

Welcome to **THE DISTRICT DETROIT**

COMMUNITY BENEFITS MEETING



DEPARTMENT OF
**Planning &
Development**

CBO Meeting #5 - January 24, 2023

AGENDA

- 1. Welcome & Introductions**
- 2. Public Comment**
- 3. CBO & Executive Orders Monitoring and Enforcement**
- 4. Review of Previous CBO Agreements**
- 5. District Detroit Tour - NAC Discussion**
- 6. Community Benefit Proposals - NAC & Developer Discussion**

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

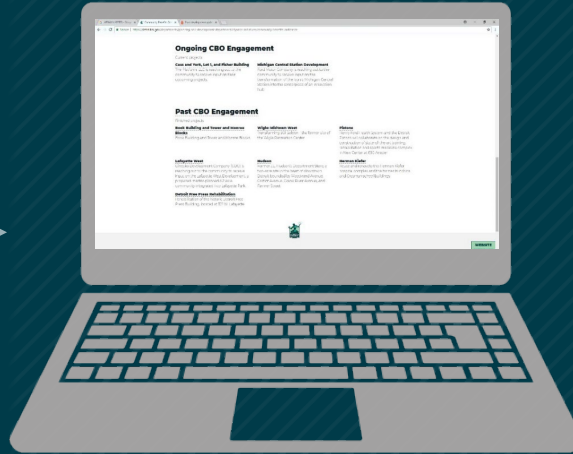
ANTICIPATED PUBLIC CBO MEETING SCHEDULE

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

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

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

General Q & A



*One minute per question
Comment cards also available*

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**

Monitoring and Enforcement by CRIO

- **Community Benefits Ordinance**
- **Executive Order 2021-2 (Construction Jobs- 51%)**
- **Tax Abatement (Post-Construction Jobs)**

COMMUNITY BENEFITS GENERATED BY DETROIT'S CBO PROCESS

CBO Benefit Insights

- **The average CBO developer's monetary commitment is \$2.2M**
- **8 out of 12 CBOs concluded with a developer monetary commitment below \$1.0M**
- **Past CBO projects required city and state co-investments which inflated the publicized monetary investment figures**
- **Most "community benefits" were identified in the programmatic or non-monetary developer commitments**
- **The two projects that exceeded the \$2.2M developer contribution average (FCA and MCS) are developer-operated projects with a respective monetary contribution below \$12M**

FCA Plant Expansion



- **Developer Monetary Commitment: \$11.4M**
 - Commitments Include:
 - Neighborhood Improvement
 - Home Repairs
 - Workforce & Education Programs
- **City/State Monetary Commitment: \$23.2M**
 - Commitments Include:
 - Workforce & Education Programs
 - Home Repairs & Rehabilitation
 - Neighborhood Planning & Promotion
- **Developer Non-Monetary Commitments: 7**
 - Commitments Include:
 - Workforce & Education Programs
 - Emerging Contractor Support
 - Automotive Manufacturing Program at WCC

Michigan Central Station



- **Developer Monetary Commitment: \$10M**
 - Commitments Include:
 - Affordable Housing
 - Neighborhood Improvements
 - Workforce & Education Programs
- **City/State Monetary Commitment: \$0**
- **Developer Non-Monetary Commitments: 12**
 - Commitments Include:
 - Constructing Additional Parking
 - Neighborhood Planning & Development
 - Small Business Support

NAC Discussion



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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

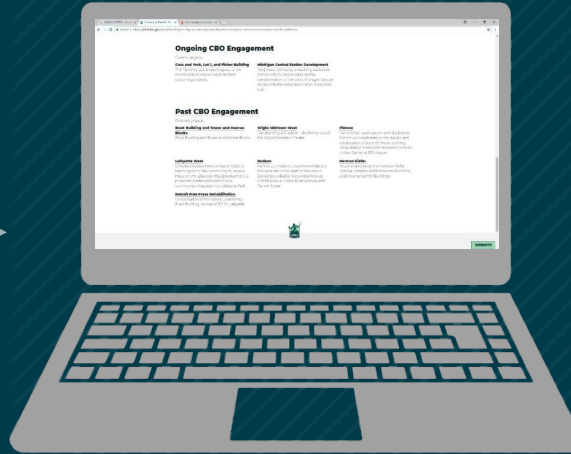
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What Comes Next

Next CBO Meeting: Tuesday January 31ST at 6pm

Doors at 5:30 for Registration and Refreshments

- **NAC 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**

