

The City of Detroit welcomes you to the....

# Pistons Practice Facility



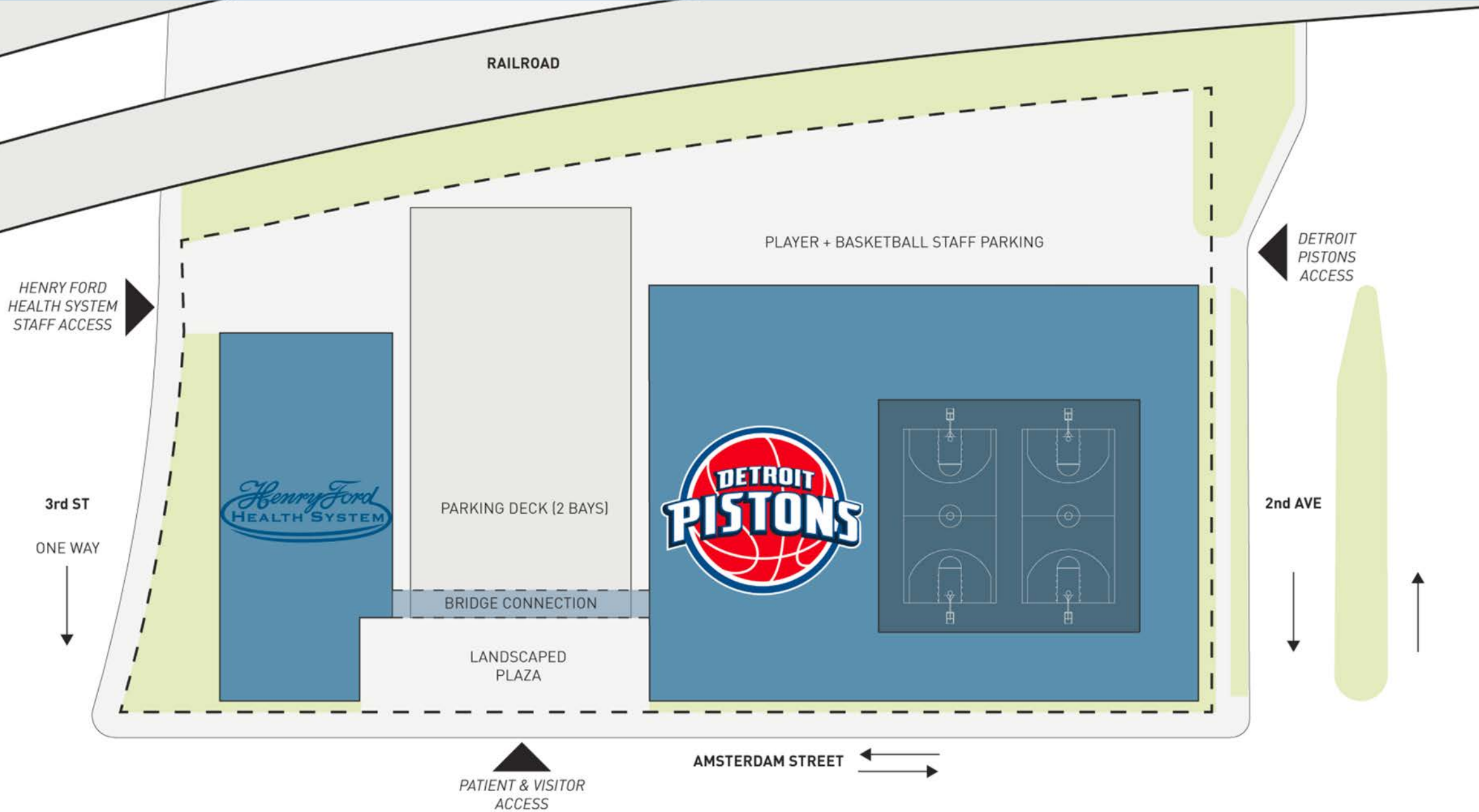
**NEIGHBORHOOD ADVISORY COUNCIL PUBLIC MEETING 4.12.2017**

ROSSETTI

# HENRY FORD HEALTH SYSTEM – DETROIT PISTONS PERFORMANCE CENTER

- Henry Ford Health System and the Detroit Pistons will collaborate on the design and construction of state-of-the-art training, rehabilitation and sports medicine complex in New Center at 690 Amsterdam Avenue
- The Detroit Pistons will operate a practice facility and training center for their players, as well as offices for their basketball and business operations staffs.
- The project's cost is estimated at \$50million
- Henry Ford Health System will operate a comprehensive sports medicine, treatment and rehabilitation facility in an adjacent building.
- The cost is under the threshold for Tier I Community Benefits Ordinance public review; but the Pistons are interested in becoming good neighbors and a good partner in the community and seek your help and counsel.

# HENRY FORD HEALTH SYSTEM – DETROIT PISTONS PERFORMANCE CENTER



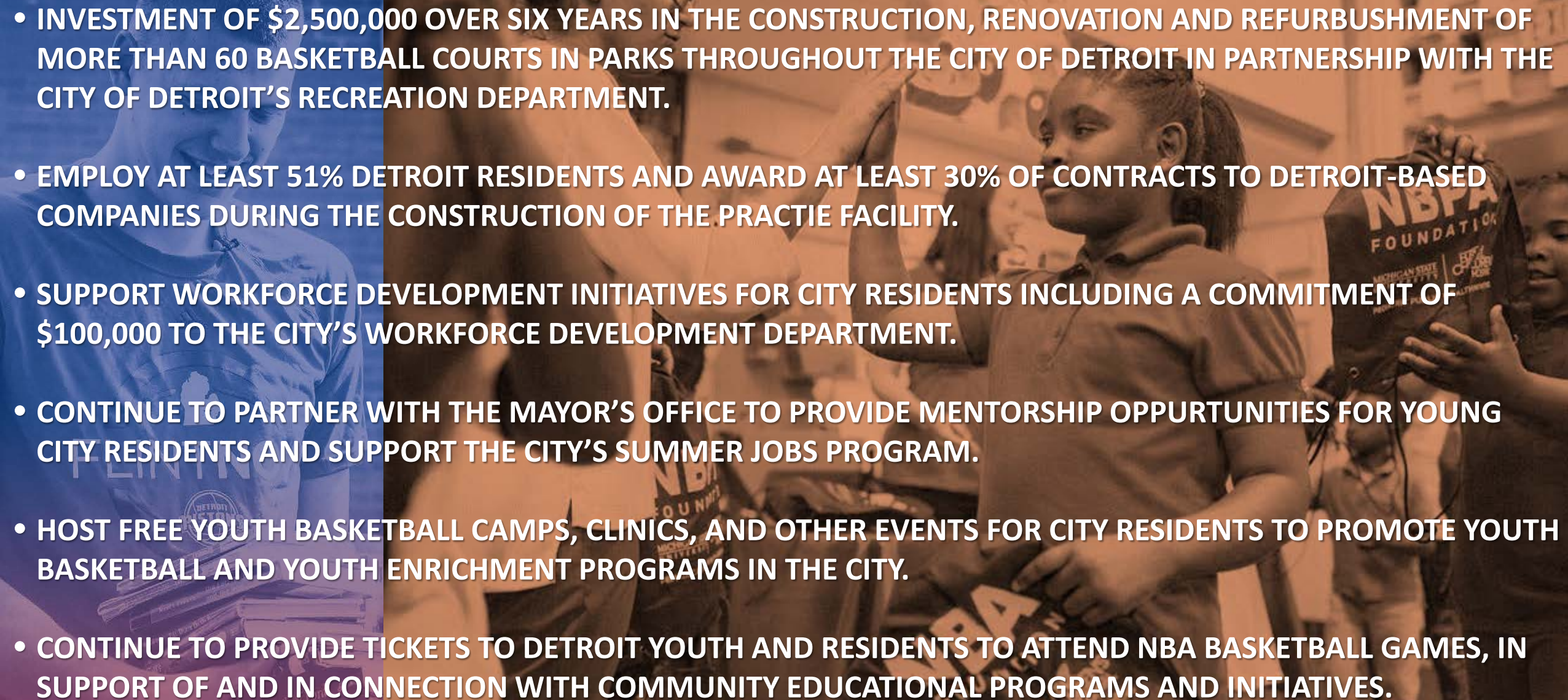


# HENRY FORD HEALTH SYSTEM – DETROIT PISTONS PERFORMANCE CENTER





# HENRY FORD HEALTH SYSTEM – DETROIT PISTONS PERFORMANCE CENTER

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- INVESTMENT OF \$2,500,000 OVER SIX YEARS IN THE CONSTRUCTION, RENOVATION AND REFURBISHMENT OF MORE THAN 60 BASKETBALL COURTS IN PARKS THROUGHOUT THE CITY OF DETROIT IN PARTNERSHIP WITH THE CITY OF DETROIT'S RECREATION DEPARTMENT.
  - EMPLOY AT LEAST 51% DETROIT RESIDENTS AND AWARD AT LEAST 30% OF CONTRACTS TO DETROIT-BASED COMPANIES DURING THE CONSTRUCTION OF THE PRACTICE FACILITY.
  - SUPPORT WORKFORCE DEVELOPMENT INITIATIVES FOR CITY RESIDENTS INCLUDING A COMMITMENT OF \$100,000 TO THE CITY'S WORKFORCE DEVELOPMENT DEPARTMENT.
  - CONTINUE TO PARTNER WITH THE MAYOR'S OFFICE TO PROVIDE MENTORSHIP OPPORTUNITIES FOR YOUNG CITY RESIDENTS AND SUPPORT THE CITY'S SUMMER JOBS PROGRAM.
  - HOST FREE YOUTH BASKETBALL CAMPS, CLINICS, AND OTHER EVENTS FOR CITY RESIDENTS TO PROMOTE YOUTH BASKETBALL AND YOUTH ENRICHMENT PROGRAMS IN THE CITY.
  - CONTINUE TO PROVIDE TICKETS TO DETROIT YOUTH AND RESIDENTS TO ATTEND NBA BASKETBALL GAMES, IN SUPPORT OF AND IN CONNECTION WITH COMMUNITY EDUCATIONAL PROGRAMS AND INITIATIVES.

# HENRY FORD HEALTH SYSTEM – DETROIT PISTONS PERFORMANCE CENTER

## GRANTEES 2017



ORGANIZATION NAME	ORGANIZATION MISSION	IMPACT
S.A.Y. Detroit Play Center	To be the premier training center for young people to improve their community, starting with themselves.	A basketball gym was refurbished and rebranded to show the Pistons/Foundation brand and provide Gores Family recognition High schools from around the area use the gym for practice Our gift also went towards making sure that the gym was properly staffed to encourage academic growth
Forgotten Harvest	To relieve hunger in the Detroit Metropolitan community by rescuing surplus, prepared and perishable food and donating it to emergency food providers.	Our grant purchased a single-axel truck, with Pistons and Foundation branding These trucks drive more than 80,000 miles, make 930 stops and serve over 41 million people annually Our commitment covers the costs, maintenance and one driver's salary for a year
City Year Detroit	Using the power of education to help every child reach his or her potential.	City Year works with more than 5,000 students daily in seven different Detroit schools Our annual investments support 8-10 City Year employees and will allow City Year to double the number of schools served
Detroit PAL	The Police Athletic League, together with DPD and the law enforcement community, supports and inspires Detroit Youth to realize their full potential as productive members of society.	Detroit PAL is positively impacting the lives of 13,000 children annually through character building, sports and leadership programs A recreational basketball league was created in Wayne County 2,100 children were taught basketball skills, and have access to mentoring and leadership from trained volunteers and Detroit Police Officers Police Officers



# HENRY FORD HEALTH SYSTEM – DETROIT PISTONS PERFORMANCE CENTER

## GRANTEES 2017



ORGANIZATION NAME	ORGANIZATION MISSION	IMPACT
Grow Detroit Young Talent	Providing Detroit Youth to the world of work, we will enhance educational work readiness and leadership skills for thousands of youth in Detroit.	<p>GDYT is a 6-week summer employment program that combines work-readiness training with on-the-job experience to prepare youths, aged 14-24</p> <p>Our contribution helped 65 Detroit youth receive work skills, as well as access to mentoring and leadership through alliances with the Pistons and select partners</p>
Black History Month Event & Scholarship	Detroit Pistons sponsored event focused on educating local youth on the importance of Black History and to incorporate higher education scholarships.	<p>High school seniors from southeastern Michigan, including Genesee County, compete for scholarships to higher education</p> <p>Students perform through their chosen artistic medium (song, dance, speech, poetry) in response to an original theme that celebrates African American History</p> <p>Each student performs in front of their classmates and a panel of judges made up of community leaders, corporate partners and Pistons Legends</p>
B.I.N.G.O.	B.I.N.G.O. offers programs and activities designed to improve the academic, behavioral and social wellness of young men of color.	<p>Funding assists the Bing Youth Institute in programming costs, including providing experiences/opportunities to both the mentees and mentors</p> <p>BINGO serves as the Detroit Pistons primary mentoring platform</p>

# HENRY FORD HEALTH SYSTEM – DETROIT PISTONS PERFORMANCE CENTER

## NEIGHBORHOOD ADVISORY COUNCIL (NAC)

### **Eligible members must be:**

- Residents of the impacted area
- Nominated by residents of the impacted area, and
- At least 18 years of age

### **The NAC consists of 9 members, who are selected as follows:**

- 2 selected by residents of the impacted area
- 4 selected by the City of Detroit Planning and Development Department (with preference given to residents expected to be directly impacted by project)
- 2 selected by the At-Large Council Members (Council Member Ayers and Council Presidents Jones)
- 1 selected by the local District Council Member (Council Member Sheffield) whose district contains the largest portion of the Impact Area



# **HENRY FORD HEALTH SYSTEM – DETROIT PISTONS PERFORMANCE CENTER**

## **NEIGHBORHOOD ADVISORY COUNCIL FOR THE PISTONS PRACTICE FACILITY**

**DR. KEN HARRIS – community elected**

**KATHRYN ROBERTSON – community elected**

**SARAH JAMES – CM Mary Sheffield appointee**

**LYNORE V. FOSTER – CM Janee Ayres appointee**

**AMY RENCHER – PDD Director Cox appointee**

**MONIQUE DOOLEY – PDD Director Cox appointee**

**RANDAL BROWN – PDD Director Cox appointee**

**EZZA BRANDON – PDD Director Cox appointee**

**DIANE MCMILLAN – CP Brenda Jones Appointee**

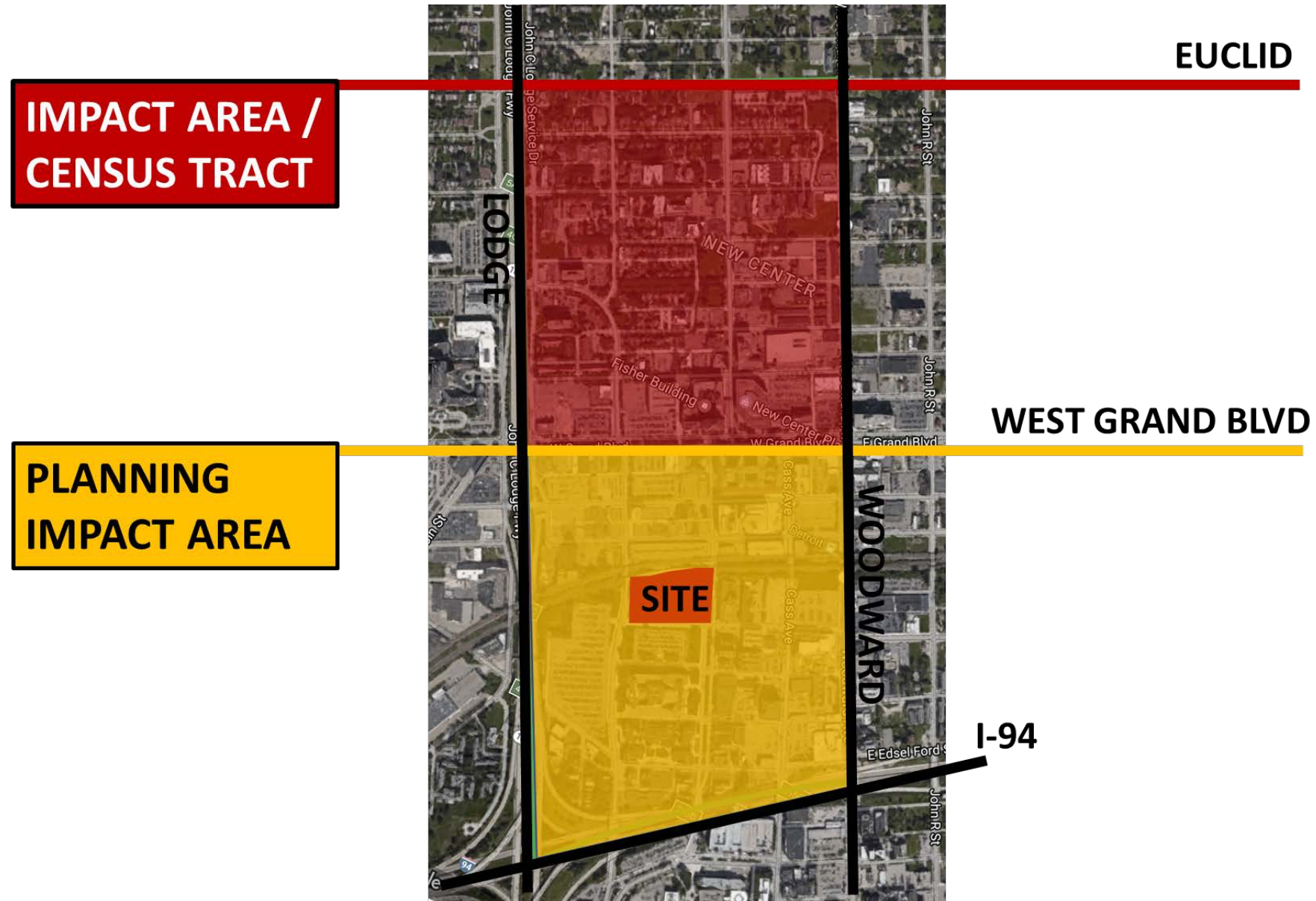
**LEGISLATIVE POLICY LIASION – KIMANI JEFFREY**



# HENRY FORD HEALTH SYSTEM – DETROIT PISTONS PERFORMANCE CENTER



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# HENRY FORD HEALTH SYSTEM – DETROIT PISTONS PERFORMANCE CENTER

Page 6, The Detroit Legal News

TUESDAY, NOVEMBER 29, 2016

## NOTICE OF ENACTMENT OF ORDINANCE TO THE PEOPLE OF DETROIT, MICHIGAN.

Through an initiative submitted by City Council resolution, the people of the City of Detroit adopted the following ordinance at the November 8, 2016 General Election:

### ORDINANCE NO. 35-16

#### CHAPTER 14.

#### COMMUNITY DEVELOPMENT

#### ARTICLE XII.

#### COMMUNITY BENEFITS

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

Section 1. Chapter 14 of the 1984 Detroit City Code, *Community Development*, is amended by adding Article XII, *Community Benefits*, which consists of Sections 14-12-1 through 14-12-5, to read as follows:

#### CHAPTER 14.

#### COMMUNITY DEVELOPMENT

#### ARTICLE XII.

#### COMMUNITY BENEFITS

Sec. 14-12-1. Purpose; Title.

(a) The City is committed to community outreach and engagement that promotes transparency and accountability and ensures development projects in the City of Detroit benefit and promote economic growth and prosperity for all residents.

(b) This article shall be known as the "Detroit Community Benefits Ordinance."

Sec. 14-12-2. 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 NAC.

*Enforcement Committee* means a committee led by the City's Corporation Counsel and composed of representatives from the Planning and Development Department, Law Department, Human Rights Department, and other relevant City departments as determined by the Planning Director.

*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.

*NAC* means the Neighborhood Advisory Council.

*Planning Director* means the Director of the City of Detroit's 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 Seventy-five Million Dollars (\$75,000,000) 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 One Million Dollars (\$1,000,000) 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 One Million Dollars (\$1,000,000) 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 expected to incur the investment of Three Million Dollars (\$3,000,000) 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 Three Hundred Thousand Dollars (\$300,000) 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 Three Hundred Thousand Dollars (\$300,000) of City taxes over the term of the abatement that inure directly to the Developer, but not including Neighborhood Enterprise Zone tax abatements.

Sec. 14-12-3. 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 at least one public meeting in the Impact Area as defined in this Section.

(2) The City Clerk shall forward notice of the public meeting via First Class Mail no less than 10 days before such meeting to all City of Detroit residents within three hundred radial feet of the Tier 1 Project.

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;

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

(3) In addition to the notice requirement contained in Subsection (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 public meeting, the Planning Director will present general information about the Tier 1 Project, discuss ways in which the Tier 1 Project is anticipated to impact the local community, and ways in which the Developer and the Planning Director plan to address or mitigate these impacts.

(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 NAC 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.

(3) The NAC shall consist of nine members, 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 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 NAC may be taken with the consent of a majority of NAC members serving.

#### (c) Engagement with Developer.

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

(2) City Council by a 2/3 vote of members present or the Planning Director may facilitate additional meetings with 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.

(c) *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 NAC members, and how they were selected;

c. An itemized list of the concerns raised by the NAC;

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

(3) The Planning Director, where possible, shall provide a copy of the Community Benefits Report to the NAC prior to submission to City Council.

(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.

#### (e) 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 NAC;

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

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.

#### (f) 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 Counsel 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;

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 NAC 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 NAC and the Developer to discuss the status of the Tier 1 Project for the time period identified in the Community Benefits Provision.

(4) The NAC 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 NAC, the Enforcement Committee shall investigate such allegations and shall present their written findings to the NAC 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 NAC 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 NAC within the original 21 day time frame.

(7) If the NAC 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 NAC 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 NAC is not satisfied with the Enforcement Committee's response, the NAC may petition the City Clerk and request that City Council schedule a hearing with opportunity for both the Enforcement Committee and the NAC 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 NAC and the Enforcement Committee of their findings.

b. If City Council finds that the Enforcement Committee has not made reasonable efforts, City Council shall make specific finding to the Enforcement Committee on the steps that need to be taken to comply with the Community Benefits Provision.

i. The Enforcement Committee shall provide City Council and the NAC 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. 14-12-4. Tier 2 Projects.

(a) *Developer 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 14-12-5. 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. All ordinances, or parts of ordinances, that conflict with this ordinance are repealed.

Section 3. This ordinance is declared necessary for the preservation of the public peace, health, safety, and welfare of the People of the City of Detroit.

Section 4. The article added by this ordinance has been enacted as comprehensive local legislation. It is intended to be the sole and exclusive law regarding its subject matter, subject to provisions of state law.

(J.C.C. page )

Passed:

Approved: November 8, 2016

Certified by the Board of County Canvassers: November 22, 2016

Published: November 29, 2016

Effective: November 29, 2016

JANICE M. WINFREY

Detroit City Clerk

## (c) Engagement with Developer.

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



# HENRY FORD HEALTH SYSTEM – DETROIT PISTONS PERFORMANCE CENTER



**MARCH 20, 2017\* – FIRST PUBLIC MEETING – ELECTED (2) NAC MEMBERS**



**APRIL 12, 2017 – MEETING WITH DEVELOPERS AND FULL NAC COUNCIL**



**APRIL 17, 2017 – OPTIONAL MEETING IF DEEMED NECESSARY**



**APRIL 24, 2017 – DEVELOPERS PRESENT PROPOSED MITIGATION**



**MAY 08, 2017 – PLANNING AND DEVELOPMENT PRESENTS REPORT TO NAC**



**NAC WILL WORK WITH ENFORCEMENT COMMITTEE ON A BIENNIAL COMPLIANCE REPORT TO ENSURE DEVELOPER PROVIDES AGREED UPON COMMUNITY BENEFITS – DATES TO BE DETERMINED**

# HENRY FORD HEALTH SYSTEM – DETROIT PISTONS PERFORMANCE CENTER

