 1981.	Engagement
1/31/2023	Anonymous Attendee	Zoom Q & A	We have been at the corner of Woodward at Temple and held positive events to promote and improve our City. Who is making decisions regarding cultural placekeeping? What is the Budget? Specifically Public art, cultural markers, figurative statues, monuments, and statues. Cass Corridor has its own history and cultural heritage.	Arts and Culture
1/31/2023	Rhonda Sanders-Adams	Zoom Q & A	Jumpstart Great Beginning but does not include Business Ownership supportive Services once become Development Ownership Qualified, can we add more training security?	Employment; Education and Training
1/31/2023	Rhonda Sanders-Adams	Zoom Q & A	Can you add more Community Non Profit like the Mayor's Jumpstart for referral and awareness to assist the Non Profit Community to gain more widespread exposure to training program?	Employment; Education and Training
1/31/2023	Rhonda Sanders-Adams	Zoom Q & A	Funding for additional support thru Community Leaders as well not just the handpick of Mayor to be established by NAC to CBO?	Economic Inclusion
1/31/2023	Rhonda Sanders-Adams	Zoom Q & A	I would love to participate in this process as A Business, NPBT QOF & Project Mgr.. Please feel free to contact me via email: lovingcareservices.ra@gmail.com . We have our community impact strategy and Presentation Package. Who to Contact for delicate details?	Retail and Local Business Incubation
1/31/2023	Rhonda Sanders-Adams	Zoom Q & A	I also have Research Support from UofM to support our Projects. We can assist with further wraparound services in this area. Also MSU, Techtown ECN Support for Policy and Agri-Tech and Agri-Manu fields. Can we here at BMW SOCIAL get an appointment with NAC for our Community Incentives?	Retail and Local Business Incubation
1/31/2023	Chrystal & Robert Payne	Zoom Q & A	My name - Chrystal Reese- Payne, I live in Cass Park District, I have not heard any concern about residents that live in Cass Park District. Because we have to deal with the overwhelming crowds of people that attend LAC and other Entertainments. When Little Caesars or Olympia was building LAC promised us that we would have access to parking. That has not come to be past. But the City, LCA and other consultants met with us just like you all are doing and we did not get what we were promised at all. Everything you all are saying sounds good. Chrystal Reese- Payne.	Transportation and Parking
1/31/2023	Terri Berry	Zoom Q & A	My name is Monique Bryant from The Triangle Society and wanted to comment on athletic facility that could benefit Cass Tech students and the community.	Education
1/31/2023	Anonymous Attendee	Zoom Q & A	Will the Iltich family, Related Copanies, along with the University of Michigan, commit to also becoming leaders and champions of transit? In particular, lead an effort ot extend the QLine up to at least 8 mile Road.	Transportation and Parking
1/31/2023	Joel Reyes-Klann - CM Santiago-Romero's Office	Zoom Q & A	Can the DDA Investment come with an equity stake in the project?	Tax Incentives
1/31/2023	Bob Mattler	Zoom Q & A	Buildings produce over 40% of all carbon monoxide in our environment. Technologies exist at this time to limit (and even completely dissipate) carbon emissions from buildings. Most believe to develop low carbon or Net Zero energy buildings is cost prohibitive. That is no longer the case. Can we have The District Detroit agree to "push the envelope" for low carbon emissions development which will directly positively impact the surrounding neighborhoods with a. cleaner, greener environment whose buildings are more sustainable and resilient in a changing climate? Financing is presently available to accomplish such goals for the community. Such information has been provided to NAC through their chair, Chris Jackson.	Environmental Justics and Sustainabilit
1/31/2023	Ani Grigorian	Zoom Q & A	his is Ani from Detroit Disability Power. I am a resident of a nearby neighborhood. I am speaking in support of Ms. Jackson's emphasis on making sure we can increase the available supply as well as what we consider the design of accessible, affordable housing in particular. We are asking for no less than 10% of units be accessible. There are over 128,000 disabled residents in the city and due to aging and divestment in infrastructure we have decades of groundwork to make up. Disabled people come in all ages and family sizes and we want to make sure people have options and can age in place. Also, during construction phases can we have on going ways to provide feedback and to know who exactly we can contact if something becomes inaccessible?	Accessibility
1/31/2023	Karen Hammer	Audience Question (Zoom)	housing should include low income and disabled- not jus a % of ami. No school demolition. have a plan for displaced residents- to allow staying in the area. Sustainable building should include solar power and green roofing/ possible urban gardens on roofs.	Environmental Justics and Sustainabilit Housing; Education
1/31/2023	Amy McLaughlin	Zoom Q & A	Cyclist safety too please.	Transportation and Parking
1/31/2023	Ingrid White	Zoom Q & A	A parking study was presented to the Brush Park CDC by Municipal Parking Dept a month ago	Transportation and Parking
1/31/2023	Councilmember Angela Calloway	Zoom Q & A	Parking Critical	Transportation and Parking
1/31/2023	Ingrid White	Zoom Q & A	The mayor presented a solution to this issue last night (Marijuana)	Employment
1/31/2023	Toyia Watts	Zoom Q & A	I wanted to know having all these Meeting, do these Developers go in front of the City Council asking for any incentives?	Tax Incentives; CBO Process
1/31/2023	Unknown	Comment Card	We need to hear from Mayor and Councilpersons as to their participation, position, as well as recommendations	CBO Process
1/31/2023	Unknown	Comment Card	Has anyone made contact with previous NAC members. He has been present and offering support. A template should already be established	CBO Process; NAC
1/31/2023	Unknown	Comment Card	The same main topics have been mentioned repeatedly. Developers need to reveal details!	CBO Process; NAC
1/31/2023	Unknown	Comment Card	When will a specific economic inclusion plan of action be implemented in order to adequately prepare? Both companies have expereince in this area already. This is not new. It should not be too complex.	Economic Inclusion
1/31/2023	Unknown	Comment Card	Procurement criteria? Join venture opportunities? Both companies are planning while we are discussing! Both companies need to be more specific with information and timelines. NAC: the community needs to be present in their meetings, not just them at our meeting. Internships are mentioend and maybe recirded meetings for true transparency.	Economic Inclusion; Retail and Local Business Incubation; Employment; Educationa and Training
1/31/2023	Steve Conn	Audience Question (In-Person)	Outrageous that \$800M is being planned here, public money to go to Iltich and Gilber (sic) - mostly for office space and facny hotels and a few apartments. The vast majority of which are not low or even moderate income. This is nothing but a giveaway by the State and City government to Iltich Family and Gilbert. Mayor is behind this, but where is he? Knows its unpopular to do this with public money. WE have a city of 600,000 - but jobs are not gotten through these construction jobs and the money is not going to the people of Detroit who have been so long without.	Tax Incentives
1/31/2023	Tonya Meyers-Phillips	Audience Question (In-Person)	Asking this honorable body to adopt a racial equity framework to evaluate any and all community benefits for this project. I mean an analytical tool, a framework similar to what was used in Oakland, CA and other cities across the nation that uses basline data based on race to evaluate the impact of these benefits how or if they are going to improve the quality of life for black and brown people. Not only, you know, when the first year or so when construction is done, but throughout the lifespan of the project, how to evaluate it, how to place a monetary value on it how to monitor it, how to enforce it. These materials, I believe some materials are in the community benefits resource, section that everybody can kind of take a look at. But i'm asking you to establish that framework going forward in this process.	Economic Inclusion; Racial Equity

CBO Meeting Date	Name	Source	Question/Comment	Themes
1/31/2023	Eric Dueweke	Audience Question (In-Person)	As a retiree from the University of Michigan. I have a special interest in the role in the being played by U of M here is the District. You've heard ODM and Related highlighting the Innovation Center as a catalyst, until tonight very few public or written commitments, and written details of their financial or programmatic involvements here. UM is not a part of this CBO because the universities are tax exempt. But i'm requesting the NAC to pass a resolution asking the University to voluntarily engage in a separate community benefits process that can respond to the needs and aspirations of legacy Detroiters and our families. Committee Benefits Agreements are the right thing to do, so please request you of them to do the right thing. Thank you.	CBO Process; NAC; Education
1/31/2023	Sommer Boxley	Audience Question (In-Person)	Thank you to the NAC for including black businesses in some of your askas tonight. We are excited to hear about thte entrepreneurial and opportunity fund to help start up, maintain and expand businesses for black owners, reduced rent rates for black businesses, and the joint venture initiative. Let us know how we (MDDBA) can help to find data, framework and other resources, because there's always ways to maximize our benefit as Detroiters and small business owners from large projects like District Detroit	Retail and Local Business Incubation
1/31/2023	Theo Pride	Audience Question (In-Person)	\$800M in public money for Olympian to make an additional 2% in profit. Because \$1B in profit is not enough, they want \$3B in profit. A bulk of that is being extracted from public institutions: our libraries, our schools - 1/3 of the public money, over \$200M. Does not think its fair for our children to have to pay, because Olympia want more profit. Asking the NAC to demand that Olympia and Related reimburse our babies, reimburse our schools and our libraries over the cours of this abatement period 1for all the money extracted as a part of the this development project.	Tax Inctives; Education
1/31/2023	Jocelyn Harris	Audience Question (In-Person)	Was born in Black Bottom, went to all the meetings with her grandmother - who represented the neighborhood well. We were displaced and had to move to other areas of the city - such as Jefferson Chalmers. My ask is that you hear the voices and the trauma that was perpetrated on the residents of Black Bottom as they were forced to leave. Now i have taken on the responsibilities of my grandparents - and they are turning over in their graves because of the way the city has proceeded under the leadership of our Mayor. I ask that you take consideration for the people affected by these decisions over the profit that the billionaires are looking to make.	Housing; Racial Equity; Engagement; Economic Inclusion
1/31/2023	Victoria Bell	Audience Question (In-Person)	A student at Um School of Social Work. Went of Cass tech and live within walking distance. Had to postpone classes due to systemic racism within housing. No way I could pay \$2,000 / month for housing in Ann Arbor. Almost impossible to find affordable housing in Detroit, even with 750+ credit score. I had a whole male ally co-signer, and used my UM email address. Please hire property managers that are more discerning, passs the algorithms of the rent application. You are holding up peoples' dreams. Workforce development - there is the Michigan Constructors Community Fund. For park programming: there is Culture source, they have worked with our non-profit - Concrete Oasis	Housing; Arts and Culture; Green Space; Public Amenities
1/31/2023	John Lauve	Audience Question (In-Person)	Ilitch was supposed to take care of Henry Street when they did the arena. They didn't do it then, but we will throw it in now and call it an accomplishment. They have unfinished business and nobody holds them accountable. Also, Ilitch signed an agreement to provide 50,000 tickets for children to go to Tigers games - and he hasn't delivered on that - that's basic stuff. So you think that they are going to come up with a plan here and they will do it? As soon as you leavae here, it goes into the dustbin and they keep going. The layout of this whole thing - 4 high rise nightmares on Woodward will be a traffic nightmare for everyone else.	Housing; Accountability
1/31/2023	Jerome Shale	Audience Question (In-Person)	How can you make any decisions and you do not know the history of the community you are trying to benefit? Does anyone know how much damage has been done to this community by people who don't know the history of the majority population of this city? Black children do not have the same representation as white children in the system and white children are being misrepresented and lied to. There is no community benefit at all if you don;t know the history the person that you are working with.	Engagement; Racial Equity; Education
1/31/2023	Unknown	Audience Question (In-Person)	You keep talking about these future plans. Well go back and look at your mistakes, so you can learn how to avoid them in the future, like the men. And I'd say, do the best you can, and after you learn, do better. Cass Park, I think, on the last giveaway to Ilitch - now he wants you to get more money for Cass Park, I don't know for what. Don't be specific about anything, just let him take it. You know, if you want solar recycling, you need to put that into any new construction.	Accountability; Green Space and Public Amenities; Environmental Justice and Sustainability
1/31/2023	Linda Campbell	Emailed question	We believe that the assumption that 50% AMI does not adequately speak to the affordability needs of residents in the District Detroit impact area. When we examine the census data we find that neighborhoods are already divided by race and income with majority Black neighborhoods reporting median household incomes of roughly \$17k to \$28K vs neighborhoods with a greater percentage of white residents who register a median household income of \$55k to \$78K. When examining the housing affordability needs of majority Black residents in the District Detroit impact area, it is clear that even a 50% affordability will price these residents out of the neighborhood. Affordability for a household earing roughly \$17K based on accepted definitions of affordability (30% of household income) puts monthly housing cost at roughly \$450 dollars a month. Even for households at \$28K median income there is a rent affordability of \$716. Note that Seniors account for 43% of these households. These monthly housing cost do not include utilities. These majority Black households are targets for displacement. Community Benefit Ask "As a result, we are calling for, in addition to an annual contribution to the Affordable Housing Trust Fund during the life of the tax abatement period, that a relocation fund is established to provide funds for housing placement including location of new housing; rental assistance, moving and related transportation cost as needed to families who are displaced over the life of the tax abatement period."	Housing; Racial Equity
1/31/2023	Linda Campbell	Emailed question	Dear NAC members, i am sharing with you the election data from District Detroit impact area on support for Proposal A, the community centered CBA ordinance on the November 2016 general election ballot. Proposal A was a strong community centered CBA. Equitable Detroit Coalition continues to advocate for the residents who supported this effort for fair and just economic development in Detroit. The District Detroit voting precincts supported Proposal A with percent of votes including a range from - the lowest voter percentage for Proposal A at 44 % to 55% on the high end.	CBO Process
1/31/2023	Monique Bryant - Triangle Society	Emailed question	At the time of the 2016 election many of the impact area residents were experiencing the negative impacts of the Little Caesar Arena economic development project launched in 2014 and were voting for a more powerful and justice centered voice in economic development decisions that would ultimately disrupt their lives. The Triangle Society appreciates and thanks you and the NAC Committee for considering the needs of Cass Tech students. Please find attached the Cass Tech Development Proposal prepared by The Triangle Society. If you have any further questions or require additional information do not hesitate to contact me. Proposal sent via document: https://detroitmi.gov/box.com/s/vym882u5oepif0hqe1fp3q8ab2d8bhuna	Education; Green Space and Public Amenities; Transportation and Parking
1/31/2023	Warren and Laurelle Turski - Saint Germain Foundation, "I AM" Temple of Detroit	Emailed question	Dear Mr. Jackson and NAC, Mr. Bradford, Mr. Cantor, and Mr. Goodman: Attached is a letter from the Saint Germain Foundation, "I AM" Temple of Detroit giving its support to the District Detroit Development and listing its three concerns. Also, in a second document we have give our concerns and ideas to the NAC Transportation and traffic silo. Proposal sent via document: https://detroitmi.gov/box.com/s/74wp5q0r1cszt7b9l8gonao1oadtd05r	Construction Impacts

CBO Meeting Date	Name	Source	Question/Comment	Themes
1/31/2023	Warren Turski - Saint Germain Foundation, "I AM" Temple of Detroit	Emailed question	<p>This is Warren Turski, I am from the Saint Germain Foundation, "I AM" Temple of Detroit, located in District Detroit at 2300 Second Avenue. The church was built in 1888 and the Saint Germain Foundation purchased the building in 1952. I have been coming to the church on a weekly basis for over 50 years. I am very familiar with the area and would like to give you some comments on the proposed Transportation and Traffic study that Keith Bradford and the NAC have talked about at various meetings.</p> <p>On Tuesday January 31, 2023 I attended the NAC meeting at Cass Tech High School. I had to leave at 7:45 pm and did not have time to give you my comments at the conclusion of the meeting. So, I am writing this note to you today.</p> <p>Before I give you my comments, I want to say I think you are focusing on the important things that will make District Detroit great and will also support the people of the city of Detroit and surrounding area to have a better quality of life and be happier and more fulfilled people. Your ideas will very importantly improve family life in the City of Detroit and the region.</p> <p>As you reviewed your areas of focus at the meeting January 31, you started with Transportation and Traffic. I think it was good to start there because if people cannot get to the area and if traffic and people cannot move throughout the District Detroit the area will not fulfill its full potential.</p> <p>Attached are my comments, thoughts and ideas. I would be happy to answer any questions or discuss my ideas further with you.</p> <p>Proposal sent via document: https://detroitmi.gov.box.com/s/yq4fhzpkqub9twq99mr5syn2wry6db3c</p>	Transportation and Parking
1/31/2023	Anemashaun Bomani	Audience Question (Zoom)	I'm part of the affordable housing task force. This question is directed to Chris Jackson. We want the Detroit AMI lowered below 40% - we really want it lower than 30% - so the majority of Detroiters can live in the city. Because its clear through gentrification that you are trying to push legacy Detroiters and black and brown Detroiters out of Detroit.	Housing; Racial Equity
1/31/2023	Robert Shobe	Audience Question (Zoom)	To make sure you get legacy Detroiters to work, start off by working with the youth and start a co-op program. Everybody in the city lives in the impact area. There is too much need in this city to be giving away that type of money that will not impact this city in our lifetime.	Economic Inclusion; Education and Tra
1/31/2023	Alphonzo Horton	Audience Question (Zoom)	How many people are going to be [accepted] for jobs in the city for the project going on in the city?	Employment
1/31/2023	Linda Campbell	Emailed question	AMI does not adequately speak to the affordability needs of the residents of the district Detroit impact area. When we examine the census data, we find that neighborhoods are already divided by race and income with majority Black neighborhoods reporting median incomes of roughly 17-28 thousand dollars. Whereas neighborhoods with a great percentage of white residents register a median income household of 55 to 78 thousand. The majority black residents in the District Detroit impact area, it's clear that even 50% affordability will price these residents out of the neighborhood.	Housing; Racial Equity
1/31/2023	James Perry	Emailed question	Would like to see stricter accountability measures for all of the land that the Illitches control. Would it be possible to require that if they develop and transfer or sell some of their other land in exchange for subsidies to develop the parks they have proposed, a list go around? I use this request as a negotiation point to finally rest some balance back into the one-sided sweetheart deal they got back in 2013.	Accountability; Green Space and Public Amenities

CBO Meeting Date	Name	Source	Question/Comment	Themes
Meeting 7 - 2/07/20023				
2/7/2023	John Lauve	Comment Card	Project will block street parking on Woodward: waste of tax money, no benefit; fix back of the Fox Theater.	Transportation and Parking
2/7/2023	Sarida Scott	Comment Card	1) What part of the ordinance requires City Council approval of agreement? 2) What are the contributions from the developer (exact amounts) 3) has there been any mention or acknowledgement of past District Detroit plans and promises that were NOT realized? 4) Why should more subsidy be given?	CBO Process; Tax Incentives; Account Green Space and Public Amenities; Tax Incentives; CBO Agreements and Enforcement
2/7/2023	Cindy Darrah	Audience Question (In-Person)	1) Consider soccer instead of football in rec center, 2) how much money does DDA take from library taxes every year?, 3) the project cost and money requested do not seem equal, who is profiting?, 4) what are the fines for not meeting project expectations?	
2/7/2023	Warren Truski	Audience Question (In-Person)	Very supportive of project and improved mobility for all. What if you had tunnels or second level bridges so everyone could circulate and access freely?	Transportation and Parking
2/7/2023	John Lauve	Audience Question (In-Person)	Two problems: there is no time schedule for completion, and the project will create greater traffic problems in front of the baseball stadium. Mentioned poor track record of Illitch project completion.	Accountability; Ilitch Reputation; Transportation and Parking
2/7/2023	Ms. T (Toyia Watts)	Audience Question (Zoom)	What is the timeline to appear before City Council, and is it for Brownfield money? There is some confusion around that.	Tax Incentives; CBO Process
2/7/2023	Eric Dueweke	Audience Question (Zoom)	Supports the NAC passing a resolution to encourage UofM to enter into a community benefits process voluntarily that is different from this one and non-binding.	CBO Process; NAC; Education
2/7/2023	Francis Grunow	Audience Question (In-Person)	How can this round of public investment open up public understanding to the rest of the District Detroit portfolio? The public deserves a timeline for the rest of District Detroit, at least for the rest of the remaining structures, and especially those historically designated. There is also an active petition for Cass Park, the city has it, it was in 2020, and there is an open question. Full email text available at: https://detroitmi.gov/box/s/3h0kn6vw6ez8owma7l6cw8fbluief3yn	Accountability; Transportation and Parking Tax Incentives
2/7/2023	Tanya Myers-Phillips	Audience Question (In-Person)	Encouraged NAC to adopt racial equity framework. DDA Infrastructure grant, the housing loan, the City investment, and receiving Section 8 vouchers are not community benefits. Benefits are what come directly to the people, not trickle down or through some firewall.	Racial Equity; Tax Incentives
2/7/2023	Councilmember Gabriela Santiago-Romero	Audience Question (In-Person)	Supports resolution urging UofM to voluntarily enter into a community benefits agreement. It may not be a part of this process, but I've witnessed Council President ask for more benefits, enough to make her feel comfortable to support abatements or tax offenses like these, and I'm considering doing the same.	CBO Process; Tax Incentives; Education
2/7/2023	Anonymous	Audience Question (In-Person)	When will the developers think about the citizens that are in the city, and bring some of this development to areas of Rosedale Park, where I live in?	
2/7/2023	Miguel Pope	Audience Question (In-Person)	Low-income housing, affordable housing and market rate are 3 different things. Commit to working with companies that pay workers a living wage.	Housing; Employment
2/7/2023	Craig Register	Audience Question (In-Person)	The NAC should talk about what UofM could voluntarily do outside of the scope of this CBO e.g. guarantee certain educational benefits to Detroiters.	CBO Process; NAC; Education
2/7/2023	Dakota Montgomery	Audience Question (In-Person)	Hopes the carpentry union will be on the project.	Employment
2/7/2023	Jerome Shale	Audience Question (In-Person)	If you want a community benefit, let the people be part of the investment.	Economic Inclusion
2/7/2023	Robert Shobe	Audience Question (Zoom)	Why are we still trying to use the same business practices that failed over the last 40 years? Trickle-down economics never worked for anybody other than the people on to. We need to get rid of the Downtown Development Authority.	Tax Incentives
2/7/2023	Rhuben Crowley	Audience Question (Zoom)	All opposition needs to be directed to elected officials. Detroit is more than 2 times over the State legal debt.	
2/7/2023	Lisa Franklin Warriors on Wheels	Audience Question (Zoom)	What percentage units will be accessible, and are any funding set aside just to make those units accessible? Have you considered universal design for new development as less costly?	Housing; Accessibility
2/7/2023	Linda Campbell	Audience Question (Zoom)	The Housing Trust Fund is the one deeply affordable housing option here in the city of Detroit. 7% of the housing must be for families at 30% AMI or below. The Housing Trust Fund is considered model public policy. Developers should invest directly in the Housing Trust Fund to meet that deep affordability.	Housing
2/7/2023	Councilmember Angela Whitfield Calloway	Zoom Q & A	Re: \$215,000 donation to the library, and the 1 million to Cass Tech for a football field - how much has been captured in tax dollars in the DDA from libraries, police, and fire?	Education; Tax Incentives
2/7/2023	Mike Sand	Zoom Q & A	Mr. Sand – veterans engagement, particularly in Veterans Park.	Green Space and Public Amenities; Engagement
2/7/2023	Michelle Matthews	Zoom Q & A	There is an existing real estate program for emerging BIPOC developers. Would like to hear more about the District Detroit co-developer program, and how they're going to partner with BIPOC developers?	Economic Inclusion; Retail and Local Business Incubation
2/6/2023	Adam Barrett	Emailed question	I am writing to register my strong disapproval of public funds being used on the current District Detroit project. I am demanding that the DBRA to vote NO.	Tax Incentives, CBO Process
2/6/2023	Sanaa Green	Emailed question	A few months ago, I attended a tour of the some of the development in Downtown Detroit. It was impressive! I was shocked and disappointed to hear that the renovated apartment building counted as "affordable housing." The income range was over \$50k per year which most people in my neighborhood don't make. What I saw was a space where a Detroiter like me could not be welcomed. I have never seen a hockey game. The business school has no programs for non-traditional students or local business people and the apartment building was much more expensive than I could ever consider paying. That affordable housing money should NOT go to this "only for the wealthy" program. It should be deposited into a fund and given to private landlords who offer houses for rent at an affordable price. Certainly much more affordable than the rents of the downtown, one bedroom apartment. One of the Detroit City Council members told me that affordable housing is offered through private landlords.	Housing

CBO Meeting Date	Name	Source	Question/Comment	Themes
2/7/2023	Halima Cassells	Emailed question	<p>Greetings Honorable Body,</p> <p>I respectfully request this comment be read aloud during the February 8th meeting</p> <p>I hope this email finds you all well. My name is Halima Cassells and I am a homeowner, mother, gardener, and artist living in Detroit, District 5. I write in support of the recommendations made by the Equitable Detroit Coalition, which represents the 98000 voters in Detroiters, including myself, who voted for a REAL community benefits ordinance.</p> <p>I am writing to implore you to VOTE NO on the transitional Brownfield abatement that the billionaire developers are seeking for the District Detroit project. The citizens of Detroit who have remained and paid taxes like my family for generations deserve better. This deal effectively transfers precious public funds into private hands who then are able to leverage, capitalize, and compound their returns based on this public money, while throwing a few crumbs our way. We can do better. For the sake of our children, we must.</p> <p>To ensure the delivery of true community benefits, there needs to be</p> <ol style="list-style-type: none"> 1. A racial equity framework tied to this project. 2. An environmental impact study must be conducted during construction as well as post construction. 3. A comprehensive plan to ensure that as property values spike (and they will), longtime residents are not displaced by rising rents as a result. 4. The affordable housing must reflect the real housing needs of Detroit. That is, a majority of the affordable housing units must be 2- and 3-bedroom apartments that are able to accommodate households with children. The affordable units should also be provided in perpetuity—that being as long as the building is standing. <p>In addition to the above, there must be commitments made for the following:</p> <ol style="list-style-type: none"> 1. Annual contribution of at least \$1M to the Housing Trust Fund, 2. Living Wage jobs during and after construction for Detroiters (Here is MIT's Living Wage Calculator, note that it is \$38.92 for a single adult with one child in Wayne County), 3. Mandatory and ongoing racial sensitivity training for all security personnel in the District, 4. Acceptance of debit cards in addition to credit cards in all venues across the portfolio. 	Tax Incentives, Racial Equity, Environmental Justice and Sustainability, Housing Employment
2/7/2023	Tonya Myers Phillips	Emailed question	<p>Good afternoon Honorable NAC Members,</p> <p>I've included for you a request and recommendation to adopt a racial equity framework for the rest of the District Detroit Community Benefits process. Feel free to contact me if I can be of further assistance. Thank you for your time and consideration.</p> <p>Detailed proposal and documents sent via attachments: https://detroitmi.gov/box.com/s/467ari5u20n3qkxv0qz1uq9svx6h2of6</p>	Racial Equity
2/7/2023	Eric Dueweke	Emailed question	<p>Honorable Neighborhood Advisory Council Members,</p> <p>At the January 31 NAC meeting, I presented public comment regarding the central role of the University of Michigan in the proposed District Detroit development. ODM and Related consistently cite the Michigan Center for Innovation as a catalyst for the entire development, yet this \$250 million building is not subject to the City's Community Benefits Ordinance. Even though the NAC has no standing to directly request community benefits from UM, we believe if the NAC requests the University to voluntarily negotiate a separate Community Benefits Agreement with Detroit resident stakeholders, they would do so.</p> <p>Attached you will find a petition signed by nearly 100 Detroit residents with connections to the University of Michigan. I will read this petition during tonight's Public Comment agenda. The petition requests the NAC to ask UM to initiate a community benefits process. The signers respectfully ask the NAC to discuss and vote on this request at tonight's meeting.</p> <p>Proposal sent via document: https://detroitmi.gov/box.com/s/vpvuuir77xwfxr9251tqmb7uckxv0</p>	CBO Process; NAC; Education
2/7/2023	Shauna Green	Emailed question	<p>Renovated apartment building counted as affordable with the income range over 50,000 per year, which most people in my neighborhood don't make. The business school has no programs for non-traditional students. Money should be deposited into a fund and given to private landlords who offer houses for rent at an affordable price, certainly much more affordable than the rents of downtown.</p>	Housing; Education
2/7/2023	Tanya Stevens, Preservation Detroit Board Member	Emailed question	<p>I have two questions for the NAC? As District Detroit continues to move forward with the billion dollar plans for redevelopment of the historic and systemically divested Cass Corridor neighborhood:</p> <ol style="list-style-type: none"> 1. What are the specific plans for cultural preservation? 2. What is the current budget for cultural planning and programming? <p>The neighborhood we know as Cass Corridor and now the "District Detroit" was originally home to indigenous populations, and most recently occupied by working class communities of color from Black and Brown to Chinese Americans. Chinatown was an iconic Cass Corridor neighborhood that should be acknowledged. One of the most consistent concerns most Detroiters have is fears of cultural erasure and exclusion at the hands of outside developers as they continue the redevelopment of our neighborhoods. Here are a few suggestions to consider.</p> <ol style="list-style-type: none"> 1. Engage with historians and cultural strategists to develop a plan for cultural preservation and cultural placekeeping. (ie. City of Detroit Historian Jamon Jordan or Preservation Detroit.) 2. Allocated a dedicated budget and programs specifically for cultural preservation (ie permanent cultural landmarks, statues, or monuments to honor and acknowledge the historic cultural heritage of the neighborhood: Intentional inclusion of public cultural installations (besides murals) that enhance the proposed landscape and publicly recognize the contributions of the previous generations of people that occupied the neighborhood. 3. Collaborations with Black architectural and design firms: I heard there was a plan for inclusion of Black artists, arts organizations, and programming to assist with curation of interior spaces and events, but those placements are usually temporary and not sustainable. It's important to think of more sustainable cultural inclusion in the built environment. 4. Youth engagement and future visioning with students of Cass Tech and other impacted schools: The youth have ideas about how they view their own future and they will inevitably be the future stewards of this community that is being built. As a Cass Tech Alum, we navigated a warzone to attend the top school in the State. I could only imagine a redevelopment of Cass Corridor when I was a student. A focus group to engage impacted students should be considered as well. As an impacted Brush Park resident and cultural preservationist, I would definitely love to support any cultural preservation and cultural placekeeping efforts. 	Arts and Culture
2/8/2023	Francis Grunow	Emailed question	<p>Dear NAC: Here are some additional ideas based on last night's discussion and your buckets of interest. Please acknowledge receipt. It's hard to know these emails have been going through. I look forward to your feedback and driving toward very specific responses/requests for these important impact initiatives.</p> <p>Full email text available at: https://detroitmi.gov/box.com/s/62nnumvhn2hw2pq4tfsosqo5ip9lkm</p>	CBO Agreements and Enforcement; NA Topics

CBO Meeting Date	Name	Source	Question/Comment	Themes
Meeting 8 - 2/14/2023				
2/14/2023	Mary Perry	Comment Card	N/A	
2/14/2023	John Lauve	Comment Card	What is the construction schedule?	Construction Impacts
2/14/2023	Imara Hyman	Comment Card	What are the tools to hold this publicly funded project accountable? What are the means to enforce it, and penalties for failure?	CBO Agreements and Enforcement; Accountability
2/14/2023	Cindy Darrah	Comment Card	Is this what democracy looks like?	CBO Process
2/14/2023	Elena Herrera	Comment Card	Have you no shame?	CBO Process; Tax Incentives
2/14/2023	Adam Barrett	Comment Card	We need to know more about this supposed \$250k District is giving to libraries. No one in the DPL has heard of this.	Education
2/14/2023	Carolyn Growler	Comment Card	N/A	
2/14/2023	Rhonda Sanders-Adams	Zoom Q & A	How will you collect data on leasor businesses hiring existing Detroit graduates - how will this be enforced? is this a realistic goal to place on them? What are the wraparound services for leasor businesses to attract customers e.g. free marketing/advertising? Concessionaires in LCA - how many are Black-owned? What is included in \$25M green space? What is included in Public Safety & Walkability? Concerned with Truck Weight Schedules and Impact on Community Street Repairs post-project completion.	Retail and Local Business Incubation; Economic Inclusion; Transportation and Parking; Green Space and Public Amer
2/14/2023	Mike Sand - Vietnam Veterans of America located at Masonic Temple	Audience Question (Zoom)	I hope and pray that we recognize the service and sacrifice of our military and veteran community as you develop the District Detroit. Realize that freedom is not free. some of us have had to pay the price. I hope that the city will recognize the 250 anniversary of the founding of our nation in 2026 by providing a means of honoring the who have contributed to the freedom of our society.	Engagement
2/14/2023	Allison Laskey	Zoom Q & A	Is it possible for the NAC to extend further meetings past the 9 if they need more time to get an agreement that can benefit Detroiters? So the NAC can extend the schedule of meetings, and vote down any agreement that does not provide enough benefits to make the deal worthwhile.	CBO Process; NAC
2/14/2023	John Lauve	Audience Question (In-Person)	Congested parking will be an issue, plus more broken promises by Illitches.	Transportation and Parking
2/14/2023	Theo Pride (Detroit People's Platform)	Audience Question (In-Person)	Benefits are no adequate in comparison to public money requested. NAC needs to reconsider.	Tax Incentives; CBO Process; NAC
2/14/2023	Tonya Meyers-Phillips	Audience Question (In-Person)	How do we know that the individuals who are getting these low income units are legacy Detroiters? How will this be enforced?	Housing
2/14/2023	Robert Shobe	Audience Question (In-Person)	This development does not consider all Detroiters. Does not support more tax incentives to Olympia.	Tax Incentives; Economic Inclusion; Ra Equity
2/14/2023	Rhuben Crowley	Audience Question (Zoom)	Supports development, does not support Duggan.	
2/14/2023	Leslie Andrews (President, Cass Tech Alumni Assc.)	Audience Question (Zoom)	Will be providing a letter of support.	CBO Process
2/14/2023	Cindy Darrah	Audience Question (In-Person)	Take responsibility, do not deflect to third party enforcement. Also, consider underground bike lanes.	CBO Agreements and Enforcement
2/14/2023	James	Audience Question (In-Person)	Supports most development in Detroit, but not this development. Sent email to NAC with article about past Illitch project failures.	Accountability; Ilitch Reputation
2/14/2023	Tom Perez	Emailed question	My name is Tom Perez. I am a Redford resident and I would like to discuss one of the District Detroit Impact Initiatives, specifically item #6: Greenspace and Accessibility. I listened in on the recent CBO meeting, via Zoom, last Tuesday (2/7/23). I would like to bring to your attention a statue at Cass Park, dating back to 1921. The statue is of Scottish poet Robert Burns, located at the north end of Cass Park, at 2nd Ave. and Temple. It was donated to the city of Detroit by the Detroit Burns Club in the summer of 1921. The statue was accepted by Mayor James Couzens at a large unveiling ceremony. I am a current member of this same Detroit Burns Club and we are very proud of this statue. As far as I know it's the only statue in the park. It has fallen into a level of disrepair. Not real bad now but we would not want to see it get to a condition that it could become worse. I hope that the care and maintenance/ repair of the Robert Burns statue would be considered as part of any funding that might come about from any District Detroit improvements to Cass Park.	Historic Preservation; Green Space and Public Amenities; Arts and Culture
2/14/2023	Affordable Housing Task Force	Emailed question	I'd be happy to discuss this with you, as I think it may fit into the intent of Impact Initiative #6. Affordable Housing Task Force does not support this project. Wants a substantial multi-year investment in the Affordable Housing Trust Force to truly support housing that is affordable to low-income Detroiters. What are the community benefits? Full Letter from AHTF received via attachment: https://detroitmi.gov/box.com/s/upi8benn3s53b5ve8wzd1qvwvooe3yu0	Housing

CBO Meeting Date	Name	Source	Question/Comment	Themes
Meeting 9 - 2/21/2023				
2/21/2023	John Lauve	Audience Question (In-Person)	What is happening to Henry Street, which was left over from the last deal? Concerned that # of affordable housing isn't sufficient.	Housing; Accountability
2/21/2023	Russell Bellant	Audience Question (In-Person)	It is not true that schools will be reimbursed re: tax capture. Surplus funds are how branches stay open.	Education; Tax Incentives
2/21/2023	Theodore Pride	Audience Question (In-Person)	Why did you take the \$250k/year to libraries off the table?	Education
2/21/2023	Stephen	Audience Question (In-Person)	DTA requests the following: all tenants receives lease with right to renew; a minimum of 50 units be offered to current Detroit residents; All affordable units should be modified to low income units; an investment to the Relocation Fund to support those Detroiters who will be displaced; a substantial multi-year investment into the affordable housing trust. Detroit Tenant's Association Full Statement Received by Email: https://detroitmi.gov/box.com/s/4mzw3yqrm0r3yadvh15iqdb468nehrc	Housing
2/21/2023	Tanya Meyers-Phillips	Audience Question (In-Person)	Urges NAC to take more time with agreement. Also, supports the recommends that have been made re: affordable housing. Transit and mental health concerns should be revisited too.	CBO Process; NAC; Transportation and Parking
2/21/2023	Linda Campbell	Audience Question (In-Person)	Objection to the inclusion of Section 8 vouchers as a community benefit under affordable housing. Section 8 is a publicly funded program - why is it considered a community benefit when taxpayers pay for it? Also, most Section 8 housing is needed for families, who need 2-3 bedrooms not 1 bedrooms and studios.	Housing
2/21/2023	Cindy Darrah	Audience Question (In-Person)	Can we see the contract for the Eddystone? Why did the partner back out? Also, Henry Street - fix up to the two vacant buildings and move displaced tenants there for same rent, then move them back to their building post-renovation. Otherwise, with median income, they won't be able to afford to move back in.	Housing; Accountability
2/21/2023	Eden Bloom	Audience Question (In-Person)	This NAC is not using their power appropriately.	CBO Process; NAC
2/21/2023	Hamila Cassells	Audience Question (Zoom)	Urges NAC to take more time with agreement. What are the direct contributions from the developers? There needs to be a racial equity framework tied to this project that is data-driven; an environmental impact study; a comprehensive plan to ensure that as property values rise, longtime residents are not displaced.	CBO Process; NAC; Racial Equity; Environmental Justice and Sustainability
2/21/2023	Mike Sand	Audience Question (Zoom)	Asked for veterans to be recognized in district green space. Military history has not been recognized.	Green Space and Public Amenities; Engagement; Arts and Culture
2/21/2023	Evan Villaneuve	Audience Question (Zoom)	Research and studies show that over the last many decades since the 80s, these huge subsidies for these billionaire development projects do not pan out economically.	Tax Incentives
2/21/2023	Nancy Brigham	Audience Question (Zoom)	This money is coming from schools and libraries. Why hasn't there been more honesty about this?	Education; Tax Incentives
2/21/2023	Harvey Dorrah	Audience Question (Zoom)	WCCC would like to confirm/ensure that their participation in this project benefits their constituents (community and students) equitably	Education
2/21/2023	Halima Cassells	Zoom Q & A	Will there be a data-driven approach to understanding the impacts of this proposed project: such as environmental impact study, and a racial equity framework? If no, why not? Is there a commitment to jobs that pay a livable wage? We don't need Detroiters to be prioritized for poverty wages that would exclude them from living in the place they work.	Racial Equity; Environmental Justice and Sustainability; Employment; Economic Inclusion
2/21/2023	Anonymous Attendee	Zoom Q & A	Why are we building more office space when a large amount already in the area is sitting empty? What we need built is housing and maybe more hotels, not office space.	Housing; Employment; Building and Site Design
2/21/2023	Chrystal & Robert Payne	Zoom Q & A	NAC this is a project is going to hell(?)	NAC
2/21/2023	Louella Pizzuti	Zoom Q & A	There is a lot of confusion in this meeting. One thing is chrystal clear. To vote on this tonight would be a disgrace.	NAC; CBO Process

Appendix 4.

NEIGHBORHOOD ADVISORY COUNCIL ACTIVITIES

Neighborhood Advisory Council (NAC) Orientation Workshop

On January 6th, 2023 the Planning and Development Department invited the elected and appointed members of the NAC to an orientation and workshop hosted at the PDD offices in the Coleman A. Young Municipal Center.

This orientation was an opportunity for the NAC members to get to know each other, learn about best practices and responsibilities for serving, ask questions, and plan for the future NAC activities and meetings. All NAC members attended. The orientation agenda and accompanying materials are shown below and in the following pages. Additional materials are available at:

<https://detroitmigo.gov/box.com/v/DistrictDetroitNAC>

DISTRICT DETROIT NAC ORIENTATION - AGENDA

January 6th, 2023 3pm – 5pm

1. WELCOME & INTRODUCTIONS / AGENDA REVIEW / ICEBREAKER
2. SERVING ON A NAC:
 1. REQUIREMENTS AND EXPECTATIONS
 1. Signing of Conflict-of-Interest Affidavit
 2. PROCESS AND COMMUNICATION BEST PRACTICES
 1. Public meeting protocols and norms (Member Q & A, Working Sessions)
 3. STRUCTURE
 1. Election of Chair, other roles
3. ESTABLISHING GROUP EXPECTATIONS / WORKING AGREEMENTS
4. IDENTIFYING PROJECT IMPACTS AND COMMUNITY BENEFITS REALTED CITY POLICIES
 1. NAC information packet / documents
5. CREATING EFFECITVE COMMUNITY BENEFITS AGREEMENTS
 1. Bryan Coe – City of Detroit Law Department
 2. Best practices from previous CBOs
6. PROJECT SCHEDULE AND APPROVAL CALENDAR
 1. Work through each upcoming meeting and important milestone
 1. Impact List
 2. Working Meetings
7. PREVIOUS NAC MEMBER Q & A
 1. Sheila Cockrel – Michigan Central NAC
 2. Chenita Gary – Fisher Body 21 NAC
8. GENERAL DISCUSSION AND NEXT STEPS

Welcome to the **THE DISTRICT DETROIT CBO NAC Orientation**



January 6, 2023

AGENDA

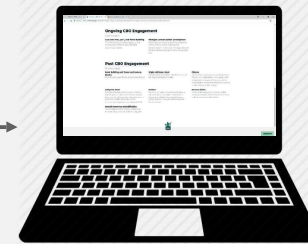
- Introductions / Icebreaker
- Serving on a NAC – Requirements, Protocols, Best Practices, and Structure
- Establishing Group Expectations
- Identifying Project Impacts and Community Benefits Related City Policies
- Creating Effective Community Benefits Agreements
- Project Schedule and Approvals Calendar
- Q & A with previous NAC members
- Questions and Discussion

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- Terrance "T.R." Reid - Elected by Impact Area Residents
- Henry Allen Williams - Elected by Impact Area Residents
- Barbara Logan - Appointed by Council Member Gabriela Santiago-Romero
- Jonathan C. Kinloch - Appointed by Council Member Coleman A. Young II
- Deirdre Jackson - Appointed by Council Member Mary Waters
- Michael Essian II - Appointed by Planning & Development
- Eddie Hall III - Appointed by Planning & Development
- Chris Jackson - Appointed by Planning & Development
- Rogelio Landin - Appointed by Planning & Development
- Steven Hawring - Alternate appointed by Planning & Development

CITY OF DETROIT CBO WEBSITE: WWW.DETROITMI.GOV/DISTRICTDETROIT

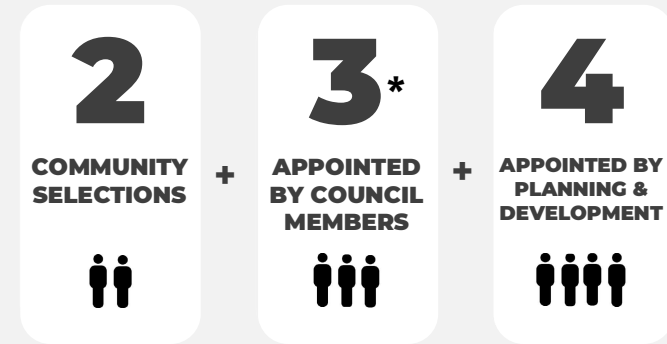
THE CBO WEBSITE IS UPDATED REGULARLY WITH PUBLIC MEETING TIMES, DATES, & PRESENTATIONS + THE SIGNED COMMUNITY BENEFITS PROVISION



**YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE
ALL PREVIOUS CBO INFO AT WWW.DETROITMI.GOV/CBO**

SERVING ON THE NEIGHBORHOOD ADVISORY COUNCIL (NAC)

NEIGHBORHOOD ADVISORY COUNCIL (NAC) SELECTION - 9 MEMBERS



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

NAC – 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.

NAC – Conflict of Interest Disclosure

- Any person who is an agent, employee, or official of the developer, or an employee of a City department or authority directly involved in the development, must disclose such relationship
- If a conflict exists, the person is prohibited from serving on the Neighborhood Advisory Council.
- A conflict of interest for this purpose means any financial interest held personally or by an immediate family member in the Tier 1 Development Project developer entity

NAC – Public Process and Open Meetings Act

- The CBO is a public process and in the spirit of transparency, all meetings of the NAC with the developer or other entities should be public / open whenever possible
- The NAC is “advisory” in nature and therefore not subject to the Michigan Open Meetings Act
- All actions of the NAC may be taken with the consent of a majority of the voting NAC members serving

NAC – Attendance and Process

- Attendance is mandatory at all scheduled meetings unless advance written notice is provided to the NAC
- If any NAC member misses more than one scheduled meeting, a permanent replacement may be appointed by, and at the discretion of the NAC

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									
Winter Recess - Confirm Council and PDD NAC selections - NAC Orientation takes place in this period			December 12, 2022 - January 6th 2023								
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives				10-Jan							
Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits					17-Jan						
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer						24-Jan					
Meeting 6 - NAC Working Session							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.

NAC – Process and Communication Best Practices

- ❖ Create working agreements and group expectations for how you will work together
- ❖ Establish an email address where the public can reach you
- ❖ Create an email group for internal communication
- ❖ Create a shared folder for documents - to be posted on the project website
- ❖ Establish NAC roles – ex. Chair, co-chairs, note-taker

ESTABLISHING GROUP EXPECTATIONS AND NORMS

NAC – SETTING GROUP EXPECTATIONS

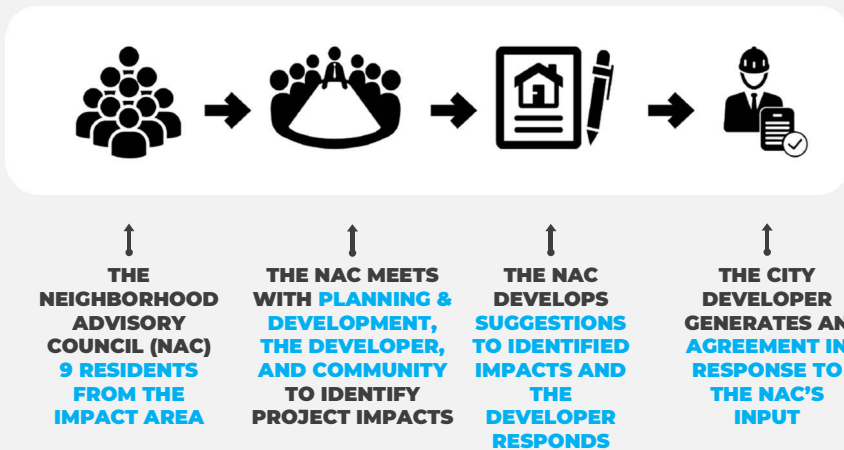
Things to consider as a NAC going into Meeting 3 – January 10th

- Decision making as a group
- Record-keeping
- Specific roles for NAC members
- How you will work together
- Making room for everyone’s voice
- Acknowledging personal self-interests or bias
- Communications and engaging your neighbors
- What you need from PDD
- Meetings outside of the Public CBO Meetings on Tuesdays

IDENTIFYING PROJECT IMPACTS AND BENEFITS

CBO TIER 1 PROCESS

Identifying Project Impacts and Mitigations



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

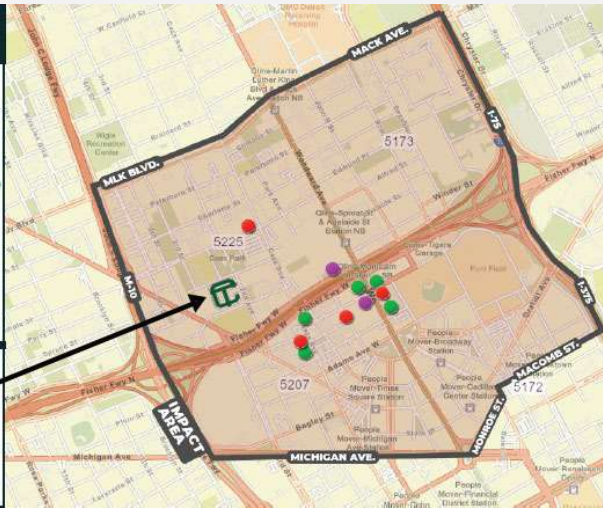
PDD INFORMS NAC MEMBERS VIA EMAIL OR PHONE THAT THEY HAVE BEEN SELECTED & HOLDS AN ORIENTATION TO PROVIDE THE NAC WITH:

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

The District Detroit CBO Impact Area & Projects

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.

HOW THE NAC IDENTIFIES IMPACTS

Essential Documents Required by the Ordinance

- Copy of Community Benefits Ordinance - *received*
- Projected Revenue to City - *to be presented January 10th*
- Development Agreements between City and Developer - *not applicable*
- Developer RFP Response - *not applicable*
- Renderings - *received*
- "But/For Economic Analysis - *to be presented January 10th*
- Environmental Studies Completed on Properties - *received*
- Brownfield Funding Documents - *available January 25th*

HOW THE NAC IDENTIFIES IMPACTS

Collect and review other project specific information

- Project description and details
 - Design, Housing Units, Retail Space, Parking
- Traffic studies
- Local Hiring Plan

HOW THE NAC IDENTIFIES IMPACTS

Collect and review relevant City of Detroit Plans and Policies

- Community Benefits Ordinance
- Other relevant City policies
 - Affordable housing requirements
 - Workforce requirements /Executive Orders
 - Zoning and Site Design requirements
 - Sign Ordinance
- Review other plans for the neighborhood
 - City of Detroit Master Plan of Policies
 - Impact Area Plans and Demographic Information

RELATED POLICIES & PROGRAMS TO CONSIDER

- **Inclusionary Housing Ordinance:** Sets affordability requirements for housing developments that receive City subsidy and also establishes the “Affordable Housing Development and Preservation Fund” for creating deeply affordable housing.
 - District Detroit is already committed to providing 20% of its rental units as affordable to those making 50% of AMI (\$35,800 or less for a two-person household)
- **Executive Order 2016-1:** For all private development projects receiving \$3M or more in City incentives or tax abatements - at least 51% of the work must be completed by Detroit residents. Projects that do not meet the Workforce Target must pay a fine that funds City of Detroit Workforce Development Programs
- **Detroit at Work:** Supporting Detroiters to get first chance at jobs from new large employment opportunities (FCA, Majorel, Northpoint redevelopment of Cadillac Stamping and American Motors Sites)
- **Construction Site Regulations:** Ensure the safety of workers and the public on and near a construction site, including noise, disturbances, hours of construction, dust and debris, and lead and asbestos handling. Standards set and enforced by State of Michigan (MIOSHA) and City of Detroit (BSEED)
- **Signage and Lighting Code:** City of Detroit has a sign ordinance in order to properly regulate the size location, lighting and construction of signage as well as intensity and location of lighting
- **Physical Accessibility Requirements:** These are governed by the Americans with Disabilities Act (ADA)

HOW THE NAC IDENTIFIES IMPACTS

Engage your neighbors

- Communication strategies
 - Publicize the CBO Meetings through your networks
 - Utilize an email address for neighbors to reach the NAC
- Identify key stakeholders /groups
 - i.e. block clubs, business association, local non-profits
- Think about who is missing – who won’t /can’t attend the CBO meetings yet whose input is needed
- Other ideas...

PDD IDENTIFIED POTENTIAL IMPACTS

- | | |
|--|--|
| A. Construction <ul style="list-style-type: none">• 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 | D. Jobs and Education <ul style="list-style-type: none">• 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 |
| B. Site Design and Vehicular Traffic <ul style="list-style-type: none">• 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 | E. Housing and Retail <ul style="list-style-type: none">• 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 |
| C. Public Amenities <ul style="list-style-type: none">• Creation of new public green spaces• Programming, events, and activities accessible to neighborhood residents and Detroiters | F. Sustainability and Environment <ul style="list-style-type: none">• 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 |

**Intended as suggestions - NAC may change, remove, or add other impacts*

CREATING THE NAC IMPACTS LIST FOR MEETING 5 – January 24th

- Review documents and information that has been presented or collected
- Continue to listen to your neighbors – both at the CBO meetings and via other methods
- Learn from previous CBO projects
- Review existing City policies
- Prioritize your list and build consensus among the NAC
- Present to developer at Meeting 5 – January 24th
- Developer will respond at Meeting 6 – February 7th

TYPES OF BENEFITS INCLUDED IN PREVIOUS CBOs

- Construction Management / Mitigation
- Parks and Public Space Improvements
- Site Design and Vehicular Traffic
- Parking and Public Transportation
- Jobs and Workforce Development
- Affordable Housing
- Supporting Local Businesses and Retail
- Public Engagement
- Support for Community Initiatives

CBO Tip:
Each project is different - in scope, cost, and impact - and the needs of each neighborhood are different too.

The impacts and benefits requested by the NAC should strive to be in response to community needs and proportional to the project's impact

**Not exhaustive or limiting in what NAC may identify as important project mitigations or benefits*

CBO AGREEMENT OUTCOMES

\$100K/YEAR FOR SIX YEARS TO GROW DETROIT YOUNG TALENT (GDYT)
(PISTONS)

\$2.5M CONTRIBUTION TO THE AFFORDABLE HOUSING LEVERAGE FUND (AHLF)
(MICHIGAN CENTRAL STATION)

\$50K TO CCNDC FOR COMMUNITY SPACE BUILDING IMPROVEMENTS
(WIGLE)

HOUSING AFFORDABILITY COMMITMENT: FEWER UNITS BUT MORE AFFORDABLE
(WIGLE, MICHIGAN & CHURCH & FISHER BODY 21)

WINDOW CLEANING FOR RESIDENTS IMPACTED BY DUST FROM DEMOLITION
(LAFAYETTE WEST & THE MID)

\$23.8M CONTRIBUTIONS TO WORKFORCE DEVELOPMENT AND EDUCATION PROGRAMS
(MICHIGAN CENTRAL STATION and FCA)

\$15K DONATION FOR IMPROVEMENTS TO LAFAYETTE PARK
(LAFAYETTE WEST)

SPECIFIED PARKING, DEVELOPMENT AND TRAFFIC MANAGEMENT STANDARDS
(THE MID and LAFAYETTE WEST)

1.5 ACRES OF PUBLIC SPACE WITHIN 12 MIN WALK OF THE DEVELOPMENT
(WIGLE)

RESTORATION OF HUTCHINS FIELD FOR COMMUNITY SPORTS AND RECREATION USE
(HERMAN KIEFER)

\$2.5M for 60 OUTDOOR BASKETBALL COURTS THROUGHOUT CITY
(PISTONS)

PRESERVATION OF HISTORIC STRUCTURES
(MICHIGAN & CHURCH AND BOOK / MONROE)

\$10.5M FUNDING FOR IMPACT AREA PLANNING, DEMOLITIONS, & HOME REPAIR
(MICHIGAN CENTRAL STATION 3 & FCA)

SOUND BARRIER WALL CONSTRUCTION TO PROTECT NEIGHBORING HOMES
(FCA)

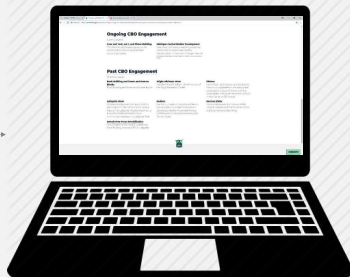
AFFORDABLE HOUSING AGREEMENT TO CREATE OR PRESERVE 700 UNITS
(HUDSON'S & BOOK / MONROE)

CREATION OF NEIGHBORHOOD IMPACT FUNDS TOTALLING \$2.2m
(MICHIGAN CENTRAL STATION, FCA, MICHIGAN & CHURCH, and FISHER BODY 21)

PREVIOUS CBO AGREEMENTS

THE CBO WEBSITE CONTAINS ALL PRESENTATIONS, CBO REPORTS, & COMMUNITY BENEFITS PROVISIONS FROM PAST PROJECTS

WWW.DETROITMI.GOV/CBO



The NAC Documents "Box" Folder also contains summary reports for each project and other helpful resources

CBO PROCESS & OTHER PROJECT APPROVALS

- **CBO Provisions Finalized** - Meeting 7 on February 7th
 - ****earliest date if agreement reached between NAC and Developer**
- **CBO Report & NAC approval of Provisions** - Meeting 8 on February 14th
- **Detroit Brownfield Redevelopment Authority (DBRA) Review and Approval** - tentatively scheduled*
 - Community Advisory Council - January 25th
 - Local Public Hearing - February 6th
 - DBRA Board Approval - February 8th
- **City Council Public Hearings for Tax Abatements and Brownfield TIF** - Tentatively Scheduled to begin on February 16th

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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.

Tuesday January 10th - Meeting 3 Agenda

6:05 - WELCOME & TEAM INTRODUCTION / AGENDA REVIEW and HOUSEKEEPING – PDD

Brief remarks by City and Developer

6:10 - NAC ROLE AND INTRODUCTIONS – PDD

1.Election of Chair, other roles

6:20 - PROJECT FINANCIALS PRESENTATION – DEGC/DBRA

1.General Tax Abatement and Brownfield Overview

2.Specific Project Financials

6:50 - DEGC / DBRA NAC Q & A – PDD MODERATED

7:00 - DETAILED PROJECT PRESENTATION – DEVELOPER

7:20 - NAC Q & A / DIALOGUE WITH DEVELOPER – PDD MODERATED

7:45 - GENERAL Q & A

8:00 - MEETING CLOSE AND NEXT STEPS

Tuesday January 17th – NAC Working Meeting Agenda

Goals and Outcomes:

Previous NAC Member Experience

- **Sheila Cockrel – Michigan Central NAC**
- **Chenita Gary – Fisher Body 21 NAC**

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



Planning & Development Department - Contacts

Aaron Goodman – Manager, Community Benefits Ordinance
goodmana@detroitmi.gov
313-451-0687 (work cell phone)

Edwina King– Associate Director for Legislative Affairs and Equitable Development kinge@detroitmi.gov

www.detroitmi.gov/cbo

What is the
**COMMUNITY
BENEFITS
ORDINANCE?**

CBO FAST FACTS



**CBO WAS
APPROVED
BY DETROITERS
IN 2016
ELECTIONS**



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

CBO TRIGGERS

The Community Benefits Ordinance Tier 1 requirements applies to a development project if it has...

\$75M
OR MORE IN
CONSTRUCTION
COSTS

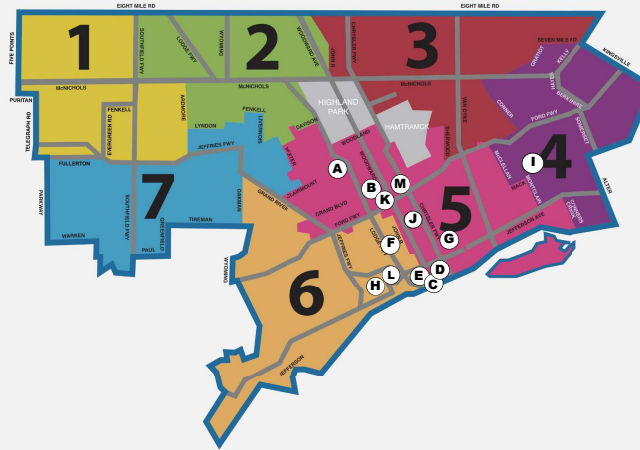
+

\$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 ENGAGEMENT OUTCOMES

12
TIER 1 CBO
Projects
Completed since
2017

85+
COMMUNITY
MEETINGS

121
RESIDENTS
have served on
Neighborhood
Advisory Councils

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.COM/DISTRICTDETROIT

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable accommodations. Please contact the Civil Rights Inclusion and Opportunity Department at 313-224-4650, 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: +1 313 626 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.

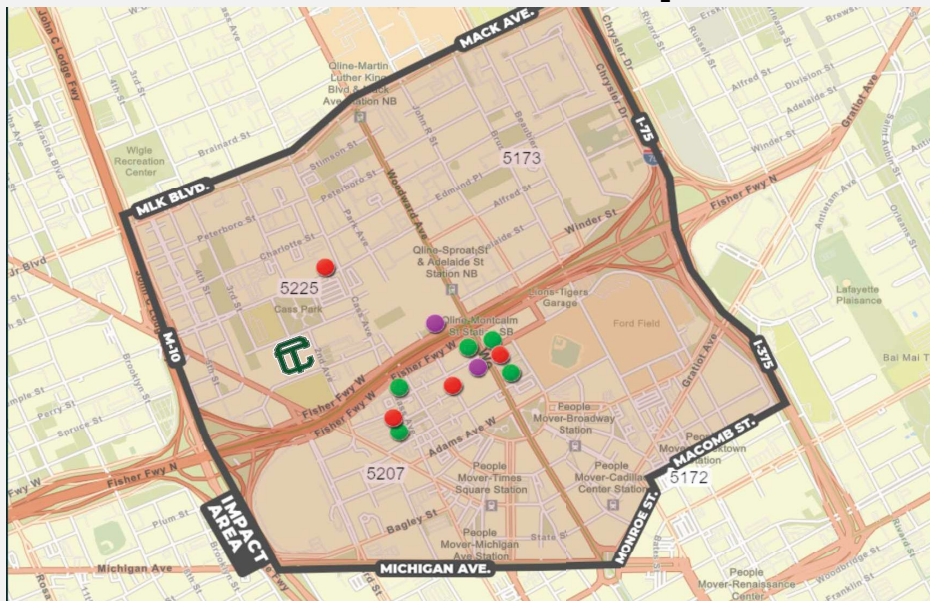
ADVANCE REGISTRATION REQUIRED | <https://bit.ly/DistrictDetroitCBO>

Locations of Proposed District Detroit Projects 2200 Woodward - Office 2250 Woodward - Residential 2271 Woodward - Hotel 2300 Woodward - Mixed-Use 2305 Woodward OR 2300 Cass - Office 2400 Woodward - Hotel 408 Temple - Residential 2205 Cass - Residential 2718 Cass - Business Incubator 2210 Park - Residential		IMPACT AREA: The project Impact Area contains all of Census Tracts 5207, 5223, and 5275, as well as a portion of Census Tract 5272 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-30 to the west. The Impact Area includes parts or all of the following neighborhoods: Downtown, Midtown, South Park, Brewster Homes, and Douglas.
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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.

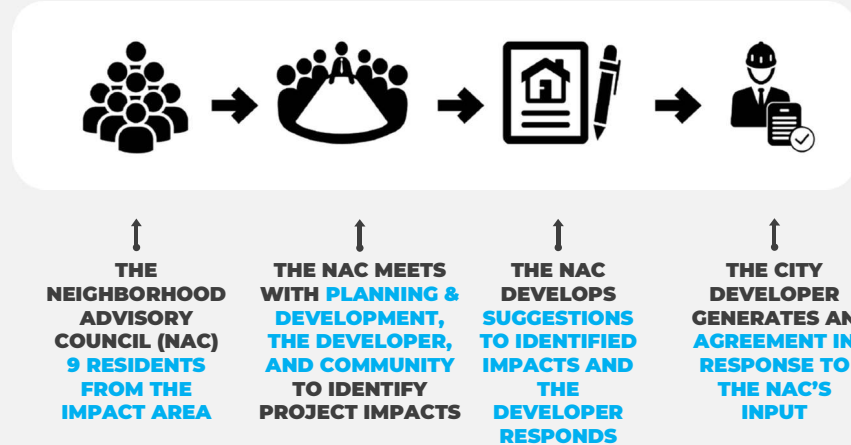
LEGAL MEETING NOTICE TO RESIDENTS LIVING WITHIN NOTICE AREA:
 Community Benefits Public Meeting for "The District Detroit" proposed for multiple building sites generally adjacent to the major sports and entertainment venues located in the Central Business District

The District Detroit CBO Impact Area



CBO TIER 1 PROCESS

Identifying Project Impacts and Mitigations



CBO TIER 1 PROCESS

Typical Schedule : Ten Weeks

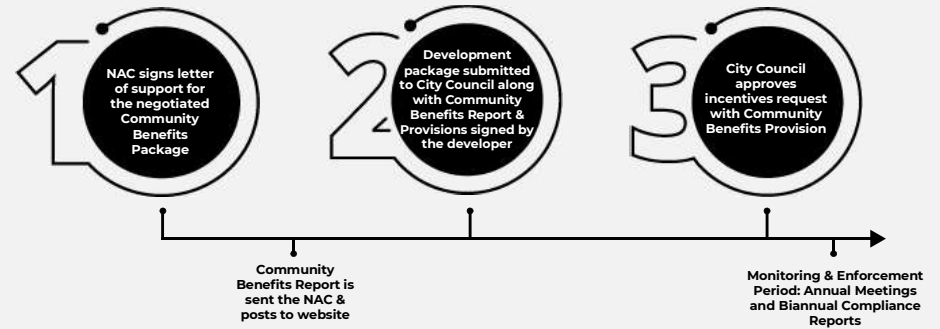
- WEEK 1: **PUBLIC MEETING 1** - INTRO MEETING
- WEEK 2: **PUBLIC MEETING 2** - INTRO / RESIDENT VOTE FOR 2 NAC MEMBERS
- WEEK 3: *BYE WEEK / NAC ORIENTATION*
- WEEK 4: **PUBLIC MEETING 3** - DEVELOPER PRESENTATION & DEGC PRESENTS INCENTIVES PACKAGE)
- WEEK 5: *PUBLIC MEETING 4 - NAC WORKING SESSION*
- 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 CBO TIER 1 MEETINGS ARE COMPLETED



Contract with Community Benefits Provision will be considered at City Council

COMMUNITY BENEFITS PROVISION CONTENT

<p>Enforcement Mechanisms for the Community Benefits Provision</p> <p><i>Ex. Claw-back of City-provided-benefits, revocation of land transfers or land sales, penalties and fees</i></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>

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)

Civil Rights, Inclusion, and Opportunity Department (CRIO) monitors and enforces agreement and publishes **Compliance Reports** for each completed project twice per year.

The screenshot shows the City of Detroit website interface. At the top, there are navigation links for 'BUSSES DEPARTMENTS GOVERNMENT JOBS PAY WATER' and language options. A search bar is prominently displayed. Below the search bar, the page title is 'District Detroit'. There is a photograph of a modern building with a public plaza. To the right, there is a 'CONTACTS' section listing Aaron Goodman, Manager - Community Benefits Ordinance, with his phone number and email address. Below the photo, there is a paragraph of text describing the project, mentioning '10 renovated historic or new projects, including 4 mixed-income residential buildings, 4 commercial office buildings and 2 hotels, along with additional open public and green space.'

CBO COMPLIANCE REPORTING & ENFORCEMENT

Example: FCA October 2020 Report Status

Status Update	Explanation	Commitments
●	On Track- Actions taken towards satisfying commitment	28
●	Off Track-Commitment not fulfilled	0
●	Off Track-Compliance Plan Submitted	0
●	Compliance Effected by Covid-19	1
●	Not Started- No action taken	6
●	Additional information requested	0
Completed	Commitment fulfilled	31
Total Commitments		66

- **Reports are produced twice a year for projects 6 months and older**
 - **Citizen inquiries can be submitted and reviewed by City staff**
- **Formal complaints from the NAC are investigated by the Enforcement Committee**

COMMONLY USED ACRONYMS

- ADA - Americans with Disabilities Act
- AMI - Area Median Income
- BSEED - Buildings, Safety, Engineering, and Environmental Department
- CBA - Community Benefits Agreement
- CBO - Community Benefits Ordinance
- CRIO - Civil Rights, Inclusions, and Opportunity Department
- DDA - Downtown Development Authority
- DEGC - Detroit Economic Growth Corporation
- DBRA - Detroit Brownfield Redevelopment Authority
- DON - Department of Neighborhoods
- DPW - Department of Public Works
- DWSD - Detroit Water and Sewerage Department
- EO - Executive Order
- HRD - Housing and Revitalization Department
- LPD - Legislative Policy Division
- NAC - Neighborhood Advisory Council
- PDD - Planning and Development Department
- TBP - Transformational Brownfield Plan
- TIF - Tax Increment Financing

NAC Communication Channels and Resources

In order to receive communications and comment from the public outside of the scheduled CBO public meetings, the NAC established a public email address at DistrictDetroitNAC@gmail.com. This address was shared during the CBO Public Meetings, on PDD's District Detroit website, and via the GovDelivery email list updates. Emailed comments received at this address were read aloud by the NAC during the CBO Public Meetings.

PDD created a shared document and resources folder for the members to receive and updates documents relating to the District Detroit projects as required by the Community Benefits Ordinance as well as other relevant items. These resources were also made publicly available on PDD's District Detroit website and can be viewed at <https://detroitmigo.gov/box.com/v/DistrictDetroitNAC>

Additional NAC Working Sessions

To allow time for greater discussion and deliberation amongst members, the NAC scheduled and held a series of working sessions over Zoom in between the PDD hosted CBO Public Meetings. These working sessions were made publicly available, and the general public was welcome to attend these meetings to observe the proceedings. As the focus was on NAC discussion and collaboration, public comment was not a part of these sessions. The NAC Working Sessions are listed below and were announced during the CBO public meetings, through the GovDelivery email list, and on the PDD District Detroit website. The resulting Zoom recordings can be viewed at www.detroitmi.gov/DistrictDetroit

NAC Working Sessions:

- Monday, January 30th, 2023 at 3pm
- Wednesday, February 8th, 2023 at 11:30am
- Monday, February 13th, 2023 at 2:00pm
- Monday, February 20th, 2023 at 6:00pm

District Detroit Tour

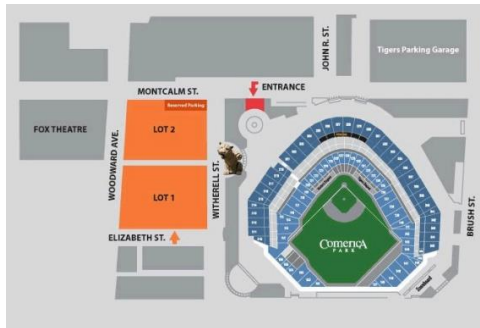
In order for the NAC to learn more about the proposed projects and completed development activities in District Detroit, the Developer invited the NAC members to attend a tour of the project sites on Wednesday January 18th, 2023 from 9 am to 1pm. The tour was attended by all of the NAC members who were also able to bring a guest, as well City of Detroit staff from the Planning and Development Department, the Jobs and Economy Team, Mayor's Office, as well representatives of Olympia Development and Related Companies. The tour agenda for January 18th is shown below.

The District Detroit Guided Bus and Walking Tour and Lunch
Neighborhood Advisory Council (NAC)
Wednesday, January 18, 2023
9:00 AM – 1:00 PM

Tour Facilitator: *Leo Mendez, VP, Planning & Design Olympia Development of Michigan*

Parking: Lot 1
61 E. Elizabeth St.
Detroit, MI 48201

Shuttle Pick Up: Little Caesars Global Resource Center Continental breakfast served
(Across from Lot 1 and next door to the Fox Theatre)
2125 Woodward Ave.
Detroit, MI 48201



- District Detroit Projects North of I-75 – Part 1
- **Visit #1** Mike Ilitch School of Business
- **Visit #2** The Eddystone
- District Detroit Projects North of I-75 – Part 2
- District Detroit Projects South of I-75 – Part 1
- **Visit #3** Women’s City Club
- District Detroit Projects South of I-75 – Part 2
- **Visit #4** Fox Theatre & Office Building
- **Lunch** Frita Batidos – Detroit
66 W. Columbia St.
Detroit, MI 48201

Appendix 5.

**COMMUNITY BENEFIT PUBLIC MEETING #2
PRESENTATION:**

**INTRODUCTION OF PROJECT AND CBO PROCESS
+ ELECTION OF TWO (2) NEIGHBORHOOD
ADVISORY COUNCIL (NAC) MEMBERS**

Welcome to
**THE
DISTRICT
DETROIT**

**COMMUNITY
BENEFITS
MEETING**



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 Member
Mary Waters
At-large



Council Member
Gabriela Santiago-Romero
District 6

THE DISTRICT DETROIT DEVELOPMENT TEAM



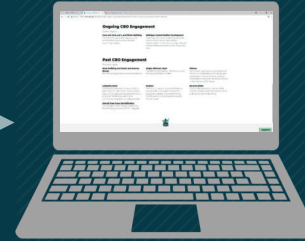
OLYMPIA DEVELOPMENT OF MICHIGAN, LLC



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



RELATED OLYMPIA DEVELOPMENT OF MICHIGAN

- I. WHO WE ARE
- II. THE CATALYST
- III. OUR APPROACH
- IV. THE PROJECTS
- V. THE IMPACT

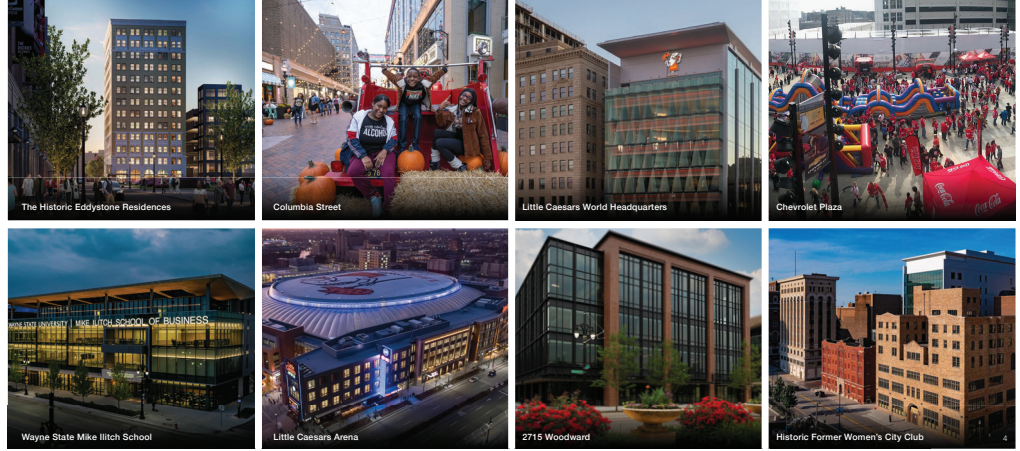
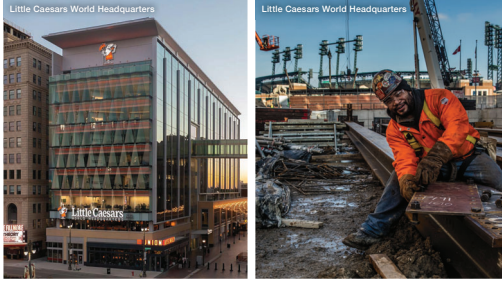
OLYMPIA
DEVELOPMENT
OF MICHIGAN

**IMPROVING THE
LIVES OF PEOPLE**



OLYMPIA
DEVELOPMENT
OF MICHIGAN

Affordable Housing | Job Creation | Historic Renovation | Placemaking | Education | Entertainment



**AFFORDABLE HOUSING
AND HISTORIC RENOVATION**

- 3RD AND CHARLOTTE**
65 Total Units
30% - 80% AMI
- EDDYSTONE RESIDENCES**
92 Total Units
20% @ 80% AMI
- HENRY STREET APARTMENTS**
170 Total Units
30% - 60% AMI
- RESIDENCES @ 150 BAGLEY**
148 Total Units
20% @ 80% AMI





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.



UNIVERSITY OF MICHIGAN

RELATED

OLYMPIA DEVELOPMENT OF MICHIGAN

11

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 Iltich organization

ACADEMIC BUILDING TO BREAK GROUND IN 2023



Detroit Center for Innovation | Grand River View Conceptual Rendering

12

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.



Wayne County Community College District



WAYNE STATE UNIVERSITY

UNIVERSITY OF MICHIGAN

RELATED

OLYMPIA DEVELOPMENT OF MICHIGAN

13

14

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



15

EDUCATION

ENGAGEMENT

EMPLOYMENT

ENVIRONMENTAL JUSTICE

ECONOMIC INCLUSION

CORE VALUES

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

16

CORE VALUES EDUCATION

Increase access to education and expanded opportunities for Detroiters.

TOP SURVEY RESULTS:

- Workforce training programs/skilled trades (84%)
- 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

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



PRELIMINARY DRAFT

17

EXISTING AND POTENTIAL PARTNERS



18



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



19



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



20



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



21

THE PROJECTS



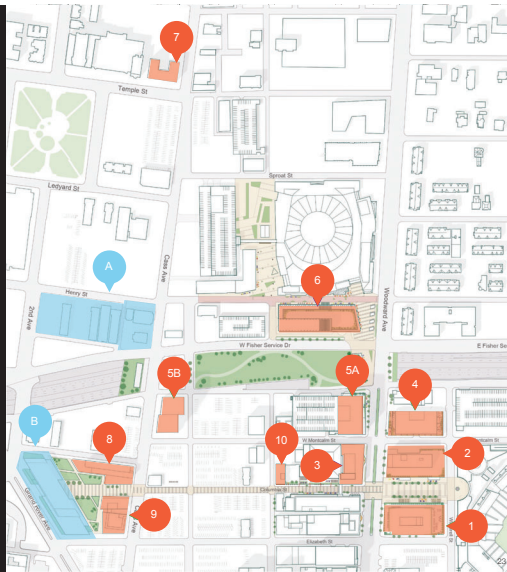
22

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 | OFFICE |
| ● NEW CONSTRUCTION | ● NEW CONSTRUCTION |
| ● HISTORIC RENOVATION | ● HISTORIC RENOVATION |
| ACADEMIC / BUSINESS INCUBATOR | HOTEL |
| ● NEW CONSTRUCTION | ● NEW CONSTRUCTION |
| ● HISTORIC RENOVATION | ● 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.



AFTER

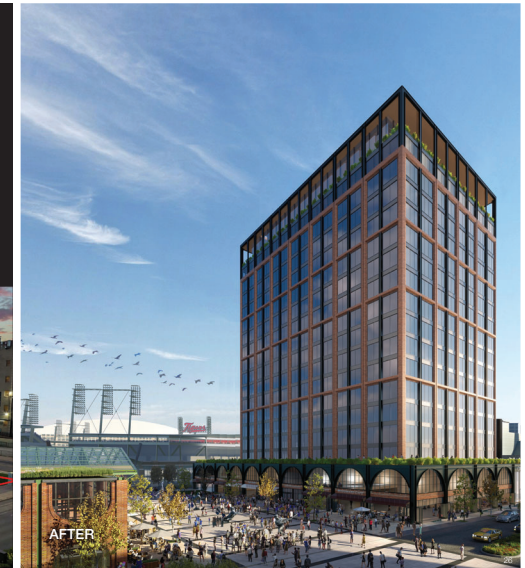
SURFACE PARKING LOT CONVERTED TO VERTICAL DEVELOPMENT

2200 WOODWARD

- BY THE NUMBERS**
- 2K CONSTRUCTION JOBS
 - 2K PERMANENT JOBS
 - 493K SF OFFICE SPACE
 - 28K SF SHOPS AND DINING



BEFORE



AFTER



BEFORE

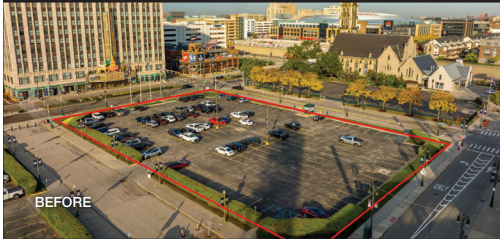
NEW CONSTRUCTION MIXED-USE, MIXED-INCOME IN THE HEART OF DOWNTOWN

2250 WOODWARD

BY THE NUMBERS

2K 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 \$25,000
 Rents not exceeding \$1,007/month
 for a 3-person household earning \$40,300
27K SF SHOPS AND DINING

*Represents 2022 figures. Can change over time.



BEFORE



AFTER

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



BEFORE



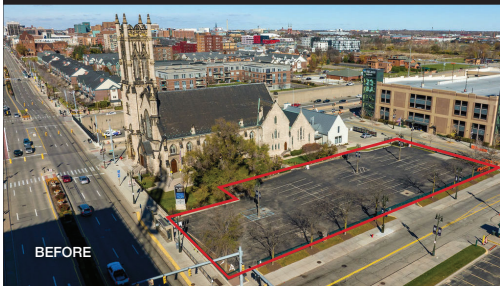
AFTER

FROM VACANCY TO VIBRANCY

2300 WOODWARD

BY THE NUMBERS

630 CONSTRUCTION JOBS
610 PERMANENT JOBS
131K SF OFFICE SPACE
18K SF SHOPS AND DINING



BEFORE



AFTER

ACHIEVING NEW HEIGHTS

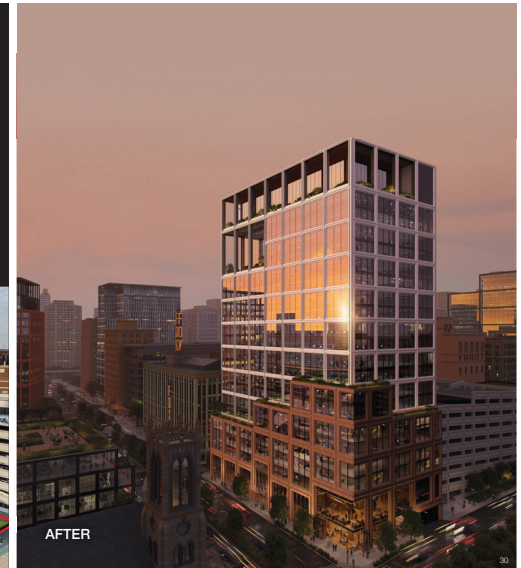
2305 WOODWARD • 2ND OFFICE A

BY THE NUMBERS

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



BEFORE



AFTER

**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 a 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 a 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

ADAPTIVE REUSE HISTORIC BUILDING

420 CONSTRUCTION JOBS

BY THE NUMBERS

350 PERMANENT JOBS

83K SF OFFICE SPACE

11K SF SHOPS AND DINING



A NEW DETROIT LIFE

2210 PARK • DETROIT LIFE, RESIDENTIAL

RESTORED RESIDENTIAL REUSE HISTORIC BUILDING

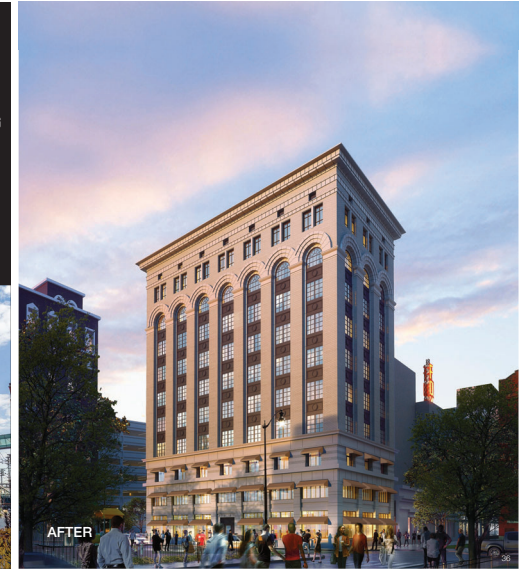
220 CONSTRUCTION JOBS

BY THE NUMBERS

30 PERMANENT JOBS

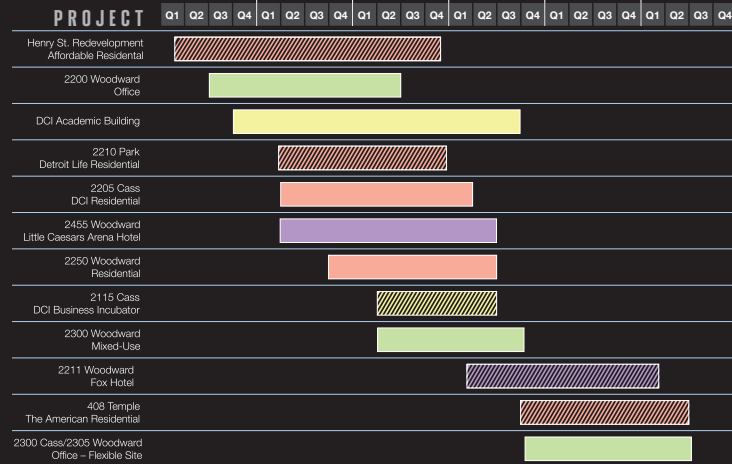
16 RESIDENTIAL UNITS

3K SF SHOPS AND DINING



PLANNED FIVE YEAR TRANSFORMATION PLAN

2023 | 2024 | 2025 | 2026 | 2027 | 2028



RESIDENTIAL
● NEW CONSTRUCTION
● HISTORIC RENOVATION

ACADEMIC / BUSINESS INCUBATOR
● NEW CONSTRUCTION
● HISTORIC RENOVATION

OFFICE
● NEW CONSTRUCTION
● HISTORIC RENOVATION

HOTEL
● NEW CONSTRUCTION
● HISTORIC RENOVATION

THE IMPACT

RELATED

OLYMPIA
DEVELOPMENT
OF MICHIGAN

\$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

39

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

40

THANK YOU



FEEDBACK & ENGAGEMENT OPPORTUNITY

RELATED

OLYMPIA
DEVELOPMENT
OF MICHIGAN

41



RELATED

OLYMPIA
DEVELOPMENT
OF MICHIGAN

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

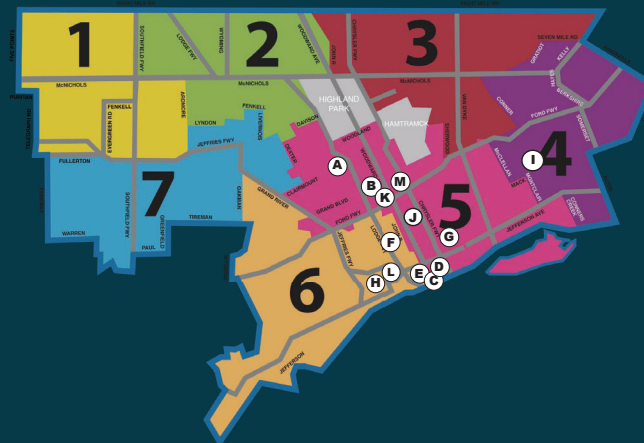
+

\$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 interpretation and accessible A/V accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at 313.224.2002 through the TTY number 313.224.2002 for more information on accommodations.

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
Case Technical High School
2501 Second Ave, Detroit, MI 48201

JOIN REMOTELY VIA ZOOM
Register to receive meeting link
Dial by phone: +1 313 626 9799
Meeting ID: 850 7298 4131

1ST MEETING
TUESDAY NOVEMBER 29TH, 2022 AT 6:00PM
CBO ATTENDANCE AND PROJECT INFORMATION

2ND MEETING
TUESDAY DECEMBER 6TH, 2022 AT 6:00PM
ELECTION BY VOTE BY 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

- 2500 Woodward - Office
- 2550 Woodward - Residential
- 227 Woodward - Hotel
- 2550 Woodward - Mixed-Use
- 3505 Woodward CB 2500 Case - Office
- 3405 Woodward - Hotel
- 408 Temple - Residential
- 2018 Cass - Residential
- 219 Cass - Business Incubator
- 2979 Park - Residential

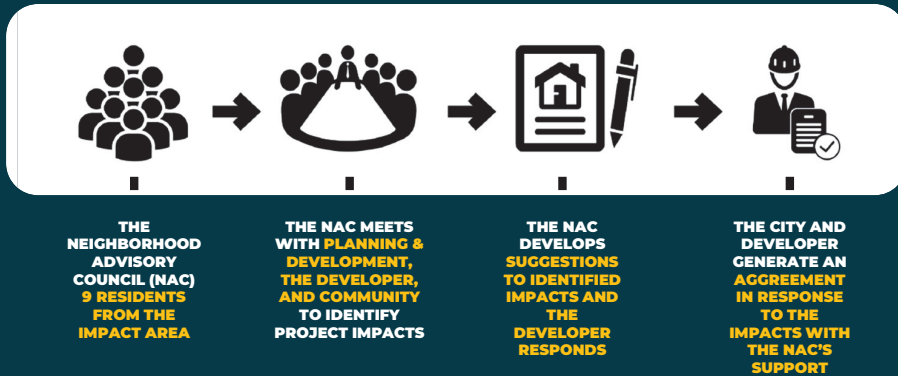
CBO Meetings will be held at Case Tech High School - 2501 Second Ave. Attendees may park and enter school from Henry Street, along south side of the building.

IMPACT AREA The project Impact Area contains all of Census Tracts 4207, 4208, and 2473, as well as a portion of Census Tract 1524 in the City of Detroit. As this area is bounded by Mack Center Street, Mack and Mack Ave to the north, Grand and 29th to the east, Michigan St. and Michigan Ave to the south, and I-75 to the west, the Impact Area includes parts of all of the following neighborhoods: Downtown, Midtown, South Park, Downtown Uptown and Drogden.

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



CBO TIER 1 PROCESS

Typical Schedule : Ten Weeks

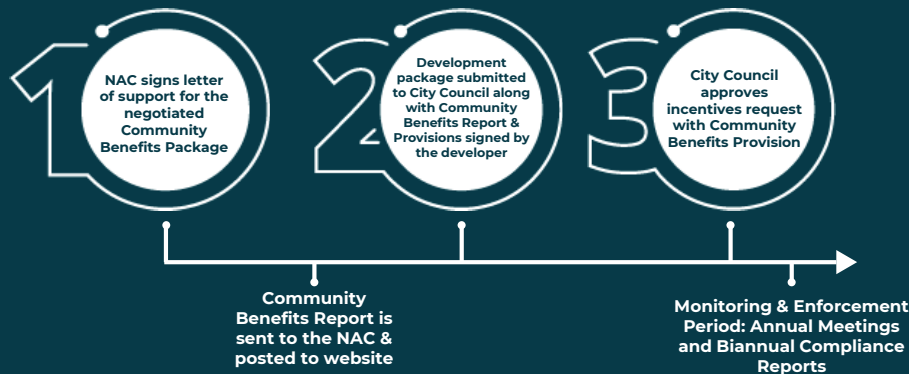
- WEEK 1: **PUBLIC MEETING 1** - INTRO MEETING
- WEEK 2: **PUBLIC MEETING 2** - INTRO / RESIDENT VOTE FOR 2 NAC MEMBERS
- WEEK 3: **BYE WEEK / NAC ORIENTATION**
- WEEK 4: **PUBLIC MEETING 3** - DEVELOPER PRESENTATION & DEGC PRESENTS INCENTIVES PACKAGE)
- WEEK 5: **PUBLIC MEETING 4** - NAC WORKING SESSION
- 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

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

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

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

C. Public Amenities

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

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



+

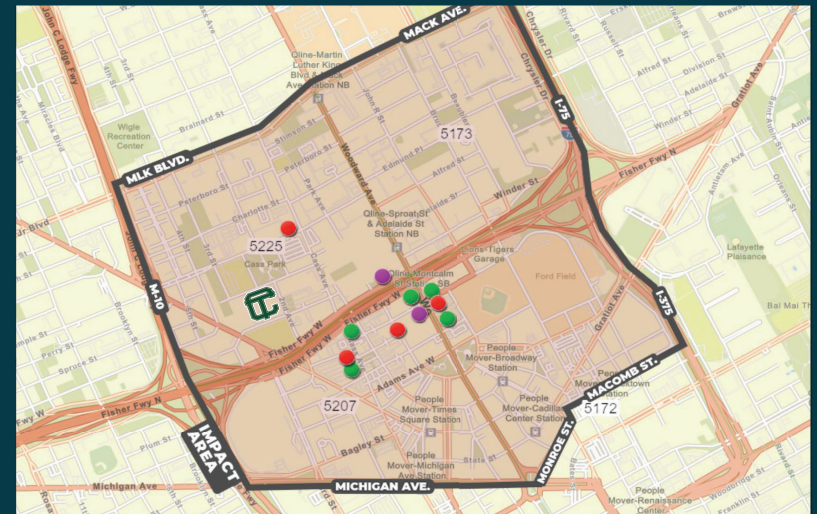
4

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	
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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.

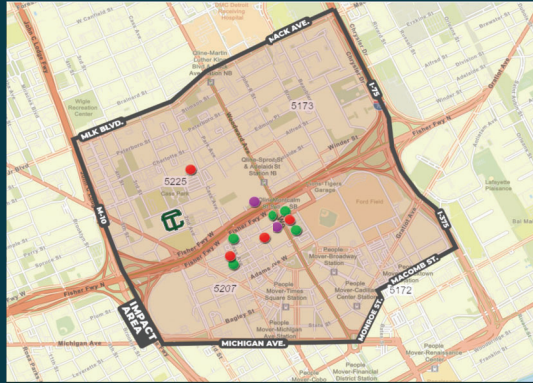
Sign Your Name: _____

Ballot # _____

VERIFIED BALLOT

NEIGHBORHOOD ADVISORY COUNCIL (NAC) HOW TO VOTE

- COMPLETE BALLOT: YOUR NAME & ADDRESS, 2 CANDIDATE CHOICES, AND YOUR SIGNATURE
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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

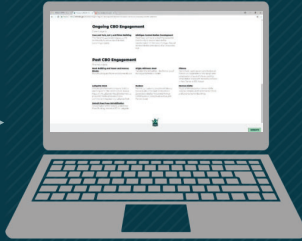
Total Ballots Cast : 41*

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

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



Appendix 6.

**COMMUNITY BENEFIT PUBLIC MEETING #3
PRESENTATION:**

FINANCIAL INCENTIVES AND PROJECT DETAILS

Welcome to THE DISTRICT DETROIT

COMMUNITY BENEFITS MEETING



CBO Meeting #3 - January 10, 2023

AGENDA

- Welcome & Introductions
- Neighborhood Advisory Council (NAC) Introductions + Roles
- Economic Benefit and Tax Incentives for District Detroit
- NAC Discussion
- District Detroit Project Presentation
- NAC Discussion
- General Q & A

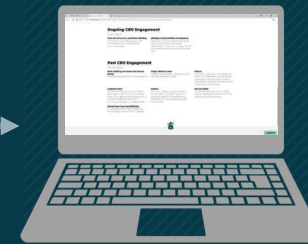
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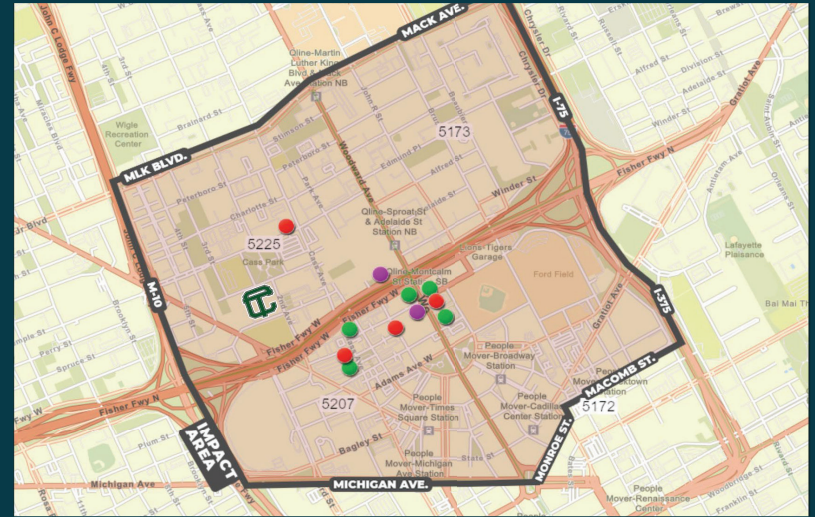


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WWW.DETROITMI.GOV/DISTRICTDETROIT

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

The District Detroit CBO Impact Area



CBO TIER 1 PROCESS Neighborhood Advisory Council (NAC) Selection - 9 Members

2

COMMUNITY SELECTIONS



+

3*

APPOINTED BY COUNCIL MEMBERS



+

4

APPOINTED BY PLANNING & DEVELOPMENT



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

NAC SELECTION – ROLES & RESPONSIBILITIES

ELIGIBILITY

- Resident of the impact area.
- At least 18 years of age.
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- 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.
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- 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.

NAC – CONFLICT OF INTEREST DISCLOSURE

- Any person who is an agent, employee, or official of the developer, or an employee of a City department or authority directly involved in the development, must disclose such relationship
- If a conflict exists, the person is prohibited from serving on the Neighborhood Advisory Council.
- A conflict of interest for this purpose means any financial interest held personally or by an immediate family member in the Tier 1 Development Project developer entity

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- Terrance "T.R." Reid - Elected by Impact Area Residents
- Henry Allen Williams Jr. - Elected by Impact Area Residents
- Barbrie Logan – Appointed by Council Member Gabriela Santiago-Romero
- Jonathan C. Kinloch – Appointed by Council Member Coleman A. Young II
- Deirdre Jackson – Appointed by Council Member Mary Waters
- Michael Essian II – Appointed by Planning & Development
- Eddie Hall III – Appointed by Planning & Development
- Chris Jackson – Appointed by Planning & Development
- Rogelio Landin – Appointed by Planning & Development
- Steven Hawring– Non-voting Alternate appointed by Planning & Development

NAC MEMBER ROLES / POSITIONS

CHAIRPERSON

- Facilitates and guides the conduct of NAC meetings and activities
- Works with PDD staff to develop agenda and action items for NAC meetings
- Ensures effective participation of all NAC members

VICE-CHAIRPERSON

- Assist the Chairperson in the above noted duties
- Facilitate and guide NAC activities in the Chairperson's absence

SECRETARY / NOTETAKER

- Record notes, decisions, and action items at meetings or activities of the NAC
- Receive and respond to correspondence addressed to the NAC
- Maintain records and resources for the NAC

THE DISTRICT DETROIT ECONOMIC BENEFIT AND TAX INCENTIVES - DEGC



The District Detroit



TABLE OF CONTENTS

- 01 WHO IS THE DEGC
- 02 WHAT ARE INCENTIVES
- 03 DEGC “BUT-FOR” ANALYSIS
- 04 BROWNFIELD TAX INCREMENT FINANCING (TIF)
- 05 HOW DOES THIS PROJECT IMPACT DETROIT



DISTRICT DETROIT | EXECUTIVE SUMMARY

- 10 buildings being developed in Downtown Detroit
- 695 new residential units (139 affordable units / wages \$31,000 year)
- 1.2 Million SF of office space and 140,000 SF of retail space

INCENTIVES OVERVIEW:

- Property Tax Abatements [Neighborhood Enterprise Zone + Commercial Rehabilitation Act]
- Transformational Brownfield Plan
- DDA Funding to support Affordable Housing and Public Infrastructure
- No City of Detroit General Fund Revenues will be used.**

ECONOMIC AND FISCAL BENEFITS



Transformational Economic and Fiscal Benefits for Detroit by Leveraging State & Private Investment



WHO IS THE DEGC?



What is the Detroit Economic Growth Corporation (DEGC)?

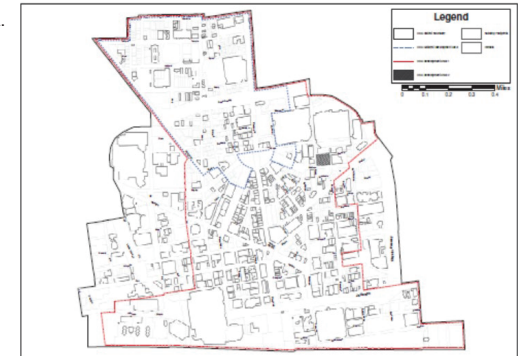
- Established in 1978 by Mayor Coleman Young as a private, non-profit organization
- Lead economic development organization supporting small businesses, real estate development, business attraction & retention in the City of Detroit
- Staff public authorities, including: Downtown Development Authority (DDA) and Detroit Brownfield Redevelopment Authority (DBRA)

Why is DEGC here?

- Review the development finances to confirm:
 - Request for incentives is necessary (“but-for”) and
 - Incentives are in the City’s financial interest (fiscal benefits)

What is the Downtown Development Authority (DDA)?

- DDA TIF district was established by City in 1978 under state law, with strong advocacy from Mayor Coleman A. Young Jr.
- **Designed to increase economic activity downtown.**
- While the property taxes generated in the DDA District can only be used in the Downtown, the income tax revenues generated go to the City’s General Fund and are used citywide.
- The DDA supports investments & business growth through:
 - - loans
 - - sponsorships
 - - grants
 - - infrastructure
 - - additional programs



WHAT ARE INCENTIVES?

For District Detroit, we’ll look at...

Tax Abatements -
temporary coupon on new
property taxes for up to 15
years

Brownfield Tax Increment
Financing (TIF) -
reimburses the developer
using new tax revenues
from the project

Property Tax Abatements



State laws that limit future tax increases for a certain period of time



Business Expansion



New construction of commercial property on vacant land



Rehabilitates blighted, contaminated + obsolete structures



Brings more affordable housing units + home ownership to market



WHAT ARE INCENTIVES?

9

The District Detroit



“But for” test

Demonstrated need based on underwriting:

ie. Would the project happen without the incentives?



Economic benefits

Job Creation

6,000 permanent

12,000 construction



Fiscal benefits

Net Benefit

\$751M in net fiscal benefit to the City of Detroit over 35 years



Strategic benefits

Enable deeply affordable housing

Activation of Vacant Land

Reuse of historic assets



WHAT ARE INCENTIVES?

10



DOES NOT take City money and give that money to developers. Developers pay less in taxes as they build.



ONLY recommended if there is a net benefit to the City.



ARE NOT granted without accountability or oversight.



DO NOT deliver benefits until developments are completed.



WHAT ARE INCENTIVES?

11

DEGC “BUT-FOR” ANALYSIS



12

Could the project happen without incentives?

THE PROJECT WOULD NOT HAPPEN BECAUSE:

1. The project would not be able to receive financing without the incentives.
2. The project would not be worth investing in without the incentives.

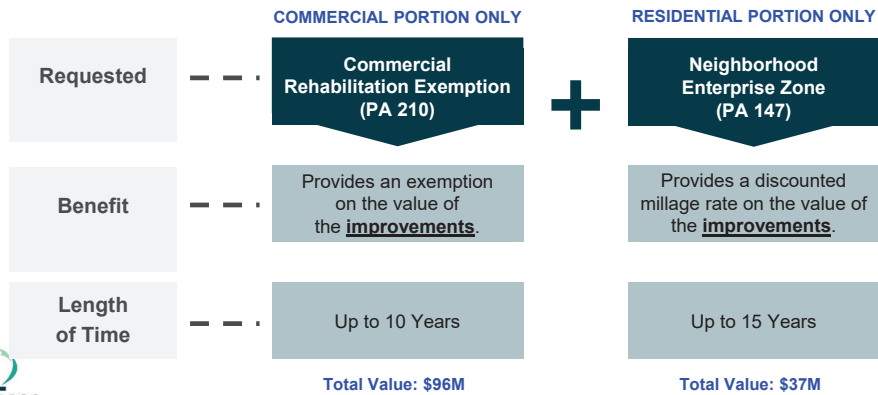
How does this project compare to other projects that received incentives?

In 2021 and 2022 City Council voted to approve incentives on \$2.0 billion in mixed-use projects:

	Average Return	District Detroit
2021	4.3%	4.4%
2022	7.1%	

The District Detroit Tax Abatements

Property owner continues to pay all current property taxes to City, County, and schools.



BROWNFIELD TAX INCREMENT FINANCING (TIF)

Brownfield Act



In 1996, Act 381 of the State of Michigan allowed a “Qualified Local Governmental Unit” to establish a Brownfield Redevelopment Authority (BRA)



Detroit is a Qualified Local Governmental Unit



In 1998, the Detroit Brownfield Redevelopment Authority (DBRA) was established



Eligibility for Brownfield



Facility

A property formally recognized as contaminated per the Natural Resources & Environmental Protection Act (NREPA), Michigan PA 451 of 1994



Historic Resource

A property located in a City, State and/or Federal Historic District



Functionally Obsolete / Blighted

Must also be accompanied by written confirmation from City Assessor

Public nuisance, utilities removed/destroyed, tax reverted, buried subsurface demolition material

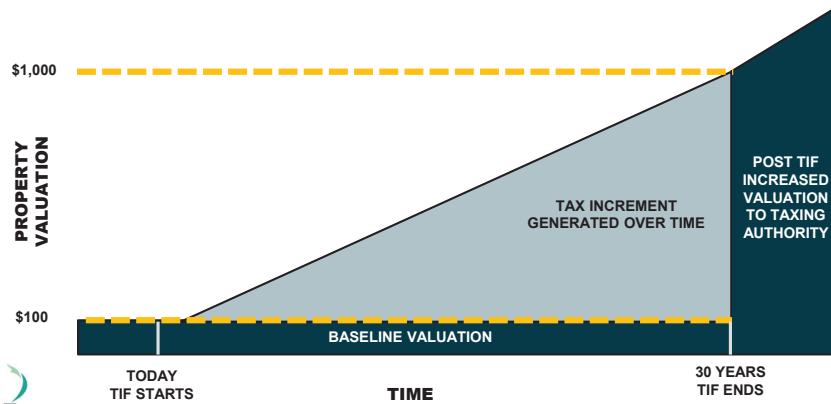


Adjacency

Parcels directly adjacent to an eligible property



Tax Increment Financing (TIF) How It Works



Transformational Brownfield Plan (TBP) Amendments



In 2017, State of Michigan amended Act 381 to authorize “transformational brownfield plans” (TBP)



Enables new TIF structure to help fund high construction costs of extraordinary projects



TBP TIFs also capture certain State income and sales tax revenues



TBP Request

TOTAL DEVELOPMENT COST	TOTAL TBP (OVER 35 YEARS)	IN TODAY'S DOLLARS ^[1]
\$1.5 B	\$616 M	\$256 M

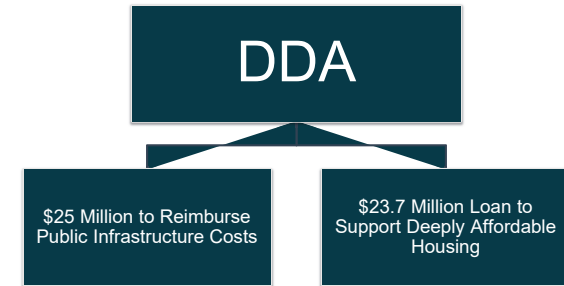
[1] Reflects Today's Value of the 35-Year Total of the TBP Incentive based on NPV



BROWNFIELD TAX INCREMENT FINANCING (TIF)

21

The DDA Investment



22

HOW DOES THIS PROJECT IMPACT DETROIT?



23

Annual Taxes Currently Received By City of Detroit

Today, Detroit receives approximately \$249,000 per year from the properties included in the proposed development project

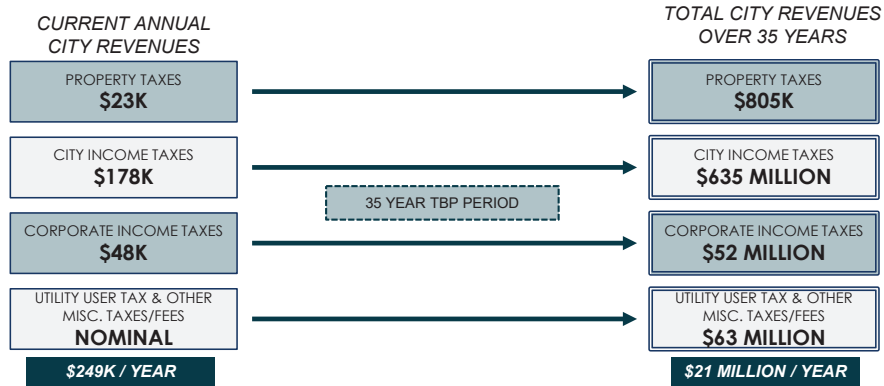
\$23,000	General Fund Share of City Property Taxes remain "grandfathered" before the creation of the DDA. By state law, new property tax revenues, after the creation of the DDA, go to the DDA and not to the City general fund.
\$211,000	Employee and Corporate City Income Taxes from the Fox Office Building.
\$15,000	Employee and Corporate City Income Taxes from the Hockeytown Café.
\$249,000 Annual Total	



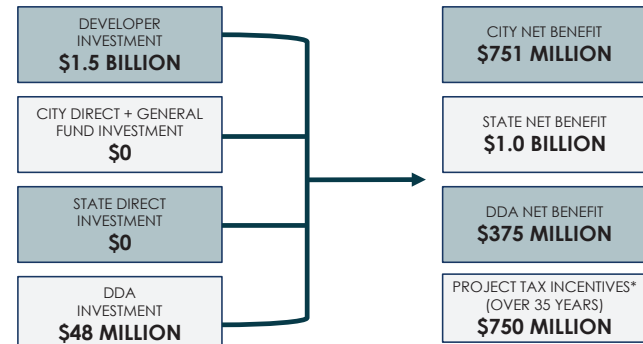
HOW DOES THIS PROJECT IMPACT DETROIT

24

THE CITY IS PROJECTED TO SEE A NET BENEFIT OF \$751 MILLION OVER THE NEXT 35 YEARS



NET BENEFIT FOR ALL



*Only if the projects are completed

THE END

NAC Discussion



Comment cards also available for audience members

THE DISTRICT DETROIT

WHERE DETROIT
COMES TOGETHER

RELATED OLYMPIA
DEVELOPMENT
OF MICHIGAN



NEIGHBORHOOD PROJECT BENEFITS

- CONSTRUCTION JOBS
- AFFORDABLE HOUSING
- OFFICE, RETAIL, AND HOTEL JOBS
- SHOPPING & DINING
- DEVELOPMENT OF SURFACE LOTS
- REVITALIZATION OF HISTORIC BUILDINGS

- | | |
|--------------------------------------|-----------------------|
| RESIDENTIAL | OFFICE |
| ● NEW CONSTRUCTION | ● NEW CONSTRUCTION |
| ● HISTORIC RENOVATION | ● HISTORIC RENOVATION |
| ACADEMIC / BUSINESS INCUBATOR | HOTEL |
| ● NEW CONSTRUCTION | ● NEW CONSTRUCTION |
| ● HISTORIC RENOVATION | ● HISTORIC RENOVATION |



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 | OFFICE |
| ● NEW CONSTRUCTION | ● NEW CONSTRUCTION |
| ● HISTORIC RENOVATION | ● HISTORIC RENOVATION |
| ACADEMIC / BUSINESS INCUBATOR | HOTEL |
| ● NEW CONSTRUCTION | ● NEW CONSTRUCTION |
| ● HISTORIC RENOVATION | ● 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.

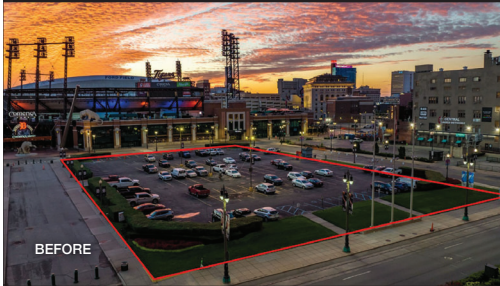


SURFACE PARKING LOT CONVERTED TO VERTICAL DEVELOPMENT

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

2K 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 \$25,000
 Rents not exceeding \$1,007/month
 for 3-person household earning \$40,500
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

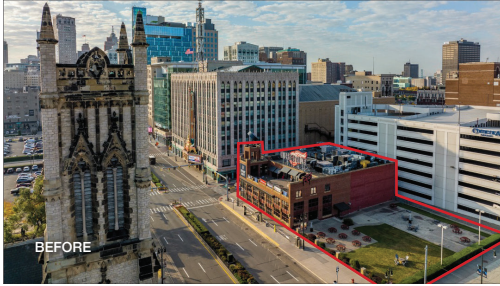


ACHIEVING NEW HEIGHTS

2305 WOODWARD • 2ND OFFICE A

BY THE NUMBERS

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

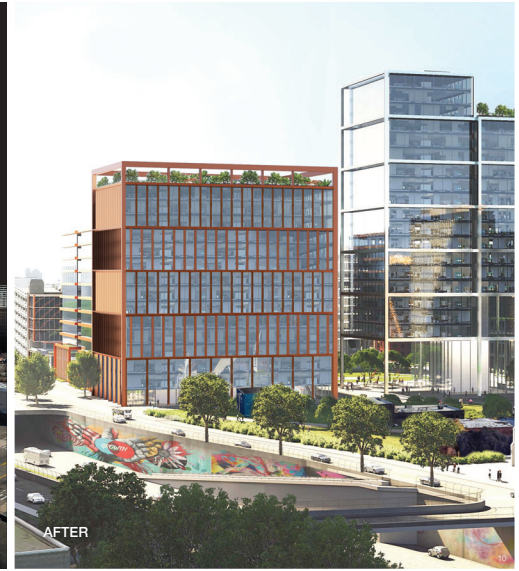


NEW CONSTRUCTION OFFICE ADJACENT TO THE DCI

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 a 2-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 a 3-person household earning \$40,300
- 9K SF** SHOPS AND DINING

*Represents 2022 figures. Can change over time.



BEFORE



AFTER

**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



BEFORE



AFTER

\$1.4B PRIVATE INVESTMENT TO DRIVE:

6 NEW PROJECTS

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

18K JOBS

- 12K CONSTRUCTION JOBS
- 6K ONGOING JOBS AFTER CONSTRUCTION

5 RENOVATED HISTORIC PROJECTS

- 3 RESIDENTIAL PROJECTS
- 1 OFFICE BUILDING
- 1 HOTEL

865 MIXED-INCOME RESIDENTIAL UNITS

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

EDUCATION

ENGAGEMENT

EMPLOYMENT

ENVIRONMENTAL JUSTICE

ECONOMIC INCLUSION

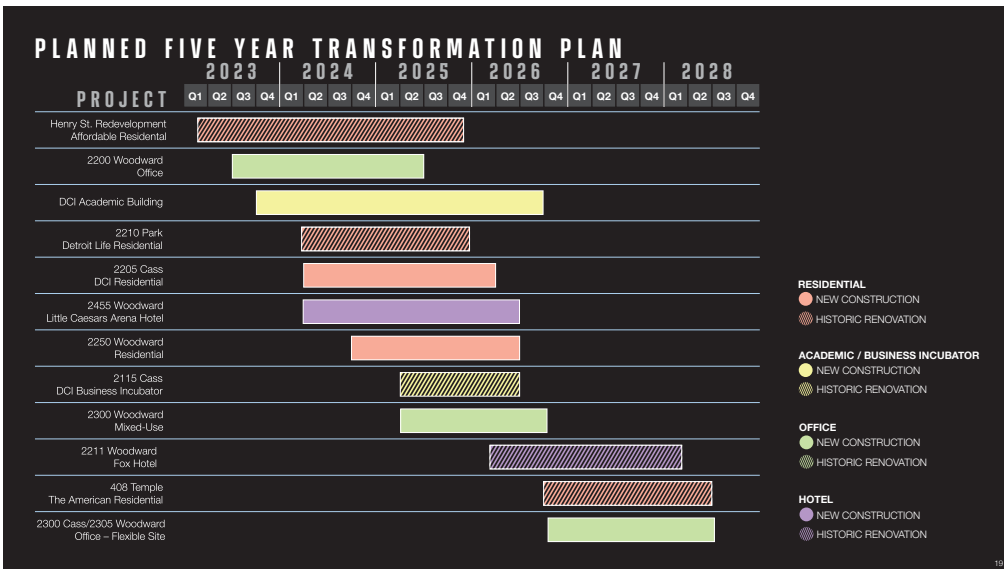
CORE VALUES

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



RELATED

OLYMPIA
DEVELOPMENT
OF MICHIGAN



- ### 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
- 20

20

NAC Discussion



General Q & A



One minute per question
Comment cards also available

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

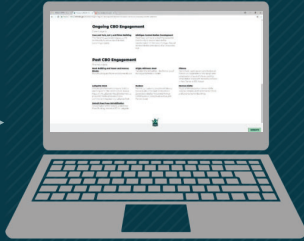
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WWW.DETROITMI.GOV/DISTRICTDETROIT

What Comes Next

Next CBO Meeting: Tuesday January 17th at 6pm
Doors at 5:30 for Registration and Refreshments

- NAC Working Session
- 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



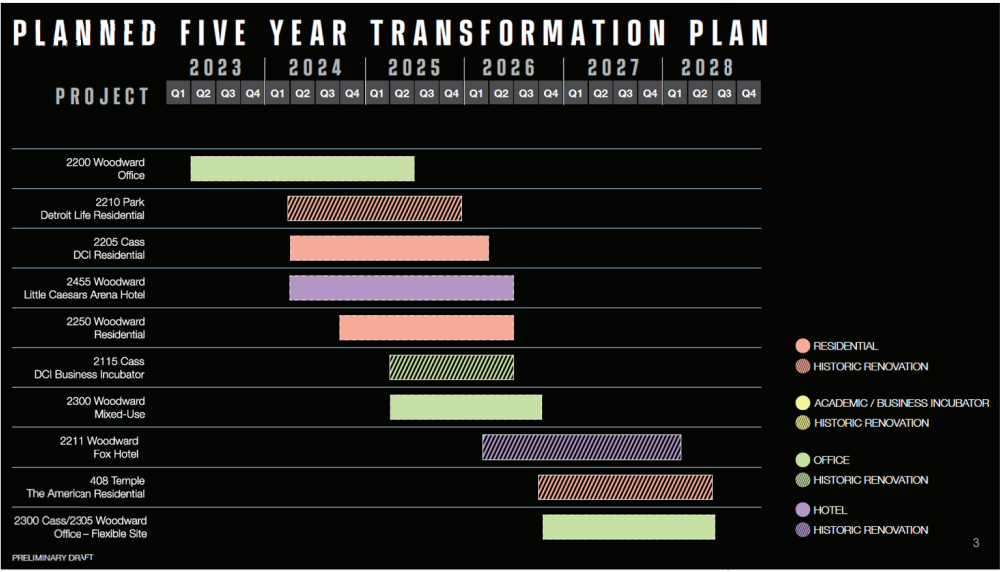
The District Detroit – Appendix



	Traditional Brownfield Plan	Transformational Brownfield Plan
ELIGIBLE PROPERTY	4 Types of Property Qualification	Same as Traditional
MINIMUM INVESTMENT	No Minimum Investment Amount	\$500 Million Minimum Investment
COSTS COVERED	Specific, Limited Construction Costs	All Construction Costs
TAXES CAPTURED & REIMBURSED	Incremental Property Taxes – 30 yrs	Incremental Property Taxes – 30 yrs
		Construction Materials – 100% Sales Tax Exemption
		Construction Labor - 100% State Income Tax Capture
		Permanent Employees – 50% State Income Tax Capture – 20 yrs
		Development Residents – 100% State Income Tax Capture – 20 yrs



BROWNFIELD TAX INCREMENT FINANCING (TIF)



THE MICHIGAN TRANSFORMATION BROWNFIELD PROGRAM: HOW DOES IT WORK?

UNIQUE PARTNERSHIP THAT PROVIDES MAJOR STATE INCOME TAX INCENTIVES ON TOP OF TYPICAL LOCAL PROPERTY TAX INCENTIVES

TOTAL TAX INCENTIVES CONTRIBUTED TO THE PROJECT

City of Detroit General Fund	\$0*
Detroit Public Schools	\$0*
* No Impact Because DDA Would Otherwise Capture Taxes	
Downtown Development Authority (DDA) Investment	\$48 Million
Property Tax Abatement Benefit (PA 210, NEZ)	\$133 Million
Traditional Brownfield Tax Increment Financing	\$214 Million
Transformational Brownfield Revenues - from State	\$402 Million
Total Incentives Over 35 Years	\$798 Million

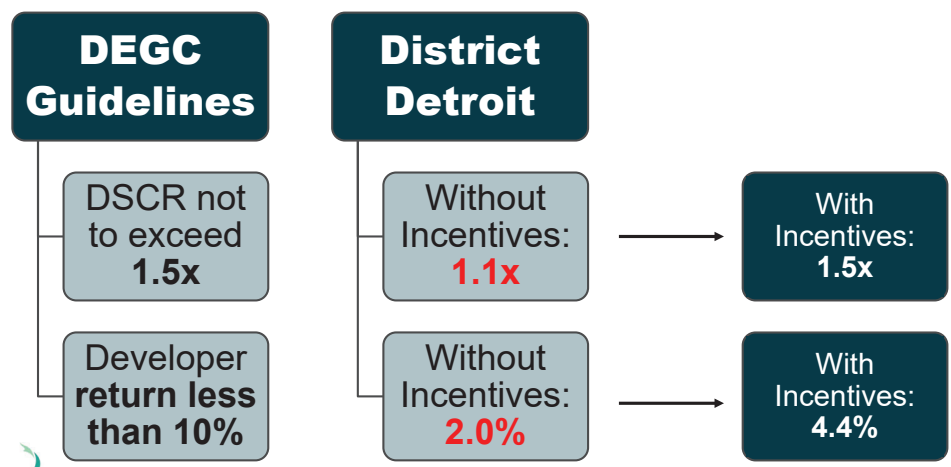
THIS ASSUMES PROJECT IS FULLY BUILT OUT

THE DEVELOPER RECEIVES NOTHING IF THEY DO NOT BUILD

THE DEVELOPERS CAN EARN THESE INCENTIVES OVER 35 YEARS BY BUILDING THE PROJECTS & FILLING THE BUILDINGS WITH CITY OF DETROIT RESIDENTS & EMPLOYEES



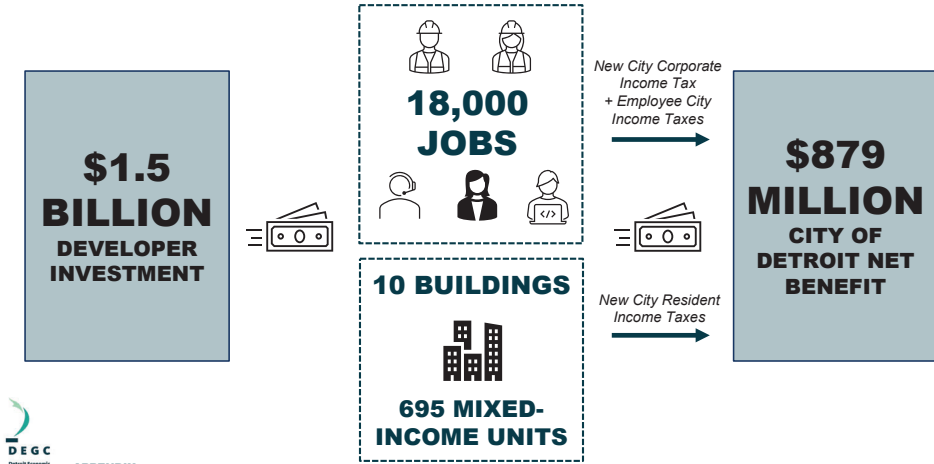
APPENDIX



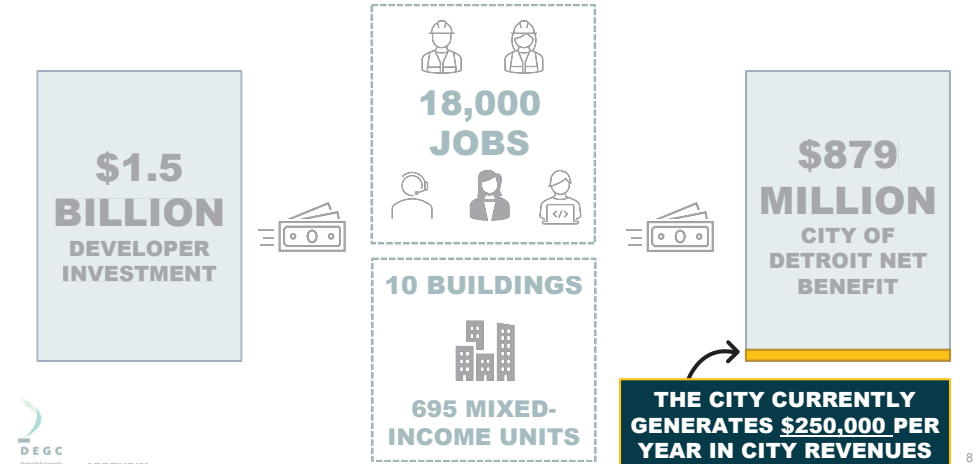
If you invested \$100 in this project:

	Without Incentives (2.0%)	Savings Account (3.8%)	With Incentives (4.4%)	Stock Market (10%)
After 1 Year	\$102	\$104	\$104	\$111
After 3 Years	\$106	\$112	\$114	\$136
After 5 Years	\$110	\$120	\$124	\$166

PUBLIC / PRIVATE INVESTMENT GENERATES CITY TAX REVENUE



PUBLIC / PRIVATE INVESTMENT GENERATES CITY TAX REVENUE



TBP Tax Overview

(\$ in Millions)						
PROJECT NAME	TOTAL DEVELOPMENT COST	STATE TAXES [1]	NON-CITY PROPERTY TAXES	CITY CONTRIBUTION	TOTAL TBP (OVER 35 YEARS)	PRESENT VALUE OF TBP (2023 DOLLARS) [2]
2200 Woodward – Office	\$340.1	\$115.1	\$56.0	\$0	\$171.1	\$76.9
2250 Woodward – Residential	\$216.0	\$43.7	\$25.5	\$0	\$69.2	\$29.2
2211 Woodward – Fox Hotel	\$121.0	\$7.6	\$15.1	\$0	\$22.7	\$8.7
2300 Woodward – Mixed-Use	\$83.7	\$30.3	\$12.5	\$0	\$42.8	\$18.2
2305 Woodward / 2300 Cass – Office	\$278.7	\$122.8	\$42.4	\$0	\$165.2	\$62.7
2455 Woodward – Little Caesars Arena Hotel	\$190.8	\$13.3	\$27.2	\$0	\$40.4	\$17.0
408 Temple – The American Residential	\$68.7	\$13.8	\$9.0	\$0	\$22.8	\$8.2
2505 Cass – DCI Residential	\$150.1	\$33.0	\$15.0	\$0	\$47.9	\$20.6
2115 Cass – DCI Business Incubator	\$59.7	\$19.3	\$9.1	\$0	\$28.4	\$12.0
2210 Park – Detroit Life Residential	\$23.6	\$3.0	\$2.7	\$0	\$5.8	\$2.5
TOTAL	\$1,532	\$401.9	\$214.4	\$0	\$616.3	\$256.0

[1] "State Taxes" Includes Reimbursement Of Sales/Use Tax During the Project Construction Period & Income Tax Capture During Construction & After (Limited to 20 Years)

[2] "Present Value of TBP Incentive" Reflects Today's Value of the 35-Year Total of the TBP Incentive

Tax Abatements by Property

(\$ in Millions)				
PROJECT NAME	PA 210	NEZ	TOTAL ABATEMENTS (OVER 10-15 YRS)	PRESENT VALUE OF ABATEMENTS (2023 DOLLARS) [1]
2200 Woodward - South; Office	\$35	N/A	\$35	\$24
2250 Woodward - North; Residential	\$5	\$14	\$19	\$12
2211 Woodward - Fox Hotel	\$4	N/A	\$4	\$2
2300 Woodward - Mixed Use	\$8	N/A	\$8	\$5
2305 Woodward.2300 Cass - A.B Flexible Site; Office	\$25	N/A	\$25	\$15
2455 Woodward - Little Caesars Arena Hotel	\$14	N/A	\$14	\$9
408 Temple - The American Residential	<\$1	\$9	\$9	\$5
2205 Cass - DCI Residential	<\$1	\$11	\$11	\$7
2115 Cass - DCI Business Incubator	\$4	N/A	\$4	\$3
2210 Park - Detroit Life Residential	<\$1	\$3	\$3	\$2
Total	\$96	\$37	\$133	\$83

[1] "Present Value Of TBP Incentive" Reflects Today's Value of the 10-to-15-Year Total of the Abatement

Appendix 7.

COMMUNITY BENEFIT PUBLIC MEETING #6

PRESENTATION:

**NAC COMMUNITY IMPACT REPORT AND BENEFITS
REQUESTS**

Welcome to THE DISTRICT DETROIT

COMMUNITY BENEFITS MEETING



CBO Meeting #6 - January 31, 2023

AGENDA

1. Welcome & Introductions
2. NAC Discussion on Community Benefit Proposals
3. NAC and Developer Dialogue on Proposals
4. Public Q & A / Comments

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- Terrance "T.R." Reid - Elected by Impact Area Residents
- Henry Allen Williams Jr. - Elected by Impact Area Residents
- Barbrie Logan – Appointed by Council Member Gabriela Santiago-Romero
- Jonathan C. Kinloch, Parliamentarian – Appointed by Council Member Coleman A. Young II
- Deirdre Jackson – Appointed by Council Member Mary Waters
- Michael Essian II, Secretary – Appointed by Planning & Development
- Eddie Hall III – Appointed by Planning & Development
- Chris Jackson, Chair – Appointed by Planning & Development
- Rogelio Landin, Vice-Chair – Appointed by Planning & Development
- Steven Hawring– Non-voting Alternate appointed by Planning & Development

Email the NAC directly at: DistrictDetroitNAC@gmail.com

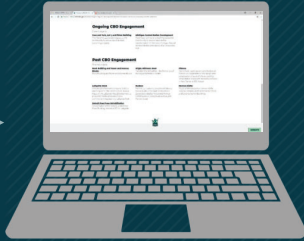
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NAC Discussion



COMMUNITY BENEFIT TOPIC AREAS

NAC Identified Topics

- Retail and Local Business Incubation
- Employment
- Green Space
- Culture
- Education and Training
- Housing
- Transportation and Parking
- Food Security
- Health and Safety

Olympia and Related: "5Es"

- Economic Inclusion
- Employment
- Environmental Justice & Sustainability
- Engagement
- Education and Training

PDD Identified Impacts

- Housing and Retail
- Construction Impacts
- Building and Site Design
- Public Amenities
- Sustainability and Environment
- Jobs and Education

NAC MEMBER COMMUNITY BENEFIT PROPOSALS

Parking and Transportation

- Comprehensive parking and traffic circulation plan for employees, contractors, vendors, consultants, etc. for District Detroit to minimize the impact of street parking and event traffic in the neighborhoods surrounding the events centers. Plan should also focus on pedestrian safety, specifically along Woodward – to account for the higher density development and the arena / events center. This plan should address both construction and operations of developer and associated companies and be implemented and enforced by the companies. *(Essian, Hall, Reid)*
- Provide improved bus stops / shelters post development and ensure that bus stops and transit remain accessible during construction. *(Hawring)*
- Ensure sufficient off-street parking for Olympia and Related employees, vendors, contractors during construction, operations, and events. Provide employee shuttles as necessary. Ilitch and Related companies shall monitor and enforce no-street parking for all employees, vendors, and contractors. *(C. Jackson)*

NAC MEMBER COMMUNITY BENEFIT PROPOSALS

Housing

- Developer acceptance of Section 8 vouchers for new residences (*Logan*)
- Multi-year Developer contribution to the Detroit Affordable Housing Trust Fund (*Logan*)
- Ensure affordable parking spaces for residents of the affordable units. (*Williams, D. Jackson*)
- Provide accessibility and access above and beyond ADA requirements – for housing, i.e., more units, increase space, grab bars, include bathtubs in accessible units (*D. Jackson*)

NAC MEMBER COMMUNITY BENEFIT PROPOSALS

Green Space

- Developer contribution to renovation and activation and maintenance of public parks in the Impact Area – prioritizing John R / Watson and Cass Parks. \$25 millions in public infrastructure investment should truly benefit the community. (*Essian and Hall*)
- The full revitalization and ongoing activation of Cass Park leaning on, utilizing, and partnering with the many multicultural resources (Charles H Wright Museum, DIA, etc. and relevant city departments and NGOs (DDP/Riverfront Conservancy). Grant to finish the revitalization of the John R-Watson Park in Brush park to enhance the “east of Woodward” experience within the impact zone. (*Hall*)
- Cass Tech green space improvements. (*C. Jackson*)

NAC MEMBER COMMUNITY BENEFIT PROPOSALS

Culture

- Honor the history and legacy of Paradise Valley / Black Bottom / Hasting Street within the District Detroit – through signage on specific locations, live music, and cultural programming. (*Reid*)
- Work with DPSCD art students on murals and other art projects and create pieces honoring significant Detroit cultural figures. (*Hawring*)
- Purchase art from local, African American artists and local galleries to curate art in the development projects. (*C. Jackson, Hawring*)

NAC MEMBER COMMUNITY BENEFIT PROPOSALS

Employment

- Developer creates and shares a plan for proactively reaching the goal of employing at least 51% Detroiters on the construction projects per the City of Detroit Executive Order. (*B. Logan*)
- Ensure that legal cannabis users are not cut out of the job opportunities, relax hiring practices (*B. Logan*)
- Developer provides wrap around services to help Detroiters get into and stay in construction work long-term, e.g. mental health, counseling, substance abuse treatment. (*D. Jackson*)
- Provide paid sick-leave for all services workers employed or contracted by the Ilitch and Related Companies. (*D. Jackson*)

NAC MEMBER COMMUNITY BENEFIT PROPOSALS

Training and Education

- Partner with local Vocation-Technical Schools to recruit their graduates into open positions e.g. WCCCD, DPSCD. *(D. Jackson)*
- Internships and pathways to employment for Detroit residents specifically African-American youth who attended Detroit High Schools and/or Michigan Colleges. *(D. Jackson)*
- Invest in on-the-job training resources for construction workers *(Williams)*

NAC MEMBER COMMUNITY BENEFIT PROPOSALS

Economic Inclusion / Support Small Businesses and Retail

- **Mandatory Joint Venture Initiative:** Commitment from Developer to form significant Joint Ventures with African American and Hispanic owned companies for the design and construction teams for each project. The Joint Venture Initiative should include development opportunities on a defined set of properties/lots currently owned by Olympia Development. *(C. Jackson)*
- **Spending and Leasing Initiative:** Agreement from developer to spend minimum 10% of total development cost with African American and Hispanic owned businesses for goods and services. This 10% requirement should include both construction and post construction operation of the various properties. *(C. Jackson)*
- Developer to commit a minimum of 25% of its 150K Sq. Ft. of retail to African American and Hispanic entrepreneurs. 10% of the retail space to be available below market rates for a specific number of years and a fund should be established for additional tenant improvement allowance *(C. Jackson, Kinloch, Hawring)*

NAC MEMBER COMMUNITY BENEFIT PROPOSALS

Economic Inclusion / Support Small Businesses and Retail

- Incentives for minority and women owned businesses within the District Detroit Boundaries – during construction and sustaining post development *(Reid)*
- Establish an Entrepreneurial and Opportunity Growth Fund *(Kinloch)*
- Establish a Fund to assist with the growth of those businesses by providing resources for the hiring of professional services and equipment *(Kinloch)*
- Create retail pop-up opportunities and commit to sell locally owned and produced products at restaurants, cafeterias, and hotels *(Hawring)*

NAC MEMBER COMMUNITY BENEFIT PROPOSALS

Construction Impacts

- Maintain engagement with NAC and the community through the design and construction process for the buildings and public spaces in the District Detroit *(D. Jackson)*
- Provide accessibility and access above and beyond ADA requirements – for parking, sidewalks / streets, bus stops, during and post-construction *(D. Jackson)*
- Plan and implementation of practices to minimize construction impacts, e.g. traffic, dust, rodents, working hours, noise

NAC MEMBER COMMUNITY BENEFIT PROPOSALS

Community Investment

- Formula for creation and deployment of Community Reinvestment Fund - to be invested in by developer. (*Landin*)

General Q & A



*One minute per question
Comment cards also available*

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

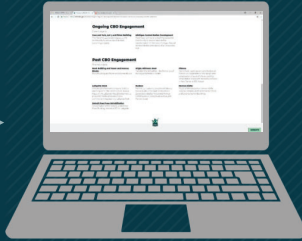
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*Please note that this schedule might change and will be updated as we progress.

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YOU CAN EMAIL THE DISTRICT DETROIT NAC: DistrictDetroitNAC@gmail.com

What Comes Next

Next CBO Meeting: Tuesday February 7th at 6pm
Doors at 5:30 for Registration and Refreshments

- Developer response to Impact List
- 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



Appendix 8.

**COMMUNITY BENEFIT PUBLIC MEETING #7
PRESENTATION:**

**DEVELOPER RESPONSE TO PROJECT IMPACTS
AND COMMUNITY BENEFITS PROPOSALS**

Welcome to THE DISTRICT DETROIT

COMMUNITY BENEFITS MEETING



CBO Meeting #7 - February 07, 2023



AGENDA

1. Welcome & Introductions
2. Developer Response to NAC's Community Benefit Proposals
3. NAC and Developer Discussion on Proposals
4. Public Q & A / Comments

CBO TIER 1 PROCESS Identifying Project Impacts and Mitigations



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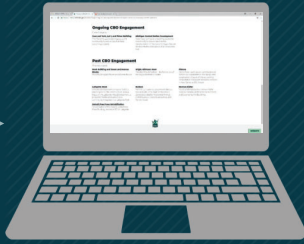
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NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- Terrance "T.R." Reid - Elected by Impact Area Residents
- Henry Allen Williams Jr. - Elected by Impact Area Residents
- Barbrie Logan – Appointed by Council Member Gabriela Santiago-Romero
- Jonathan C. Kinloch, Parliamentarian – Appointed by Council Member Coleman A. Young II
- Deirdre Jackson – Appointed by Council Member Mary Waters
- Michael Essian II, Secretary – Appointed by Planning & Development
- Eddie Hall III – Appointed by Planning & Development
- Chris Jackson, Chair – Appointed by Planning & Development
- Rogelio Landin, Vice-Chair – Appointed by Planning & Development
- Steven Hawring– Non-voting Alternate appointed by Planning & Development

Email the NAC directly at: DistrictDetroitNAC@gmail.com

THE DISTRICT DETROIT

WHERE DETROIT COMES TOGETHER



IMPACT INITIATIVE #1: EDUCATION



DEIRDRE JACKSON



HENRY ALLEN WILLIAMS JR.

NEIGHBORHOOD ADVISORY COUNCIL REQUESTS

Partner with local Vocation-Technical Schools to recruit their graduates into open positions e.g. WCCCD, DPSCD.

Internships and pathways to employment for Detroit residents specifically African-American youth who attended Detroit High Schools and/or Michigan Colleges.

Invest in on-the-job training resources for construction workers.



**IMPACT INITIATIVE #1:
EDUCATION**



PROJECT PROPOSALS

- CASS TECH FIELD RENOVATION**
Contribute to the renovation of the Cass Technical High School football field which would serve approximately 2,400 students.
- EXPANDED ACCESS TO OPPORTUNITY**
Diligently pursue expanded career exposure opportunities for DPSCD high school students through the Center for Innovation, including but not limited to guest speakers, field trips, internships, and work-based learning experiences.
- PROJECT DESTINED/WSU/DPSCD**
Continue to sponsor DPSCD and Wayne State student cohorts in its real estate development training program through Project Destined.
- DETROIT PUBLIC LIBRARY CONTRIBUTION**
A financial contribution to support literacy programming for Detroiters and the reopening of closed branches in the city due to much needed repairs and maintenance.

**IMPACT INITIATIVE #2:
HOUSING**



BARBRIE LOGAN



DEIDRE JACKSON



HENRY ALLEN WILLIAMS JR

NEIGHBORHOOD ADVISORY COUNCIL REQUESTS

- Commitment to deep affordable housing, Section 8 voucher acceptance.
- Multi-year developer contribution to Affordable Housing Trust Fund.
- Accessibility and access above ADA requirements – for housing, i.e. more units, increased space, grab bars, bathtubs in accessible units.
- Affordable parking spaces for residents of affordable units.



**IMPACT INITIATIVE #2:
HOUSING**



PROJECT PROPOSALS

- DEEPLY AFFORDABLE HOUSING**
At least 20% of residential units will be for residents with incomes at 50% of the Area Median Income or lower.
- SECTION 8 VOUCHER ACCEPTANCE**
All residential buildings will accept Section 8 vouchers.
- ON-SITE OPPORTUNITY CONNECTOR**
Developer will establish an On-Site Opportunity Connector to provide affordable housing guidance to prospective residents.
- ACCESSIBILITY DESIGN CONSULTANT:**
Developer commits to design with accessibility as a priority and to hire a third-party expert to support this critical work.

**IMPACT INITIATIVE #3:
EMPLOYMENT**



BARBRIE LOGAN



DEIDRE JACKSON



ROGELIO LANDIN

NEIGHBORHOOD ADVISORY COUNCIL REQUESTS

- Developer plan for reaching Executive Order goal of employing 51% Detroiters on construction projects.
- Ensure legal cannabis use does not cut people out of job opportunities, relax hiring practices.
- Developer provides wrap around services to help Detroiters enter and stay in construction jobs, e.g. mental health, counseling, substance abuse treatment.



**IMPACT INITIATIVE #3:
EMPLOYMENT**



PROJECT PROPOSALS

DISTRICT DETROIT FAST TRACK PROGRAM

Developer will create a "Fast Track" training program in collaboration with project contractors.

GROW DETROIT'S YOUNG TALENT (GDYT)

Developer will continue to participate in GDYT providing career experience to young Detroiters.

ON-SITE OPPORTUNITY CONNECTOR

Developer will establish an On-Site Opportunity Connector to provide residents construction and post-construction job opportunities.

REDUCE BARRIERS TO EMPLOYMENT

Developer will not test for legal substances except where required by work rules or union policy.

**IMPACT INITIATIVE #3:
EMPLOYMENT**



PROJECT PROPOSALS (CONT)

EXECUTIVE ORDER

Developer requires all contractors to lay out project-specific plans to the Civil Rights, Opportunities, and Inclusion (CRIO) Department before commencement.

DETROIT@WORK (DAW)

Developer commits to participate in DAW and to introduce and encourage all tenants to partner with DAW for local hiring.

COCO JOBSITE PROGRAM

Council on Construction Operations (COCO) program to increase retention of diverse construction employment through site professionalism and equity, diversity and inclusion policies and practices.

**IMPACT INITIATIVE #4:
RETAIL AND LOCAL BUSINESS INCUBATION**



CHRIS JACKSON



JONATHAN C. KINLOCH



STEVEN HAWRING

NEIGHBORHOOD ADVISORY COUNCIL REQUESTS

Developer forms Joint Ventures with African American and Hispanic owned companies for design and construction on each project, with development opportunities on a defined set of properties/lots currently owned by ODM.

10% of total development cost spent with African American and Hispanic owned businesses for goods and services, in construction and post construction.

Developer commits a minimum of 25% of its 150K sf of retail to African American and Hispanic entrepreneurs. 10% of retail space available at below market rate for a specific number of years with a fund for additional tenant improvement allowance.



**IMPACT INITIATIVE #4:
RETAIL AND LOCAL BUSINESS INCUBATION**



CHRIS JACKSON



JONATHAN C. KINLOCH



STEVEN HAWRING

NEIGHBORHOOD ADVISORY COUNCIL REQUESTS (CONT)

Incentives for minority and women owned businesses in the District Detroit – during construction and post development.

Establish an Entrepreneurial and Opportunity Growth Fund.

Establish a Fund to assist with the growth of those businesses by providing resources for the hiring of professional services and equipment.

Create retail pop-up opportunities and commit to sell locally owned and produced products at restaurants, cafeterias, and hotels.



**IMPACT INITIATIVE #4:
RETAIL AND LOCAL BUSINESS INCUBATION**



PROJECT PROPOSALS

CONTRACTOR HIRING GOAL

Developer will track and report progress against a \$100 million target for disadvantaged and Detroit-based contractor spending.

MBE BOND FUND

To reduce barriers and support small construction contractors a specific bond fund will be made available by the developer.

RETAIL TI FUND FOR DISADVANTAGED AND DETROIT-BASED BUSINESSES

Retail Tenant Improvement fund available for disadvantaged and Detroit-based businesses within the projects.

**IMPACT INITIATIVE #4:
RETAIL AND LOCAL BUSINESS INCUBATION**



PROJECT PROPOSALS (CONT)

DISTRICT DETROIT CO-DEVELOPER PROGRAM

Local co-developer program designed to create inclusive wealth building opportunities by providing sites and development support during the life cycle of the project.

MOTOR CITY MATCH AWARD & TECHNICAL ASSISTANCE

City commitment to provide outreach, technical assistance and MCM award within the impact area.

**IMPACT INITIATIVE #5:
CULTURAL**



TERRANCE "T.R." REID



STEVEN HAWRING



CHRIS JACKSON

NEIGHBORHOOD ADVISORY COUNCIL REQUESTS

Honor the history and legacy of Paradise Valley/Black Bottom/Hasting Street within the District Detroit – through signage on specific locations, live music, and cultural programming.

Work with DPSCD art students on murals and other art projects and create pieces honoring significant Detroit cultural figures.

Purchase art from local, African American artists and local galleries to curate art in the development projects.



**IMPACT INITIATIVE #5:
CULTURAL**



PROJECT PROPOSALS

CULTURALLY RELEVANT PLACEMAKING

Year-round Programming and Activations on Columbia Street Plaza to host dynamic no-cost events centered around cultural celebrations, city initiatives, with performances by local creatives.

LOCAL ART COMMITMENT

Developer will work with local artist community to include public art that fosters community pride, a sense of belonging, and enhances the quality of life for its residents and visitors.

ACTIVE RECOGNITION OF LOCAL HISTORY

Commission study and partner with the City of Detroit office of Arts, Culture, and Entertainment to create physical markers for each project that celebrate the history of the neighborhood and legacy Detroiters.

**IMPACT INITIATIVE #6:
GREEN SPACE & ACCESSIBILITY**



MICHAEL
ESSIAN II



EDDIE
HALL III



CHRIS
JACKSON

NEIGHBORHOOD ADVISORY COUNCIL REQUESTS

Developer contribution to renovation and activation and maintenance of public parks in the Impact Area – prioritizing John R / Watson and Cass Parks.

Full revitalization and ongoing activation of Cass Park partnering with multicultural resources (Charles H Wright Museum, DIA, etc. and relevant city departments and NGOs (DDP/Riverfront Conservancy). Grant to finish the revitalization of John R-Watson Park in Brush park to enhance the “east of Woodward” experience in impact zone.

Cass Tech green space improvements.



**IMPACT INITIATIVE #6:
GREEN SPACE & ACCESSIBILITY**



PROJECT PROPOSALS

COLUMBIA STREET PLAZA CONSTRUCTION
Build, maintain, and program an open space, community plaza at Woodward and Columbia.

INNOVATION CENTER GREEN SPACE
Build a community green space between the innovation center’s academic, residential, and incubator buildings.

I-75 COMMUNITY RECONNECTOR OVERBUILD
Provide match funds for the Downtown Development Partnership’s US-DOT planning grant for the I-75 overbuild.

CASS PARK DESIGN STUDY
Fund a planning study for the redesign and revitalization of Cass Park.

**IMPACT INITIATIVE #6:
GREEN SPACE & ACCESSIBILITY**



PROJECT PROPOSALS (CONT)

BRUSH PARK LANDSCAPING AND IMPROVEMENTS
Fund with the City the building of a shelter, landscaping, and other enhancement of the park at John R and Watson.

PUBLIC SAFETY AND WALKABILITY ENHANCEMENTS
Partner with the City, via the DDA, to fund streetlights, sidewalks, street trees, improved crosswalks, and road resurfacing.

DESIGN CHARENTTES
Convene design charettes with the community for all new public spaces.

CONSTRUCTION IMPACT PLANNING
Hold a construction logistics planning meeting with a NAC Liaison before start of each project and distribute 2-week construction activity lookaheads to community.

**IMPACT INITIATIVE #7:
TRAFFIC/TRANSIT/PARKING**



MICHAEL
ESSIAN II



EDDIE
HALL III



TERRANCE “T.R.”
REID



STEVEN
HAWRING

NEIGHBORHOOD ADVISORY COUNCIL REQUESTS

Comprehensive parking and traffic circulation plan for employees, contractors, vendors, consultants, etc. to minimize the impact of street parking and event traffic in the neighborhoods. Plan should also focus on pedestrian safety, specifically along Woodward – to account for the higher density development and the arena / events center. Plan should address construction, developer and associated companies, and be implemented and enforced by the companies.

Provide improved bus stops/shelters post development, ensure bus stops and transit accessibility during construction.



**IMPACT INITIATIVE #7:
TRAFFIC/TRANSIT/PARKING**



**NEIGHBORHOOD ADVISORY COUNCIL REQUESTS
(CONT)**

Ensure sufficient off-street parking for Olympia and Related employees, vendors, contractors during construction, operations, and events. Provide employee shuttles as necessary. Ilitch and Related companies shall monitor and enforce no-street parking for all employees, vendors, and contractors.

Provide improved bus stops/shelters post development, ensure bus stops and transit accessibility during construction.



**IMPACT INITIATIVE #7:
TRAFFIC/TRANSIT/PARKING**



PROJECT PROPOSALS

DISTRICT DETROIT PARKING PLAN

Fund a study to be completed with the City and a NAC Parking Plan Liaison to address resident parking needs during events, and construction.

DISTRICT DETROIT TRAFFIC MANAGEMENT PLAN

Fund a traffic plan to be completed with the City and a NAC Traffic Plan Liaison to mitigate the impact of events-related traffic.

AFFORDABLE PARKING

Commit to provide discounted monthly parking for residents in the affordable units.

**IMPACT INITIATIVE #7:
TRAFFIC/TRANSIT/PARKING**



PROJECT PROPOSALS (CONT)

RESIDENTIAL PERMIT PARKING

City will advance efforts to establish residential permit parking zones in Brush Park.

BUS SHELTER IMPROVEMENTS

Partner with the City to improve bus stops and shelters in District Detroit.

FREE EMPLOYEE TRANSIT

Partner with Q-Line, MoGo, and D-DOT provide transit.

COMMUNITY BENEFIT IMPACT INITIATIVES

HOUSING	EMPLOYMENT	RETAIL/LOCAL BUSINESS INCUBATION	CULTURAL	GREEN SPACE & ACCESSIBILITY	EDUCATION	TRAFFIC/TRANSIT/PARKING
Deeply Affordable Housing	District Detroit Fast Track Program	Disadvantaged and Detroit Business Spending Goal	Culturally Relevant Placemaking	Columbia Street Plaza	Cass Tech Field Renovation	District Detroit Parking Plan
Section 8 Voucher Acceptance	Grow Detroit's Young Talent (GDYT)	Disadvantaged & Detroit Business Bond Fund	Local Art Commitment	Innovation Center Green Space	Expanded Access to Opportunity	District Detroit Traffic Management Plan
On-Site Opportunity Connector	On-Site Opportunity Connector	Targeted Retail TI Fund	Local History Study & Recognition	I-75 Community Reconnector Overbuild Grant	Project Destined with WSU & DPSCD	Affordable Parking
Accessibility Design Consultant	Employment Barrier Reduction	MCM Technical Assistance & Award	\$3.1M	Cass Park Design Study	Public Library Contribution	Residential Permit Parking
\$24.6M	Executive Order Compliance	District Detroit Co-Developer Program		Brush Park Landscaping and Improvements	\$1.7M	Bus Shelter Improvements
	Detroit@Work Participation			Public Safety and Walkability Enhancements		Employee Transportation Support
	COCO Jobsite Program			Design Charettes		\$4.3M
	\$2.5M	\$105M		Construction Impact Planning		
				\$26.6M		

Figures Reflect Preliminary Proposal. To be refined with the NAC.

\$167M IN COMMUNITY BENEFITS

AMOUNT	SUMMARY	DESCRIPTION
\$25.0M	DDA INFRASTRUCTURE GRANT	Community Spaces, Streetscape Improvements, Street Lighting, & Other Public Goods
\$23.8M	DDA HOUSING LOAN	Supports Deeply Affordable Residential Housing
\$12.0M	DEVELOPER CASH CONTRIBUTIONS	Impact Initiatives Addressing NAC's 7 Focus Areas
\$2.1M	ADDITIONAL CITY INVESTMENT	Brush Park, Bus Shelter Improvements
\$104.3M	TARGETED SPEND	Targeted Contractor Spend, Culturally Relevant Activation & Local Art
\$167M	TOTAL	

\$105.4 million philanthropic contribution to the Center for Innovation not included in above total.

Figures Reflect Preliminary Proposal. To be refined with the NAC.

23

THANK YOU

CONFIDENTIAL

24

THE DISTRICT DETROIT

WHERE DETROIT
COMES TOGETHER

RELATED OLYMPIA
DEVELOPMENT
OF MICHIGAN

CONFIDENTIAL



NAC Discussion



General Q & A



*One minute per question
Comment cards also available*

CBO TIER 1 PROCESS Identifying Project Impacts and Mitigations



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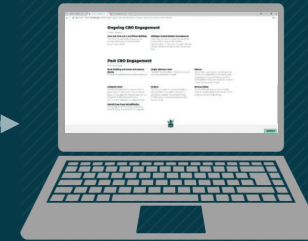
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Appendix 9.

NAC QUESTIONS AND RESPONSES TO DEVELOPER COMMUNITY BENEFITS PROPOSALS

DISTRICT DETROIT COMMUNITY BENEFITS PROPOSALS

DRAFT RECEIVED FROM DEVELOPER TO NAC FOR DISCUSSION – 2/8/23

NAC Revised for discussion – 2/14/23

Bold = response / request of the NAC

Highlight = NAC needs more information

HOUSING: PROJECT PROPOSALS

AFFORDABLE HOUSING – \$23.8M (DDA FUNDING)

- Developer will enter into an Affordability Agreement with the City of Detroit committing that at least 20% of residential units within the proposal will be for residents with incomes at 50% of the Area Median Income or lower and that the unit mix of the affordable units will be consistent with the unit mix of the market rate units.

NAC: Reference affordability requirements of other agreements requiring 20% of units at 50% AMI.

SECTION 8 VOUCHER ACCEPTANCE – Developer In-kind

- **Developer will accept Section 8 vouchers at all of the residential buildings within the proposal.**

[Developer will provide evidence of \$12 million initiatives through Mariner's, Volunteers of America, Michigan Veterans, Say Detroit, COTS, NSO, etc.]

ON-SITE OPPORTUNITY CONNECTOR - \$625K

- Within 90 days of the final approval of the TBP, Developer will establish an On-Site Opportunity Connector to provide affordable housing guidance to prospective residents. The Connector will be located in a walk-in location within the Impact Area. This program will continue through the 5-year construction period.

[Clarification: this is one space that serves two functions. A one-stop shop]

HOUSING: PROJECT PROPOSALS (CONT.)

ACCESSIBILITY DESIGN CONSULTANT – \$150K

- Developer commits to design with accessibility as a priority and to hire a third-party expert to support this critical work. Within 90 days of the final approval of the TBP, Developer will submit the name of the third-party expert to CRIO.

Additionally, the Design Consultant services should be used for all 10 building projects as well as the public space initiatives. The goal should be to achieve a level of enhanced ADA design and universal accessibility.

NAC representative to be part selection process.

Developer to provide the NAC a copy of the Request for Proposals outlining the credentials and requirements of the consultant.

Developer stated that the approximately 165 units at Henry Street, there are 9 affordable ADA units and 4 market rate ADA units. It should be noted that Henry Street is not part of the 10 building CBO proposal. This was just a point of clarification.

Developer to provide NAC goals for accessibility and visitability (what percentage of units) and assurance that accessible and visitable units will be equally distributed across all unit types.

KINLOCH proposed a Right to Renew initiative and will provide suggested language.

EMPLOYMENT: PROJECT PROPOSALS

Developer stated that no projects are subject to prevailing wage.

DISTRICT DETROIT FAST TRACK PROGRAM - \$1,500,000

- Within 90 days of the closing of financing for 2200 Woodward, Developer will create a “Fast Track” training program in collaboration with Detroit at Work and the project contractors. This Fast Track program will provide paid pre-apprenticeship training to Detroit residents and will be funded by Developer and operated by Detroit at Work based on the successful model that has been piloted on other projects in Detroit.

GROW DETROIT’S YOUNG TALENT (GDYT) - \$100,000

- Developer will continue to participate in GDYT providing career experience to young Detroiters during the 5 year period

Developer should sponsor a paid internship program in addition to GDYT centered around both undergraduate and graduate school college students from Detroit. The internship program should include a minimum of 2 minority college students per year in each of the following areas: Marketing, Management, Finance, Accounting, Hospitality, Human Resource Management, Information Technology and Entertainment.

ON-SITE OPPORTUNITY CONNECTOR - \$625,000

- Within 90 days of the final approval of the TBP, Developer will establish an On-Site Opportunity Connector to provide residents construction and post-construction job opportunities. The Connector will be located in a walk-in location within the Impact Area. This program will continue through the 5-year construction period.

This should be a place where students can go to learn about career paths within the organizations as well as corporate employment and internship opportunities. See comment on Connector for Affordable Housing.

EMPLOYMENT: PROJECT PROPOSALS (CONT.)

REDUCE BARRIERS TO EMPLOYMENT – In-kind contribution

- Developer will not test for legal substances except where required by work rules or union policy and shall certify compliance with this policy on an annual basis to the Civil Rights, Opportunities, and Inclusion Office (CRIO).

NAC has requested that the developer commit to Return to Work and Second Chance Act.

EXECUTIVE ORDER – a minimum of \$200,000

- Developer will require all contractors to lay out project-specific plans and shall submit the same to CRIO before the construction commencement of each project.

Developer should hire 3rd Party firm or consultant to assist Developer with creation and implementation of a plan to meet all Executive Order goals as well as Community Benefit Agreement goals.

DETROIT@WORK (DAW) – In-kind contribution

- Developer commits to participate in DAW and to introduce and encourage all tenants to partner with DAW for local hiring. On an annual basis, Developer shall submit to CRIO evidence of its participation as well as its efforts to introduce DAW to its tenants.

COCO JOBSITE PROGRAM - \$100,000

- Developer’s general contractor will implement a Council on Construction Operations (COCO) or similar program to increase retention of diverse construction employment through site professionalism and equity, diversity and inclusion policies and practices. The Council will be established within 90 days of construction commencement on the first project to break ground.

Implement with 3rd party oversight. See EO comment above.

RETAIL AND LOCAL BUSINESS INCUBATION: PROJECT PROPOSALS

CONTRACTOR TARGET SPEND GOAL - \$100,000,000

- Developer will track and report progress against a \$100 million target for Disadvantaged and Detroit-based contractor spending. On an annual basis beginning on the first calendar year following the final approval of the TBP, Developer will issue to CRIO a report showing its progress towards the target spend goal.

CRIO to verify all business certifications (Detroit based, MBE, WBE, etc.).

Implement with 3rd party oversight. See EO comment above.

This goal should apply to all goods and services, in addition to construction spend.

30% Detroit-based contracting spending if the Detroit-based firm is a qualified African American or Hispanic owned company. Disadvantaged businesses are defined as African American and Hispanic owned business that are certified by CRIO or any other certifying entity or agency for the purpose of qualifying minority business for similar programs. The 3rd party firm or consultant hired by Developer should assist with this initiative as well.

MBE BOND FUND - \$1,500,000

- To reduce barriers and support small construction contractors a specific bond fund will be made available by the developer. The total fund amount will be allocated across the TBP projects based on their respective projected hard costs and will be made available to contractors as each project commences trade procurement to ensure there is support available for contractors on each project.

Developer should work with Michigan Minority Contractors' Council

RETAIL AND LOCAL BUSINESS INCUBATION: PROJECT PROPOSALS (CONT.)

RETAIL TI FUND FOR DISADVANTAGED & LOCAL BUSINESSES - \$1,000,000

Retail Tenant Improvement fund available for Disadvantaged & Detroit-based businesses within the projects. Within 180 days of the final approval of the TBP, Developer will identify a third-party non-profit whose primary purpose is to support Disadvantaged and Detroit-based business development and enter into an agreement to disburse the Fund. Within 90 days of the closing of financing for each project, Developer shall contribute to the non-profit partner an amount equivalent to that project's share of the total Fund which amount shall be allocated based on that project's share of total hard costs.

Set a goal of 30 % of the proposed retail space be marketed to local, emerging entrepreneur, Detroit based, disadvantaged (African American & Hispanic), women owned entrepreneurs. Establish a fund to assist a percentage of those who qualify with reduced retail rents.

TI assistance can be achieved in collaboration with Motor City Match and the Developer's proposed Motor City Match Initiative.

NAC has requested additional work on the reduced rent initiative.

Developer is missing the request for JV language encouraging partnerships on specific aspects of the development (similar to LCA, casinos, other city JV procurement policies).

NAC is asking for developer to adopt past methods for achieving JV goals.

DISTRICT DETROIT MOTOR CITY MATCH - \$750,000 (City Funds)

- Motor City Match will offer quarterly workshops focused on retail and restaurants covering best practices, regulatory challenges, and access to funding. The program will also award 1 business **at a minimum** within the Impact Area in each of the remaining ARPA funded rounds.

Motor City Match currently has a policy to not award applicant businesses in Midtown/Downtown. This policy must be adjusted by the City to allow for a District Detroit tenant to participate and qualify. Additionally, many of the potential tenants in the 150k SF of proposed retail may be eligible for other Motor City Match Awards which include technical assistance and design

assistance. Therefore, the Developers' commitment and contribution should be made available for those MCM components as well.

RETAIL AND LOCAL BUSINESS INCUBATION: PROJECT PROPOSALS (CONT.)

DISTRICT DETROIT CO-DEVELOPER PROGRAM - \$1,250,000

- Within a year of the final approval of the TBP, ODM will issue an RFP to local developers for co-development opportunities on at least 3 sites currently owned by ODM. The RFP will be designed to create inclusive wealth building opportunities by providing sites and development support during the life cycle of the project.

The identified sites shall be sites within District Detroit that are suitable for mixed-use projects. Developer will work with Detroit Economic Growth Corporation and a not-for-profit entity or organization that has experience with assisting local, emerging, Developers of Color, in particular African American and Hispanic Developers.

Implement with 3rd party oversight. See EO comment above.

CULTURAL: PROJECT PROPOSALS

CULTURALLY RELEVANT PLACEMAKING - \$2,500,000

- Commencing upon the opening of the Columbia Street Plaza, Developer will provide a year-round calendar of programming and activations on Columbia Street Plaza to host dynamic no-cost events centered around cultural celebrations, city initiatives, with performances by local creatives. This commitment will run for ten years at an annual budget of \$250,000 for a total commitment of \$2,500,000.

LOCAL ART COMMITMENT – \$500,000

- Developer will work with local artist community to include public art that fosters community pride, a sense of belonging, and enhances the quality of life for its residents and visitors. This art will be visible in the public spaces and building common areas as they are completed.

Developer will work with the entire local art community including DPSCD, artist, galleries and curators in order to develop a program that will ensure that there is inclusion in all 10 proposed buildings and all public spaces regarding purchase of art from African American and Hispanic artist. A third-party firm or entity with extensive experience in this field should be hired to curate this initiative.

ACTIVE RECOGNITION OF LOCAL HISTORY - \$50,000 (study cost)

- Within a year of the final approval of the TBP, Developer will commission a study and partner with the City of Detroit office of Arts, Culture, and Entertainment to create physical markers for each project that celebrate the history of the neighborhood and legacy Detroiters. The report shall be made available to CRIO for review and the markers shall be installed upon each project's completion. [developer says this cost is included each development budget]

NAC should have representation (similar to accessibility, parking and traffic studies).

GREEN SPACE & ACCESSIBILITY: PROJECT PROPOSALS

COLUMBIA STREET PLAZA CONSTRUCTION – (included in \$25,000,000 DDA Grant)

- Build, maintain, and program an open space, community plaza at Woodward and Columbia. This project will be completed as part of the construction of 2200 and 2250 Woodward.

INNOVATION CENTER GREEN SPACE – (included in \$25,000,000 DDA Grant)

- Build a community green space between the innovation center’s academic, residential, and incubator buildings. In order to accommodate construction logistics, this project will be completed no later than along with the completion of the third project on the block that fronts the park.

I-75 COMMUNITY RECONNECTOR OVERBUILD - \$400,000

- Provide match funds for the Downtown Development Partnership’s US-DOT planning grant for the I-75 overbuild. These funds will be made available to the DDP in the year following DDP’s receipt of a US-DOT grant award.

CASS PARK DESIGN STUDY - \$100,000

- Fund a planning study for the redesign and revitalization of Cass Park. This planning study will be funded upon the closing of financing for the American Hotel project.

Developer contribution for design study is good. Developer should spearhead the fundraising efforts to implement the design (this is not an “ask” for more money from Developer, just a request for them to take the lead to help find the money).

GREEN SPACE & ACCESSIBILITY: PROJECT PROPOSALS (CONT.)

BRUSH PARK LANDSCAPING AND IMPROVEMENTS - \$1,000,000 (\$800,000 from City and \$200,000 from Developer)

Fund with the City the building of a shelter, landscaping, and other enhancement of the park at John R and Watson. Developer will provide its funding for the shelter upon the closing of financing for the Detroit Life Building residential conversion.

Developer should work with BPCDC on park priorities for the additional \$200k contribution. CDC has conducted many surveys on park priorities.

PUBLIC SAFETY AND WALKABILITY ENHANCEMENTS – (included in \$25,000,000 DDA Grant)

- Partner with the City, via the DDA, to fund streetlights, sidewalks, street trees, improved crosswalks, and road resurfacing. The specific scope of the work and funding commitments shall be set forth in the infrastructure agreement between the DDA and the Developer.

DESIGN CHARETTES - \$50,000

- Convene design charettes with the community for all new public spaces. A charettes for the Columbia Street Plaza shall be held within 6 months and Incubator Green Space within 18 months of the final approval of the TBP.

CONSTRUCTION IMPACT PLANNING – Developer in-kind

- Hold a construction logistics planning meeting with a NAC Liaison at least 30 days before the start of each project and distribute 2-week construction activity lookaheads to community.

Developer should provide “hotline” (phone, email, website?) for residents in case any issues arise during construction period related to ROW, access, accessibility etc.

EDUCATION: PROJECT PROPOSALS

CASS TECH FIELD RENOVATION – \$1,000,000

- Developer will make a contribution to DPSCD earmarked to support the renovation of the Cass Technical High School football field which would serve approximately 2,400 students. This will be comprised of a \$500,000 contribution to be made upon the closing of construction financing on the Fox Hotel project and a \$500,000 contribution to be made upon the closing of the LCA Hotel project.

Encourage DPS to use local contractors for field improvements.

NAC: City or DPS – what is the total project cost for field? Are there other funding gaps? Will they have to fundraise in addition to Developer’s contributions?

NAC has asked for more conversations with WCCC about needs for student base.

EXPANDED ACCESS TO OPPORTUNITY – Developer in-kind

- Diligently pursue expanded career exposure opportunities for DPSCD high school students through the Center for Innovation, including but not limited to guest speakers, field trips, internships, and work-based learning experiences.

PROJECT DESTINED/WSU/DPSCD - \$150,000

- Continue to sponsor DPSCD and Wayne State (college-level internships) student cohorts in its real estate development training program through Project Destined. Developer will submit evidence of its sponsorship on an annual basis to CRIO.

Please see note on GDYT.

TRAFFIC/TRANSIT/PARKING: PROJECT PROPOSALS

DISTRICT DETROIT PARKING PLAN - \$100,000

- Within 180 days of the final approval of the TBP, Developer will fund a study to be completed with the City and a NAC Parking Plan Liaison to address resident parking needs during events, and construction.

Study should also look at usage during off-peak times as well. While the problems are significantly amplified during events, recognize that there are still issues with Wayne State student and LCA employee parking on the surface streets of Brush Park that can become burdensome for area residents.

Parking study/plan needs to consider employees, contractors, vendors, etc., for ongoing operations, in addition to resident parking needs and construction period needs.

Parking and traffic study should be done in conjunction with one another because of the close relationship between the two.

DISTRICT DETROIT TRAFFIC MANAGEMENT PLAN - \$100,000

- Within 180 days of the final approval of the TBP, Developer will fund a traffic plan to be completed with the City and a NAC Traffic Plan Liaison to mitigate the impact of events-related traffic.

AFFORDABLE PARKING - \$3,500,000 cash subsidy from Developer

- Upon completion of each residential project and for the 30-year affordability period in the Affordability Agreement, Developer will commit to provide a parking space within the District Detroit at a 50% discount to the monthly parking rate for each affordable unit.
-

TRAFFIC/TRANSIT/PARKING: PROJECT PROPOSALS (CONT.)

RESIDENTIAL PERMIT PARKING –

- City will advance efforts to establish residential permit parking zones in Brush Park.

BUS SHELTER IMPROVEMENTS - \$550,000

- City commits to installing or replacing up to 11 bus shelters on Woodward Avenue between Mack Avenue and Campus Martius by the end of 2024.

FREE EMPLOYEE TRANSIT – \$100,000

- Partner with Q-Line, MoGo, and D-DOT to provide transit to Developer's employees during the 5 year construction period.

NAC asks law department to give feedback on ADA concerns of Mr. Hawring to confirm compliance with ADA.

Appendix 10.

**COMMUNITY BENEFIT PUBLIC MEETING #9
PRESENTATION:
DISCUSSION BETWEEN NAC AND DEVELOPER
AND FINALIZATION OF COMMUNITY BENEFITS
PROPOSALS**

Welcome to THE DISTRICT DETROIT

COMMUNITY BENEFITS MEETING



CBO Meeting #9 - February 21, 2023



AGENDA

1. Welcome & Introductions
2. Developer Community Benefit Proposal – Updated Responses
3. NAC and Developer Discussion
4. Public Q & A / Comments
5. NAC Resolution

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

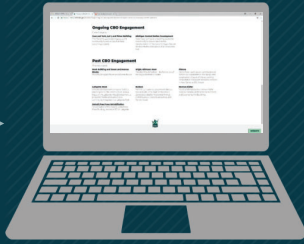
ANTICIPATED PUBLIC CBO MEETING SCHEDULE

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									
Winter Recess - Confirm Council and PDD NAC selections . NAC Orientation takes place in this period			December 12, 2022 - January 6th 2023								
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives				10-Jan							
Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits					17-Jan						
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer						24-Jan					
Meeting 6 - NAC Working Session							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.

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

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- Terrance "T.R." Reid - Elected by Impact Area Residents
- Henry Allen Williams Jr. - Elected by Impact Area Residents
- Barbrie Logan – Appointed by Council Member Gabriela Santiago-Romero
- Jonathan C. Kinloch, Parliamentarian – Appointed by Council Member Coleman A. Young II
- Deirdre Jackson – Appointed by Council Member Mary Waters
- Michael Essian II, Secretary – Appointed by Planning & Development
- Eddie Hall III – Appointed by Planning & Development
- Chris Jackson, Chair – Appointed by Planning & Development
- Rogelio Landin, Vice-Chair – Appointed by Planning & Development
- Steven Hawring– Non-voting Alternate appointed by Planning & Development

Email the NAC directly at: DistrictDetroitNAC@gmail.com

General Q & A



*One minute per question
Comment cards also available*

THE DISTRICT DETROIT

WHERE DETROIT COMES TOGETHER

RELATED OLYMPIA DEVELOPMENT OF MICHIGAN

CONFIDENTIAL



IMPACT INITIATIVE #1: EDUCATION



AGREED UPON BENEFITS

CASS TECH FIELD RENOVATION

Contribute to the renovation of the Cass Technical High School football field which would serve approximately 2,400 students.

EXPANDED ACCESS TO OPPORTUNITY

Diligently pursue expanded career exposure opportunities for DPSCD high school students through the Center for Innovation, including but not limited to guest speakers, field trips, internships, and work-based learning experiences.

PROJECT DESTINED/WSU/DPSCD

Continue to sponsor DPSCD and Wayne State student cohorts in its real estate development training program through Project Destined.

2

IMPACT INITIATIVE #1: EDUCATION PROPOSAL MODIFICATIONS



DEIRDRE JACKSON



JONATHAN C. KINLOCH

COLLEGE GRADUATE OUTREACH AND INCLUSION

Developer agrees to include WCCCD along with DPSCD and WSU in all appropriate opportunities to expand access to opportunity for all college graduates.

WCCCD INCLUSION

Developer agrees to work directly with in the areas of literacy, arts and culture and workforce development. Developer will include WCCCD's participation in its efforts and activities at the On-Site Connector, Fast-Track and with Detroit At Work.

PROPOSED FINAL IMPACT INVESTMENT: \$1.2M

3

IMPACT INITIATIVE #2: HOUSING



AGREED UPON BENEFITS

DEEPLY AFFORDABLE HOUSING

At least 20% of residential units will be for residents with incomes at 50% of the Area Median Income or lower.

SECTION 8 VOUCHER ACCEPTANCE

All residential buildings will accept Section 8 vouchers.

ON-SITE OPPORTUNITY CONNECTOR

Developer will establish an On-Site Opportunity Connector to provide affordable housing guidance to prospective residents.

ACCESSIBILITY DESIGN CONSULTANT:

Developer commits to design with accessibility as a priority and to hire a third-party expert to support this critical work.

4

IMPACT INITIATIVE #2: HOUSING PROPOSAL MODIFICATIONS



BARBRIE LOGAN



DEIRDRE JACKSON



JONATHAN C. KINLOCH

ACCESSIBILITY DESIGN CONSULTANT

Developer commits to design with accessibility as a priority

Hire a third-party expert to support this critical work.

Expert will focus on best practices for accessibility throughout the projects and open spaces, as well as the affordable residential units.

The third-party consultant will engage with a NAC Liaison as part of its efforts

Developer further commits to provide a copy of the RFP to the NAC for said consultant upon its issuance.

AFFORDABLE HOUSING

20% of residential units will be for residents with incomes at 50% of the Area Median Income

ON-SITE OPPORTUNITY CONNECTOR

The Connector will serve as a "one-stop-shop" for career paths, employment, internships, and housing opportunities.

RIGHT TO RENEW

Developer will incorporate language consistent with a right to renew for the affordable units in the applicable Affordability Agreements, subject to all applicable laws and regulations.

PROPOSED FINAL IMPACT INVESTMENT: \$24.6M

5

IMPACT INITIATIVE #3: EMPLOYMENT



AGREED UPON BENEFITS

DISTRICT DETROIT FAST TRACK PROGRAM
Developer will create a "Fast Track" training program in collaboration with project contractors.

GROW DETROIT'S YOUNG TALENT (GDYT)
Developer will continue to participate in GDYT providing career experience to young Detroiters.

ON-SITE OPPORTUNITY CONNECTOR
Developer will establish an On-Site Opportunity Connector to provide residents construction and post-construction job opportunities.

REDUCE BARRIERS TO EMPLOYMENT
Developer will not test for legal substances except where required by work rules or union policy.

EXECUTIVE ORDER
Developer requires all contractors to lay out project-specific plans to the Civil Rights, Opportunities, and Inclusion (CRIO) Department before commencement.

DETROIT@WORK (DAW)
Developer commits to participate in DAW and to introduce and encourage all tenants to partner with DAW for local hiring.

COCO JOBSITE PROGRAM
Council on Construction Operations (COCO) program to increase retention of diverse construction employment through site professionalism and equity, diversity and inclusion policies and practices.

6

IMPACT INITIATIVE #3: EMPLOYMENT PROPOSAL MODIFICATIONS



BARRIE LOGAN



DEIDRE JACKSON



ROBERTO LANDIN

REDUCE BARRIERS TO EMPLOYMENT

ODM and Related Detroit agree to apply the principles underlying Return to Work and the Second Chance Act, subject to all applicable laws, rules, regulations and ordinances.

EXECUTIVE ORDER

Developer agrees to utilize a 3rd party firm(s) with the core competency to proactively assist in achieving 51% of Detroiters on construction sites, Contractor Spend targets, Co-Development commitments, the MBE Bond fund, Internship opportunities, accessibility achievements, Cultural Programs and proposals herein, and Developer's achievements and activities undertaken through the Opportunity Connector Center

EXPANDING INTERNSHIP OPPORTUNITIES

Through the Opportunity Connector, development group will work to expand internship opportunities to Detroiters, whether non-traditional, college graduates, undergraduate and graduate students for the duration of the Construction period.

Additionally Developer will encourage and promote internship and employment opportunities for Detroiters with other employers and prospective tenants and a report will be provided to CRIO and the NAC on an annual basis.

PROPOSED FINAL IMPACT INVESTMENT: \$2.5M

7

IMPACT INITIATIVE #4: RETAIL AND LOCAL BUSINESS INCUBATION



AGREED UPON BENEFITS

CONTRACTOR HIRING GOAL
Developer will track and report progress against a \$100 million target for disadvantaged and Detroit-based contractor spending.

MBE BOND FUND
To reduce barriers and support small construction contractors a specific bond fund will be made available by the developer.

RETAIL TI FUND FOR DISADVANTAGED AND DETROIT-BASED BUSINESSES
Retail Tenant Improvement fund available for disadvantaged and Detroit-based businesses within the projects.

DISTRICT DETROIT CO-DEVELOPER PROGRAM
Local co-developer program designed to create inclusive wealth building opportunities by providing sites and development support during the life cycle of the project.

MOTOR CITY MATCH AWARD & TECHNICAL ASSISTANCE
City commitment to provide outreach, technical assistance and MCM award within the impact area.

8

IMPACT INITIATIVE #4: RETAIL AND LOCAL BUSINESS INCUBATION PROPOSAL MODIFICATIONS



CHRIS JACKSON



JONATHAN C. KINLOCH



STEVEN HAWRING

CONTRACTOR 100 MILLION TARGET SPEND GOAL

CRIO will verify all business certifications described herein. Developer agrees that its report on construction spending for compliance with Detroit's applicable Executive Order and ordinances will include information identifying any amounts expended for all goods and services, including construction, with any qualifying businesses.

MBE BOND FUND

Developer will engage with a variety of membership organizations with credible experience, including known trade organizations to ensure the MBE Bond program is efficient, inclusive and equitable

DISTRICT DETROIT CO-DEVELOPER PROGRAM

Developer agrees to work with Detroit based Co-developers within the District Detroit boundary, and will issue an RFP within one year after the final approval by the Detroit City Council of the TBP

PROPOSED FINAL IMPACT INVESTMENT: \$104.5M

9

IMPACT INITIATIVE #5: CULTURAL



AGREED UPON BENEFITS

CULTURALLY RELEVANT PLACEMAKING

Year-round Programming and Activations on Columbia Street Plaza to host dynamic no-cost events centered around cultural celebrations, city initiatives, with performances by local creatives.

LOCAL ART COMMITMENT

Developer will work with local artist community to include public art that fosters community pride, a sense of belonging, and enhances the quality of life for its residents and visitors.

ACTIVE RECOGNITION OF LOCAL HISTORY

Commission study and partner with the City of Detroit office of Arts, Culture, and Entertainment to create physical markers for each project that celebrate the history of the neighborhood and legacy Detroiters.

10

IMPACT INITIATIVE #5: CULTURAL PROPOSAL MODIFICATIONS



TERRANCE "T.R." REID



STEVEN HAWRING



CHRIS JACKSON

LOCAL ART COMMITMENT

Developer will work directly with the City of Detroit's office on Arts, Culture and Entrepreneurship office to identify Detroit based local artists of all ages and backgrounds for inclusion of their work in the various projects, open spaces.

ACTIVE RECOGNITION OF LOCAL HISTORY

Developer agrees the actual cost of any respective marker is included in each development budget, and the additional funding will be for planning study, which should include representation of a NAC liaison. Developer agrees to work with a NAC Liaison to identify the appropriate number and location of the markers.

PROPOSED FINAL IMPACT INVESTMENT: **\$3.1M**

11

IMPACT INITIATIVE #6: GREEN SPACE & ACCESSIBILITY



AGREED UPON BENEFITS

COLUMBIA STREET PLAZA CONSTRUCTION

Build, maintain, and program an open space, community plaza at Woodward and Columbia.

INNOVATION CENTER GREEN SPACE

Build a community green space between the innovation center's academic, residential, and incubator buildings.

I-75 COMMUNITY RECONNECTOR OVERBUILD

Provide match funds for the Downtown Development Partnership's US-DOT planning grant for the I-75 overbuild.

CASS PARK DESIGN STUDY

Fund a planning study for the redesign and revitalization of Cass Park.

BRUSH PARK LANDSCAPING AND IMPROVEMENTS

Fund with the City the building of a shelter, landscaping, and other enhancement of the park at John R and Watson.

PUBLIC SAFETY AND WALKABILITY ENHANCEMENTS

Partner with the City, via the DDA, to fund streetlights, sidewalks, street trees, improved crosswalks, and road resurfacing.

DESIGN CHARENTTES

Convene design charenttes with the community for all new public spaces.

CONSTRUCTION IMPACT PLANNING

Hold a construction logistics planning meeting with a NAC Liaison before start of each project and distribute 2-week construction activity lookaheads to community.

12

IMPACT INITIATIVE #6: GREEN SPACE & ACCESSIBILITY PROPOSAL MODIFICATIONS



MICHAEL
ESSIAN II



EDDIE
HALL III



CHRIS
JACKSON

BRUSH PARK LANDSCAPING AND IMPROVEMENTS

Upon the closing of the financing for the Detroit Life Building project, Developer agrees to provide the \$200,000 funds directly to the BPCDC to be used as a contribution to the planning and construction efforts for the Park at John R and Watson, in conjunction with the City of Detroit's Parks and Recreation Department activities.

CASS PARK DESIGN STUDY

Developer agrees to work with the City of Detroit to identify an appropriate non-profit organization and support the efforts to raise additional funds

CONSTRUCTION IMPACT PLANNING

Developer agrees to establish reliable redundant lines of communication (phone, email, website, text, etc.) to operate during the construction period as well as the time frame requested by the NAC.

PROPOSED FINAL IMPACT INVESTMENT: **\$25.8M**

13

IMPACT INITIATIVE #7: TRAFFIC/TRANSIT/PARKING



AGREED UPON BENEFITS

DISTRICT DETROIT PARKING PLAN

Fund a study to be completed with the City and a NAC Parking Plan Liaison to address resident parking needs during events, and construction.

DISTRICT DETROIT TRAFFIC MANAGEMENT PLAN

Fund a traffic plan to be completed with the City and a NAC Traffic Plan Liaison to mitigate the impact of events-related traffic.

AFFORDABLE PARKING

Commit to provide discounted monthly parking for residents in the affordable units.

RESIDENTIAL PERMIT PARKING

City will advance efforts to establish residential permit parking zones in Brush Park.

BUS SHELTER IMPROVEMENTS

Partner with the City to improve bus stops and shelters in District Detroit.

FREE EMPLOYEE TRANSIT

Partner with Q-Line, MoGo, and D-DOT provide transit.

14

IMPACT INITIATIVE #7: TRAFFIC/TRANSIT/PARKING PROPOSAL MODIFICATIONS



MICHAEL
ESSIAN II



EDDIE
HALL III



TERRANCE "T.R."
REID



STEVEN
HAWRING

DISTRICT DETROIT PARKING PLAN

Within 180 days of the final approval of the TBP, Developer will fund a study to be completed with the City and a NAC Parking Plan Liaison to address parking needs during events, and construction.

Developer agrees that the Parking Plan will be prepared in coordination with the Traffic Plan.

DISTRICT DETROIT TRAFFIC PLAN

The District Detroit Traffic Management Plan will be prepared in coordination with the Parking Plan. Agreed upon improvements in infrastructure identified in the Traffic Study shall be included in conjunction with a Site Plan including those improvements being made as part of the Public Space and Roadway Streetscape Improvements

PROPOSED FINAL IMPACT INVESTMENT: **\$4.5M**

15

COMMUNITY BENEFIT IMPACT INITIATIVES

HOUSING

Deeply Affordable Housing

Section 8 Voucher Acceptance

On-Site Opportunity Connector

Accessibility Design Consultant

\$24.6M

EMPLOYMENT

District Detroit Fast Track Program

Grow Detroit's Young Talent (GDYT)

On-Site Opportunity Connector

Employment Barrier Reduction

Executive Order Compliance

Detroit@Work Participation

COCO Jobsite Program

\$2.5M

RETAIL/LOCAL BUSINESS INCUBATION

Disadvantaged and Detroit Business Spending Goal

Disadvantaged & Detroit Business Bond Fund

Targeted Retail TI Fund

MCM Technical Assistance & Award

District Detroit Co-Developer Program

\$104.5M

CULTURAL

Culturally Relevant Placemaking

Local Art Commitment

Local History Study & Recognition

\$3.1M

GREEN SPACE & ACCESSIBILITY

Columbia Street Plaza

Innovation Center Green Space

I-75 Community Reconnector Overbuild Grant

Cass Park Design Study

Brush Park Landscaping and Improvements

Public Safety and Walkability Enhancements

Design Charettes

Construction Impact Planning

\$25.8M

EDUCATION

Cass Tech Field Renovation

Expanded Access to Opportunity

Project Destined with WSU & DPSCD

\$1.2M

TRAFFIC/ TRANSIT/ PARKING

District Detroit Parking Plan

District Detroit Traffic Management Plan

Affordable Parking

Residential Permit Parking

Bus Shelter Improvements

Employee Transportation Support

\$4.5M

Figures Reflect Preliminary Proposal. To be refined with the NAC.

16

\$167M IN COMMUNITY BENEFITS

	Cash	Development or Operational Cost	DDA Loan	DDA Infrastructure	Additional City Support	
HOUSING: PROJECT PROPOSALS	\$825,000		\$23,800,000			\$24,625,000
EMPLOYMENT: PROJECT PROPOSALS	\$2,525,000					\$2,525,000
RETAIL AND LOCAL BUSINESS INCUBATION: PROJECT PROPOSALS	\$2,500,000	\$101,250,000			\$750,000	\$104,500,000
CULTURAL: PROJECT PROPOSALS	\$50,000	\$3,000,000				\$3,050,000
GREEN SPACE & ACCESSIBILITY: PROJECT PROPOSALS	\$775,000			\$25,000,000		\$25,775,000
EDUCATION: PROJECT PROPOSALS	\$1,150,000					\$1,150,000
TRAFFIC/TRANSIT/PARKING: PROJECT PROPOSALS	\$3,950,000				\$550,000	\$4,500,000
	\$11,775,000	\$104,250,000	\$23,800,000	\$25,000,000	\$1,300,000	\$166,125,000

\$105.4 million philanthropic contribution to the Center for Innovation not included in above total.

Figures Reflect Preliminary Proposal. To be refined with the NAC.

17

THANK YOU

THE DISTRICT DETROIT

WHERE DETROIT
COMES TOGETHER

RELATED

OLYMPIA
DEVELOPMENT
OF MICHIGAN

CONFIDENTIAL



NAC Discussion



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

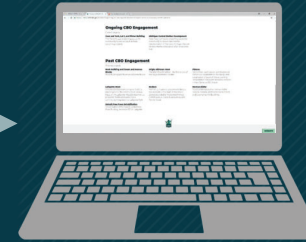
ANTICIPATED PUBLIC CBO MEETING SCHEDULE

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									
Winter Recess - Confirm Council and PDD NAC selections. NAC Orientation takes place in this period			December 12, 2022 - January 6th 2023								
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives				10-Jan							
Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits					17-Jan						
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer						24-Jan					
Meeting 6 - NAC Working Session							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.

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

YOU CAN EMAIL THE DISTRICT DETROIT NAC AT:
DistrictDetroitNAC@gmail.com

THANK YOU!



Appendix 11.

COMMUNITY BENEFITS PROPOSALS EXECUTIVE SUMMARY

Revisions post 2/14 CBO meeting – per Developer / NAC / City Discussion

Revisions post 2/21 CBO meeting – per Developer / NAC / City Discussion

Highlight = CORRESPONDING SECTION IN DRAFT COMMUNITY BENEFITS PROVISION DOCUMENT

HOUSING – PROJECT PROPOSALS

SECTION A. AFFORDABLE HOUSING

Affordable Housing Commitment: Developer will enter into an Affordability Agreement with the City of Detroit committing that at least 20% of residential units within the proposal will be for residents with incomes at 50% of the Area Median Income or lower and that the unit mix of the affordable units will be consistent with the unit mix of the market rate units. The Affordability Agreements will be referenced in the Community Benefit Agreement.

TENANT ABILITY TO RENEW

The Developer agrees to incorporate language consistent with a right to renew for the affordable units in the applicable Affordability Agreements subject to all applicable laws and regulations.

SECTION 8 VOUCHER ACCEPTANCE

Developer will accept Section 8 vouchers at all of the residential buildings with affordable units within the proposal, as well as enumerate its prior and current initiatives involving services for the homeless.

SECTION B. PROJECT ACCESSIBILITY

ACCESSIBILITY DESIGN CONSULTANT – \$200,000 Developer Cost

Developer commits to design with accessibility as a priority and to hire a third-party expert to support this critical work. Within 90 days of the final approval of the TBP, Developer will submit the name of the third-party expert to CRIO. The consultant will focus on encouraging best practices for accessibility throughout the projects and open spaces, as well as the affordable residential units. The 3rd party consultant will engage with a NAC Liaison as part of its efforts to impact the design and construction of the respective TBP projects and open spaces throughout the construction process. The Developer's activities and achievements will be reported in the 3rd Party Compliance report, as provided below. Developer further commits to provide a copy of the RFP to the NAC for said consultant upon its issuance.

HOUSING – PROJECT PROPOSALS (cont.)

SECTION C. OPPORTUNITY CONNECTOR

ON-SITE OPPORTUNITY CONNECTOR - \$625,000 Developer Cost

Within 90 days of the final approval of the TBP, Developer will establish an On-Site Opportunity Connector to provide affordable housing guidance to prospective residents. The Connector will be a retail-like accessible location within the Impact Area and will serve as a “one-stop-shop” for career paths, employment, internships, and housing opportunities. This program will continue through the 5-year construction period, and the facilities will be expanded as necessary.

EMPLOYMENT – PROJECT PROPOSALS

SECTION D. EMPLOYMENT PROGRAMS

DISTRICT DETROIT FAST TRACK PROGRAM - \$1,500,000 Developer Contribution

Within 90 days of the closing of financing for 2200 Woodward, Developer will create a “Fast Track” training program in collaboration with Detroit at Work and the project contractors. This Fast Track program will provide paid pre-apprenticeship training to Detroit residents and WCCCD students and will be funded by Developer and operated by Detroit at Work based on the successful model that has been piloted on other projects in Detroit. The Fast Track Program will also include an Entrepreneurship and Contractor Capacity-Building Training component offered through WCCCD’s Entrepreneurship Training Academy in collaboration with Detroit at Work. The foregoing grant will be funded in five (5) equal annual installments of three hundred thousand dollars (\$300,000)

GROW DETROIT’S YOUNG TALENT (GDYT) - \$100,000 Developer Cost

Developer will continue to participate in GDYT providing career experience to young Detroiters during the 5 year period

PROJECT DESTINED/WSU/DPSCD - \$150,000 Developer Cost

Continue to sponsor DPSCD and Wayne State (college-level internships) student cohorts in its real estate development training program through Project Destined. Developer will submit evidence of its sponsorship on an annual basis to CRIO.

EXPANDING INTERNSHIP OPPORTUNITIES -

ODM and Related, Detroit, LLC., through the Opportunity Connector, will work to expand internship opportunities each year to Detroiters, whether non-traditional, college graduates, undergraduate and graduate students for the duration of the Construction period. Developer will encourage and promote internship and employment opportunities for Detroiters with other employers and prospective tenants, similar to its efforts with Project Destined, throughout the construction period. Developer’s efforts will be reported in an independent 3rd Party Compliance Report (as provided below) provided to CRIO and the NAC on an annual basis. Such commitment shall include a total of at least ten (10) openings annually for Detroit residents who graduated from Michigan colleges, non-traditional students and/or people returning to the workforce, for five (5) consecutive years, in a comprehensive real estate development learning experience. The offerings shall include, but not be limited to, relevant inter-discipline instruction in marketing, property management, finance, accounting, hospitality, human resource management, information technology, and/or entertainment.

EMPLOYMENT – PROJECT PROPOSALS (cont.)

SECTION C. OPPORTUNITY CONNECTOR - \$625,000 Developer Cost

On-Site Opportunity Connector: Within 90 days of the final approval of the TBP, Developer will establish an On-Site Opportunity Connector to provide residents construction and post-construction job opportunities. The Connector will be a retail-like accessible location within the Impact Area and will serve as a “one-stop-shop” for career paths, employment, internships, and housing opportunities. This program will continue through the 5-year construction period, and the facilities will be expanded as necessary.

SECTION E. POLICIES TO REDUCE BARRIES TO EMPLOYMENT

REDUCE BARRIERS TO EMPLOYMENT -

Developer will not test for legal substances except where required by work rules or union policy and shall certify compliance with this policy on an annual basis to the Civil Rights, Opportunities, and Inclusion Office (CRIO). Further, ODM and Related Detroit agree to, in their respective employment practices, reasonably apply the principles underlying Return to Work and the Second Chance Act, subject to all applicable laws, rules, regulations and ordinances.

SECTION F. CONSTRUCTION AND HIRING PRACTICES

EXECUTIVE ORDER / RECRUITMENT CONSULTANT – \$200,000 developer cost

Developer will require all contractors to lay out project-specific plans and shall submit the same to CRIO before the construction commencement of each project. Developer agrees to utilize a 3rd party firm(s) with the core competency to proactively assist Developer’s compliance with the applicable employment commitments, including but not limited to the Executive Order, and prepare and provide compliance reports to CRIO and the NAC detailing the efforts and outcomes against all applicable compliance goals or standards. This will include the COCO programs, Contractor Spend targets, Co-Development commitments, the MBE Bond fund, Internship opportunities, accessibility achievements, Cultural Programs and proposals herein, and Developer’s achievements and activities undertaken through the Opportunity Connector Center. A 3rd Party Oversight report will be provided to CRIO, the City and NAC for review on an annual basis, no later than nine months after the initial permit is issued for vertical construction on the first project in the TBP, and thereafter on an annual basis for the construction period.

EMPLOYMENT – PROJECT PROPOSALS (cont.)

DETROIT@WORK (DAW) – In-kind contribution

Developer commits to participate in DAW and to introduce and encourage all tenants to partner with DAW for local hiring. On an annual basis, Developer shall submit to CRIO evidence of its participation as well as its efforts to introduce DAW to its tenants.

SECTION F. CONSTRUCTION AND HIRING PRACTICES

COCO JOBSITE PROGRAM - \$100,000 Developer cost

Developer’s general contractor will implement a Council on Construction Operations (COCO) or similar program to increase retention of diverse construction employment through site professionalism and equity, diversity and inclusion policies and practices. The Council will be established within 90 days of construction commencement on the first project to break ground.

RETAIL AND LOCAL BUSINESS INCUBATION:

PROJECT PROPOSALS

SECTION F. CONSTRUCTION AND HIRING PRACTICES (CONTINUED)

CONTRACTOR TARGET SPEND GOAL - \$100,000,000 Targeted Developer Spending

Developer will track and report progress against a \$100 million target for Disadvantaged and Detroit-based contractor spending. On an annual basis beginning on the first calendar year following the final approval of the TBP, Developer will issue to CRIO a report showing its progress towards the target spend goal. *CRIO will verify all business certifications described herein. Developer agrees that its report on construction spending for compliance with Detroit’s applicable Executive Order and ordinances will include information identifying any amounts expended for all goods and services, including construction, with any qualifying businesses.*

MBE / SMALL BUSINESS BOND FUND - \$1,500,000 Developer Contribution

To reduce barriers and support small construction contractors a specific bond fund will be made available by the developer. The total fund amount will be allocated across the TBP projects based on their respective projected hard costs and will be made available to contractors as each project commences trade procurement to ensure there is support available for contractors on each project. *Developer will engage with a variety of organizations with credible experience in this area, including known trade organization to inform MBE Bond program in as efficient, inclusive and equitable manner as possible, and report such activities to CRIO and the NAC.*

RETAIL AND LOCAL BUSINESS INCUBATION:

PROJECT PROPOSALS (cont.)

SECTION H. RETAIL BUSINESS OPERATIONS

RETAIL TI FUND FOR DISADVANTAGED & LOCAL BUSINESSES - \$1,000,000 Developer Contribution

Retail Tenant Improvement fund available for Disadvantaged & Detroit-based businesses within the projects. Within 180 days of the final approval of the TBP, Developer will identify a third-party non-profit whose primary purpose is to support Disadvantaged and Detroit-based business development and enter into an agreement to disburse the Fund. Within 90 days of the closing of financing for each project, Developer shall contribute to the non-profit partner an amount equivalent to that project's share of the total Fund which amount shall be allocated based on that project's share of total hard costs.

SECTION II. CITY OF DETROIT COMMITMENTS

DISTRICT DETROIT MOTOR CITY MATCH – City of Detroit Commitment

Motor City Match will offer quarterly workshops focused on retail and restaurants covering best practices, regulatory challenges, and access to funding. The program will also award 1 business at a minimum within the Impact Area in each of the remaining ARPA funded rounds.

SECTION I. CO-DEVELOPMENT PROGRAM

DISTRICT DETROIT CO-DEVELOPER PROGRAM - \$1,250,000 Developer Cost

Within a year of the final approval of the TBP, ODM will issue an RFP to local developers for co-development opportunities on at least 3 sites currently owned by ODM. The RFP will be designed to create inclusive wealth building opportunities by providing sites and development support during the life cycle of the project. *Developer agrees to work with Detroit based Co-developers as provided above on sites within the District Detroit and will issue an RFP within one year after the final approval by the Detroit City Council of the TBP, with copies of the RFP provided to CRIO and the NAC upon their issuance. Within 2 years of the issuance of the RFP, the Developer will provide written identification to CRIO and the NAC of the names of the respective co-developer, the location of the site and a copy of the general development plan being developed. These activities will also be included in subsequent the 3rd Party Compliance Report.*

CULTURAL: PROJECT PROPOSALS

SECTION L. ARTS AND CULTURE

ACTIVE RECOGNITION OF LOCAL HISTORY - \$50,000 developer cost for study

Within a year of the final approval of the TBP, Developer will commission a study and partner with the City of Detroit office of Arts, Culture, and Entertainment to create physical markers for each project that celebrate the history of the neighborhood and legacy Detroiters. The report shall be made available to CRIO for review and the markers shall be installed upon each project's completion. *Developer agrees the actual cost of any respective marker is included in each development budget, and the funding will be for planning study only, which should include representation of a NAC liaison. Developer agrees to work with a NAC Liaison to identify the appropriate number and location of the markers.*

LOCAL ART COMMITMENT – \$500,000 developer cost

Developer will work with local artist community to include public art that fosters community pride, a sense of belonging, and enhances the quality of life for its residents and visitors. This art will be visible in the public spaces and building common areas as they are completed. *Developer will work directly with the City of Detroit's office on Arts, Culture and Entrepreneurship to identify potential Detroit based local artists for inclusion of their work in the various projects, open spaces. These activities will also be included in the 3rd Party Compliance Report.*

SECTION J. PLAZAS AND GREENSPACE

CULTURALLY RELEVANT PLACEMAKING - \$2,500,000 developer cost

Commencing upon the opening of the Columbia Street Plaza, Developer will provide a year-round calendar of programming and activations on Columbia Street Plaza to host dynamic no-cost events centered around cultural celebrations, city initiatives, with performances by local creatives. This commitment will run for ten years at an annual budget of \$250,000 for a total commitment of \$2,500,000.

GREEN SPACE & ACCESSIBILITY: PROJECT PROPOSALS

SECTION J. PLAZAS AND GREENSPACE

COLUMBIA STREET PLAZA CONSTRUCTION – (included in \$25,000,000 DDA Grant)

Build, maintain, and program an open space, community plaza at Woodward and Columbia. This project will be completed as part of the construction of 2200 and 2250 Woodward.

INNOVATION CENTER GREEN SPACE – (included in \$25,000,000 DDA Grant)

Build a community green space between the innovation center's academic, residential, and incubator buildings. In order to accommodate construction logistics, this project will be completed no later than along with the completion of the third project on the block that fronts the park.

DESIGN CHARETTES - \$75,000 Developer Cost

Convene design charettes with the community for all new public spaces. A charettes for the Columbia Street Plaza shall be held within 6 months and Incubator Green Space within 18 months of the final approval of the TBP.

CASS PARK DESIGN STUDY - \$100,000 Developer Contribution

Fund a planning study for the redesign and revitalization of Cass Park. This planning study will be funded upon the closing of financing for the American Hotel project. *Developer agrees to work with the City of Detroit to identify an appropriate non-profit organization and participate in the efforts to raise additional funds to achieve the objective.*

BRUSH PARK LANDSCAPING AND IMPROVEMENTS - \$200,000 Developer Contribution

Fund with the City the building of a shelter, landscaping, and other enhancement of the park at John R and Watson. Upon the closing of the financing for the Detroit Life Building project, *Developer agrees to provide the \$200,000 funds directly to the [City of Detroit](#) to be used as a contribution to the planning and construction efforts for the Park at John R and Watson, in conjunction with the City of Detroit's Parks and Recreation Department activities.*

GREEN SPACE & ACCESSIBILITY: PROJECT PROPOSALS (cont.)

SECTION K. PUBLIC SPACE AND ROADWAY IMPROVEMENTS

I-75 COMMUNITY RECONNECTOR OVERBUILD - \$400,000 Developer Contribution

Provide match funds for the Downtown Development Partnership's US-DOT planning grant for the I-75 overbuild. These funds will be made available to the DDP in the year following DDP's receipt of a US-DOT grant award.

PUBLIC SAFETY AND WALKABILITY ENHANCEMENTS - (included in \$25,000,000 DDA Grant)

Partner with the City, via the DDA, to fund streetlights, sidewalks, street trees, improved crosswalks, and road resurfacing. The specific scope of the work and funding commitments shall be set forth in the infrastructure agreement between the DDA and the developer.

SECTION G. CONSTRUCTION NOTICES

CONSTRUCTION IMPACT PLANNING -

Hold a construction logistics planning meeting with a NAC Liaison at least 30 days before the start of each project and distribute 2-week construction activity lookaheads to community. *Developer agrees to establish reliable redundant lines of communication (phone, email, website, text, etc.) to operate during the construction period as well as the time frame requested by the NAC.*

EDUCATION: PROJECT PROPOSALS

SECTION M. CONTRIBUTION TO CASS TECHNICAL HIGH SCHOOL

CASS TECH FIELD RENOVATION – \$1,000,000 developer contribution

Developer will make a contribution to DPSCD earmarked to support the renovation of the Cass Technical High School football field which would serve approximately 2,400 students. This will be comprised of a \$500,000 contribution to be made upon the closing of construction financing on the Fox Hotel project and a \$500,000 contribution to be made upon the closing of the LCA Hotel project.

SECTION D. EMPLOYMENT PROGRAMS

ADDITIONAL INTERNSHIPS-

As stated above, Developer agrees to engage with WCCCD to expand the opportunities for collaboration around employment, internship, and educational opportunities associated with the TBP projects. This will include encouraging prospective tenants to engage WCCC's Career and Job Placement office for any and all appropriate employment opportunities.

EXPANDED ACCESS TO OPPORTUNITY –

Diligently pursue expanded career exposure opportunities for DPSCD high school students through the Center for Innovation, including but not limited to guest speakers, field trips, internships, and work-based learning experiences.

COLLEGE GRADUATES –

Developer agrees to include WCCCD along with DPSCD and WSU in all appropriate opportunities to expand access to opportunity for all college graduates.

WCCCD –

Developer agrees to work directly with in the areas of literacy, arts and culture and workforce development. Developer will include WCCC's participation in its efforts and activities at the On-Site Connector, Fast-Track and the DAW.

TRAFFIC/TRANSIT/PARKING: PROJECT PROPOSALS

SECTION N. PARKING AND TRAFFIC

DISTRICT DETROIT PARKING PLAN - \$175,000 Developer Contribution

Within 180 days of the final approval of the TBP, Developer will fund a study to be completed with the City and a NAC Parking Plan Liaison to address resident parking needs during events, and construction. Developer agrees that the Parking Plan will be prepared in coordination with the Traffic Plan.

DISTRICT DETROIT TRAFFIC MANAGEMENT PLAN - \$175,000 Developer Contribution

Within 180 days of the final approval of the TBP, Developer will fund a traffic plan to be completed with the City and a NAC Traffic Plan Liaison to mitigate the impact of events-related traffic. The District Detroit Traffic Management Plan will be prepared in coordination with the Parking Plan. Agreed upon improvements in infrastructure identified in the Traffic Study shall be included in conjunction with a Site Plan submitted for a Project herein, or by separate permit application with the City, including those improvements being made as part of the Public Space and Roadway Streetscape Improvements contemplated herein.

FREE EMPLOYEE TRANSIT – \$100,000 Developer Cost

Partner with Q-Line, MoGo, and D-DOT to provide transit to Developer's employees during the 5-year construction period.

SECTION A. – AFFORDABLE HOUSING

AFFORDABLE PARKING - \$3,500,000 cash subsidy from Developer

Upon completion of each residential project and for the 30-year affordability period in the Affordability Agreement, Developer will commit to provide a parking space within the District Detroit at a 50% discount to the monthly parking rate for each affordable unit.

SECTION II. – CITY OF DETROIT COMMITMENTS

RESIDENTIAL PERMIT PARKING – City of Detroit Commitment

City will advance efforts to establish residential permit parking zones in Brush Park.

BUS SHELTER IMPROVEMENTS - \$550,000 City of Detroit Commitment

City commits to installing or replacing up to 11 bus shelters on Woodward Avenue between Mack Avenue and Campus Martius by the end of 2024.