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TO: COUNCIL MEMBERS
FROM: David Whitaker, Director 
Legislative Policy Division Staff
DATE: October 3, 2023
RE: **District Detroit Update**

Council member Angela Whitfield Calloway requested that the Legislative Policy Division (LPD) to determine what is the current status of the District Detroit Project, which involved the Transformational Brownfield involving Olympia of Michigan. In addition to an update on the status of the project that involved ten sites, Council member Calloway specifically raised concerns regarding the one site in the project not under the control of Olympia/Related, which is currently owned by the Detroit/Wayne County Stadium Authority. This report is our response to this inquiry. Both Olympia and the City's Administration have responded to our questions, and their responses are included in this report for the edification of Council.

LPD to Olympia/Related: Please provide us with an update on the District Detroit Project. Has the project been delayed and what is the status of the negotiations between Olympia and the Detroit/Wayne County Stadium Authority, is there an impasse?

Olympia/Related: Related and Olympia Development expect to begin construction well in advance of the timeline required by the TBP of our 10-building development project we received approval for in April. In preparation, we held our first Contractors Fair, made our Annual Contribution to Affordable Housing Development and Preservation Fund, hosted multiple public design charrettes for The Plaza, opened The District Detroit Opportunity Center and sent out bid packages for 2200 Woodward.

We have the exclusive rights to develop parking, bars, restaurants, entertainment, and similar uses on the sites proposed for the 2200 Woodward, 2250 Woodward, and 2300 Woodward developments via an existing Concessions Management Agreement. Additionally, the Stadium Authority supports the development of these sites for the office and residential developments we have planned, and its Board has granted us the

option to acquire them subject to agreement on terms acceptable to both parties. We are currently in active discussions with the Stadium Authority.

LPD to City Administration: What is the current status of the Olympia/Related and the Detroit/Wayne County Stadium Authority negotiations, is there an impasse between the two parties?

City Administration: *What follows is a write-up of the background and, in our view, relevant considerations of the Detroit/Wayne County Stadium Authority (“Stadium Authority”) land sale of the properties to be included in Related-Olympia’s future project sites at 2200 Woodward, 2250 Woodward, and 2300 Woodward (the Stadium Authority-owned properties being the “Woodward Sites”).*

...
The Stadium Authority was formed to assemble, own, construct, and operate the Comerica Park and Ford Field dual stadia projects. Although it is a joint authority of the City of Detroit and Wayne County, the County is the lead public entity. The County appoints the majority of members to the authority board. City appointees are subject to approval of the Wayne County Commission.

To support future development of the district around Comerica Park, the Stadium Authority acquired and owns the Woodward Sites. Because they are owned by a public authority, the Woodward Sites are currently tax exempt. (Sale of the Woodward Sites would have the benefit of putting these otherwise tax-exempt properties onto the property tax rolls.)

Although owned by the Stadium Authority, Olympia controls Comerica Park and the Woodward Sites by way of the Concession and Management Agreement (the “CMA”) between the Stadium Authority and Detroit Tigers, Inc., an Olympia affiliate. (This is broadly stated. There are actually a number of intervening leases, assignments, and subleases involving the County, the Downtown Development Authority, and another Olympia affiliate, Tiger Ballpark LLC. Those interests will get addressed and terminated as part of the closing process.)

Olympia’s control of the Woodward Sites is exclusive for a term of up to 95 years. The CMA gives Olympia the “exclusive right to develop, improve, use, occupy and manage” the Woodward Sites. During the life of the CMA, the Stadium Authority accordingly cannot sell or otherwise make the land available for development by another third party without the release of Olympia’s rights. Olympia’s expansive rights are governed by the CMA, however, and so any developments undertaken by Olympia must be consistent with the CMA.

Olympia and Related resolved to develop the Woodward Sites for office and mixed-use residential purposes, to the tune of over \$600 million in expected development costs across the three projects. In order to facilitate those developments free and clear of the CMA, Olympia is acquiring the Woodward Sites to own them outright, in fee simple. Related-Olympia accordingly planned and secured approval of transformational brownfield plan (TBP) incentives premised on future fee ownership.

On May 4, 2023, Olympia and the Stadium Authority executed a Stadium Authority board-approved Real Estate Option Agreement (attached) granting Olympia an option to purchase the Woodward Sites for a “fair market value” price to be determined. On May 30, 2023, Related-Olympia secured City Council approval of Public Act 210 tax abatement certificates on the basis of that site control. (Seeking and approving tax abatement certificates on that basis of site control, before closing on property acquisitions, is not uncommon.)

Related-Olympia cannot receive the benefits of those tax abatement certificates until they close on the Woodward Sites and commence construction. City Council approval of these certificates, pending consummation of the acquisition, has no impact on the tax revenues associated with these properties. Related-Olympia accordingly has yet to seek or secure final State Tax Commission approval of those certificates. So long as they are owned by the Stadium Authority, the Woodward Sites are tax exempt.

As noted in recent press reports, Olympia and the Stadium Authority each commissioned their own appraisals, and negotiations continue to complete the acquisition at a mutually agreed upon fair market value price. Both sides have expressed total commitment to “getting the deal done.”

Please contact us if we can be of any further assistance.

Attachments: District Detroit Project September 2023 Update
Real Estate Option Agreement for the Detroit/Wayne County Stadium Authority Site

REAL ESTATE OPTION AGREEMENT

This REAL ESTATE OPTION AGREEMENT (“**Agreement**”) is made and entered into on May 4, 2023 (the “**Effective Date**”) by and between the Detroit/Wayne County Stadium Authority, a public authority and body corporate established by the Charter County of Wayne (the “**County**”) pursuant to Michigan Public Act 31 of 1948 (First Extra Session) as amended, whose address is 500 Griswold Detroit, Michigan 48226 (the “**Authority**”), and ODM Real Estate Ventures, LLC, a Michigan limited liability company, whose address is 2211 Woodward Avenue, Detroit, Michigan 48201 (the “**Optionee**”; either of the Authority or Optionee may be referred to herein in the singular as a “**Party**”, and together as the “**Parties**”).

The Authority owns certain real property located in the City of Detroit which has been developed by the Tigers (as hereinafter defined) into a Major League Baseball Stadium commonly known as “Comerica Park” (the “**Tiger Development Area**”).

The Tiger Development Area is subject to a Limited Tax Full Faith and Credit General Obligation Contract of Lease dated March 1, 1997, as amended between the Authority, as landlord, and the County, as tenant, and an East Tiger Development Area Sublease dated as of March 1, 1997, as amended, between the County, as sub-landlord, and the Detroit Downtown Development Authority (the “**DDA**”), as subtenant.

Tiger Ballpark, L.L.C., as assignee of the Detroit Tigers, Inc. (“**DTI**”) constructed and now operates Comerica Park pursuant to that certain Amended and Restated Concession and Management Agreement dated August 20, 1998 (as amended, the “**Tigers CMA**”), between the DDA and DTI, which Tigers CMA was approved by the Authority.

The Tiger Development Area includes certain parcels of real estate located in the City of Detroit, Wayne County, Michigan, known as the “Superblock” (2200 Woodward), “Parcel C-West” (a portion of 131 E. Montcalm), “Parcel A-1” (89 E. Adams) and “Parcel A-3” (2034 Woodward), as more particularly described in the legal descriptions attached hereto as Exhibit A and the drawing attached as Exhibit B (collectively referred to herein as the “**Subject Property**”).

The Optionee, through its affiliate, and The Related Companies, L.P., through its affiliate, have applied for, and are seeking the award of, various public incentives (collectively, “**Incentives**”) from the State of Michigan (the “**State**”), the City of Detroit (the “**City**”), the City of Detroit Brownfield Development Authority and the DDA, including, but not limited to, transformational brownfield plan (“**TBP**”) incentives under Public Act 381 for ten (10) projects, in connection with a comprehensive plan of development for an area of Detroit commonly known as The District Detroit. The Subject Property is located within The District Detroit. Three (3) of the proposed projects will be developed on the Subject Property.

The Authority desires to encourage the development of the Subject Property, and to grant Optionee the Option as defined herein, subject to the terms and conditions reflected in this Agreement.

NOW THEREFORE, in consideration of the mutual covenants contained herein, and for other valuable consideration, the receipt and adequacy of which are hereby mutually acknowledged, the Parties agree as follows:

1. **Grant of Option.** The Authority grants to Optionee the right and option (the “**Option**”) to purchase the Subject Property, subject to the approval of this grant by the Authority upon terms and conditions acceptable to the Authority.
2. **Consideration.** In consideration for the grant of this Option, Optionee shall pay the Authority One Hundred and 00/100 Dollars (\$100.00), the receipt and sufficiency of which is acknowledged by the Authority. The purchase price for the Subject Property shall be the fair market value of the Subject Property.
3. **Option Period.** The option period hereunder (the “**Option Period**”) shall commence on the Effective Date and terminate one year after the Effective Date.
4. **Exercise of Option.** Optionee may exercise this Option at any time during the Option Period by providing written notice of same to the Authority, provided, however, any such exercise of Optionee’s Option hereunder is expressly conditioned upon the approval of a Purchase and Development Agreement with the Authority, an Amended Contract of Lease with the Charter County of Wayne, and the Amended Sub-lease agreement approved by the Downtown Development Authority. Failure to receive approval of these referenced documents will defease the Optionee of any rights under this Agreement. If the Optionee fails to exercise this Option before its expiration, the consideration paid shall be retained by the Authority.
5. **Incentives and Entitlements.** At any time during the Option Period and at Developer’s sole cost and expense, Developer may seek, apply, and accept the award for the Incentives as well as any entitlements, including without limitation, zoning and zoning variances, site plan, signage, permits and other development approvals for the Subject Property.
6. **Entry for Inspection.** During the Option Period, the Optionee and its representatives may enter onto the Subject Property to make any inspections and conduct testing of the soil, ground and surface water. Such testing shall be at Optionee’s sole cost and expense.
7. **Assignability.** Optionee may assign its rights hereunder to one or more affiliates of Optionee.
8. **Written Notice.** All requirements for written notice contained in this Agreement shall be accomplished by any one of the following methods:
 - (i) personal service with service being effective upon delivery, or
 - (ii) certified mail, return receipt requested, or national overnight courier service, with service being effective on the date of receipt.

Notices shall be addressed as follows:

If to the Authority:

Detroit/Wayne County Stadium Authority
500 Griswold, 31st Floor
Detroit, Michigan 48226
Attention: Chair Brian Mossallem

With a copy to:

Wayne County Corporation Counsel
500 Griswold, 30th Floor
Detroit, Michigan 48226
Attention: James W. Heath, Corporation
Counsel

With a copy to:

Dickinson Wright PLLC
2600 Big Beaver Road, Suite 300
Troy, Michigan 48084
Attention: Craig W. Hammond, Esq.


Optionee:

ODM Real Estate Ventures, LLC
c/o Olympia Development of Michigan,
L.L.C.
2211 Woodward Avenue
Detroit, Michigan 48201
Attention: John Valentine
Vice President, General Counsel

9. **Default.** If either Party shall default hereunder, then the other Party shall have the right to pursue all remedies at law or in equity.
10. **Governing Law; Counterparts.** This Agreement shall be governed by Michigan law, and may be executed in two or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

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THE AUTHORITY:
DETROIT/WAYNE COUNTY STADIUM AUTHORITY

By: 
Name: BRIAN MOSALLAM
Its: CO. CHAIR
Date: 5/4/23

STATE OF MICHIGAN)
) ss
COUNTY OF WAYNE)

This Real Estate Option Agreement was acknowledged before me on May 4, 2023,
by BRIAN MOSALLAM, the Co-chair of the
Detroit/Wayne County Stadium Authority.



Notary Public
Wayne County, Michigan
My Commission Expires: June 27, 2024

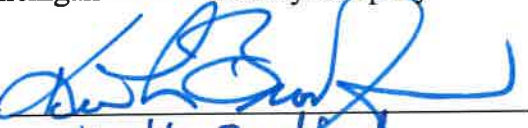
STATE OF MICHIGAN)
) ss
COUNTY OF WAYNE)

This Real Estate Option Agreement was acknowledged before me on _____, 2023,
by _____, the _____ of the
Detroit/Wayne County Stadium Authority.

Notary Public
Wayne County, Michigan
My Commission Expires: _____

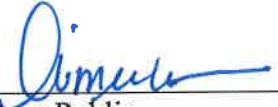
OPTIONEE:

ODM REAL ESTATE VENTURES, LLC,
a Michigan limited liability company

By: 
Name: Keith Bradford
Its: President
Date: May 2, 2023

STATE OF MICHIGAN)
) ss
COUNTY OF WAYNE)

This Real Estate Option Agreement was acknowledged before me on May 2, 2023,
by Keith Bradford President of ODM Real Estate Ventures, LLC.



Notary Public
Wayne County, Michigan
My Commission Expires: January 2029

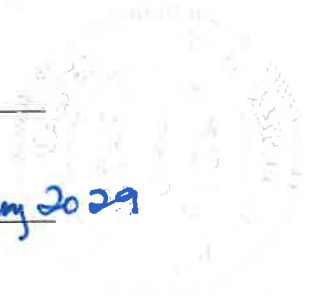


EXHIBIT A

Legal Description of the Subject Property

SUPERBLOCK:

PROJECT 1 (2200 WOODWARD):

A PARCEL OF LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING LOTS 72 THROUGH 80, INCLUSIVE, LOTS 81 THROUGH 88 INCLUSIVE, EXCEPT WOODWARD AVENUE AS WIDENED, LOTS 89 THROUGH 97 INCLUSIVE, OF PLAT OF PARK LOTS NOS 1, 2, 3 AND 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 1 OF PLATS, PAGE 65, WAYNE COUNTY RECORDS, ALSO INCLUDING ALL OF VACATED COLUMBIA STREET (50 FEET WIDE) LYING BETWEEN THE EASTERLY LINE OF WOODWARD AVENUE (120 FEET WIDE) AND THE WESTERLY LINE OF WITHERELL STREET (60 FEET WIDE), ALSO INCLUDING ALL OF THE VACATED 20 FOOT PUBLIC ALLEY LYING NORTH OF SAID LOTS 72 THROUGH 80, INCLUSIVE, AND ALL OF THE VACATED 20 FOOT PUBLIC ALLEY LYING EAST OF SAID LOTS 81 THROUGH 88, INCLUSIVE, ALL BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 72, SAID POINT ALSO BEING AT THE INTERSECTION OF THE WESTERLY LINE OF WITHERELL STREET (60 FEET WIDE) AND THE NORTHERLY LINE OF ELIZABETH STREET EAST (60 FEET WIDE); THENCE SOUTH 58 DEGREES 58 MINUTES 38 SECONDS WEST 318.99 FEET ALONG SAID NORTHERLY LINE TO A POINT ON THE EASTERLY LINE OF WOODWARD AVENUE (120 FEET WIDE) AS WIDENED; THENCE NORTH 27 DEGREES 41 MINUTES 55 SECONDS WEST, 260.17 FEET ALONG SAID EASTERLY LINE TO A POINT ON THE NORTHERLY LINE OF VACATED COLUMBIA STREET (50 FEET WIDE); THENCE NORTH 58 DEGREES 56 MINUTES 13 SECONDS EAST, 302.51 FEET ALONG SAID NORTH LINE TO A POINT ON THE WESTERLY LINE OF WITHERELL STREET (60 FEET WIDE); THENCE SOUTH 31 DEGREES 19 MINUTES 53 SECONDS EAST, 259.95 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING AND CONTAINING 1.85 ACRES.

LEGAL DESCRIPTION BASIS OF BEARING IS THE MICHIGAN STATE PLANE COORDINATE SYSTEM.

A PORTION OF TAX ITEM 004142-54/WARD 1

AND

PROJECT 2 (2250 WOODWARD):

A PARCEL OF LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING LOTS 141 THROUGH 149, INCLUSIVE, LOTS 150 THROUGH 157, INCLUSIVE, EXCEPT WOODWARD AVENUE AS WIDENED, LOTS 158 THROUGH 166 INCLUSIVE, OF PLAT OF PARK LOTS NOS 1, 2, 3 AND 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 1 OF PLATS, PAGE 65, WAYNE COUNTY RECORDS, ALSO INCLUDING ALL OF THE VACATED 20 FOOT PUBLIC ALLEY LYING NORTH OF SAID LOTS 141 THROUGH 149, INCLUSIVE, AND ALL OF THE VACATED 20 FOOT PUBLIC

ALLEY LYING EAST OF SAID LOTS 150 THROUGH 157, INCLUSIVE, ALL BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 141, SAID POINT ALSO BEING AT THE INTERSECTION OF THE WESTERLY LINE OF WITHERELL STREET (60 FEET WIDE) AND THE NORTHERLY LINE OF VACATED COLUMBIA STREET (50 FEET WIDE); THENCE SOUTH 58 DEGREES 56 MINUTES 13 SECONDS WEST, 302.51 FEET ALONG SAID NORTHERLY LINE TO A POINT ON THE EASTERLY LINE OF WOODWARD AVENUE (120 FEET WIDE) AS WIDENED; THENCE NORTH 27 DEGREES 41 MINUTES 55 SECONDS WEST, 200.05 FEET ALONG SAID EASTERLY LINE TO A POINT ON THE SOUTHERLY LINE OF MONTCALM STREET (50 FEET WIDE); THENCE NORTH 58 DEGREES 53 MINUTES 09 SECONDS EAST, 289.83 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON THE WESTERLY LINE OF WITHERELL STREET (60 FEET WIDE), SAID POINT BEING AT THE SOUTHEAST CORNER OF SAID LOT 166; THENCE SOUTH 31 DEGREES 19 MINUTES 53 SECONDS EAST, 199.97 FEET THE SAID WESTERLY LINE TO THE POINT OF BEGINNING AND CONTAINING 1.36 ACRES.

LEGAL DESCRIPTION BASIS OF BEARING IS THE MICHIGAN STATE PLANE COORDINATE SYSTEM.

A PORTION OF TAX ITEM 004142-54/WARD 1

PARCEL A-1:

A PARCEL OF LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING LOTS 41 THROUGH 43, INCLUSIVE, OF PLAT OF PARK LOTS NOS 1, 2, 3 AND 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 65, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 43, SAID POINT ALSO BEING A POINT AT THE INTERSECTION OF THE NORTHERLY LINE OF ADAMS STREET (60 FEET WIDE) AND THE WESTERLY LINE OF WITHERELL STREET (60 FEET WIDE); THENCE SOUTH 59 DEGREES 54 MINUTES 48 SECONDS WEST, 75.00 FEET ALONG SAID NORTHERLY LINE TO A POINT BEING THE SOUTHWEST CORNER OF LOT 41; THENCE NORTH 30 DEGREES 26 MINUTES 08 SECONDS WEST, 100.00 FEET ALONG THE WEST LINE OF LOT 41 TO A POINT ON THE SOUTHERLY LINE OF A 20 FOOT WIDE PUBLIC ALLEY; THENCE NORTH 59 DEGREES 54 MINUTES 48 SECONDS EAST, 75.00 FEET ALONG A LINE TO A POINT ON THE WESTERLY LINE OF WITHERELL STREET (60 FEET WIDE); THENCE SOUTH 30 DEGREES 26 MINUTES 08 SECONDS EAST, 100 FEET ALONG SAID WESTERLY LINE OF WITHERELL STREET (60 FEET WIDE) TO THE POINT OF BEGINNING.

TAX ITEM NO. 000294/WARD 1

PARCEL A-3:

A PARCEL OF LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING LOTS 55 AND 71 OF PLAT OF PARK LOTS NOS 1, 2, 3 AND 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 65, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 55, SAID POINT ALSO BEING ON THE EASTERLY LINE OF WOODWARD AVENUE (120 FEET WIDE) AS WIDENED; THENCE NORTH 26 DEGREES 48 MINUTES 10 SECONDS WEST, 48.02 FEET ALONG SAID EASTERLY LINE TO A POINT ON THE SOUTHERLY LINE OF ELIZABETH STREET (60 FEET WIDE); THENCE NORTH 59 DEGREES 52 MINUTES 23 SECONDS EAST, 77.80 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON THE WESTERLY LINE OF A 20 FOOT WIDE PUBLIC ALLEY; THENCE SOUTH 30 DEGREES 26 MINUTES 09 SECONDS EAST, 48.00 FEET ALONG SAID WESTERLY LINE TO THE SOUTHEAST CORNER OF SAID LOT 55; THENCE SOUTH 59 DEGREES 54 MINUTES 48 SECONDS WEST, 80.84 FEET ALONG A LINE BETWEEN LOTS 55 AND 54 OF SAID SUBDIVISION TO A POINT OF BEGINNING.

TAX ITEM NO. 004141/WARD 1

PARCEL C-WEST:

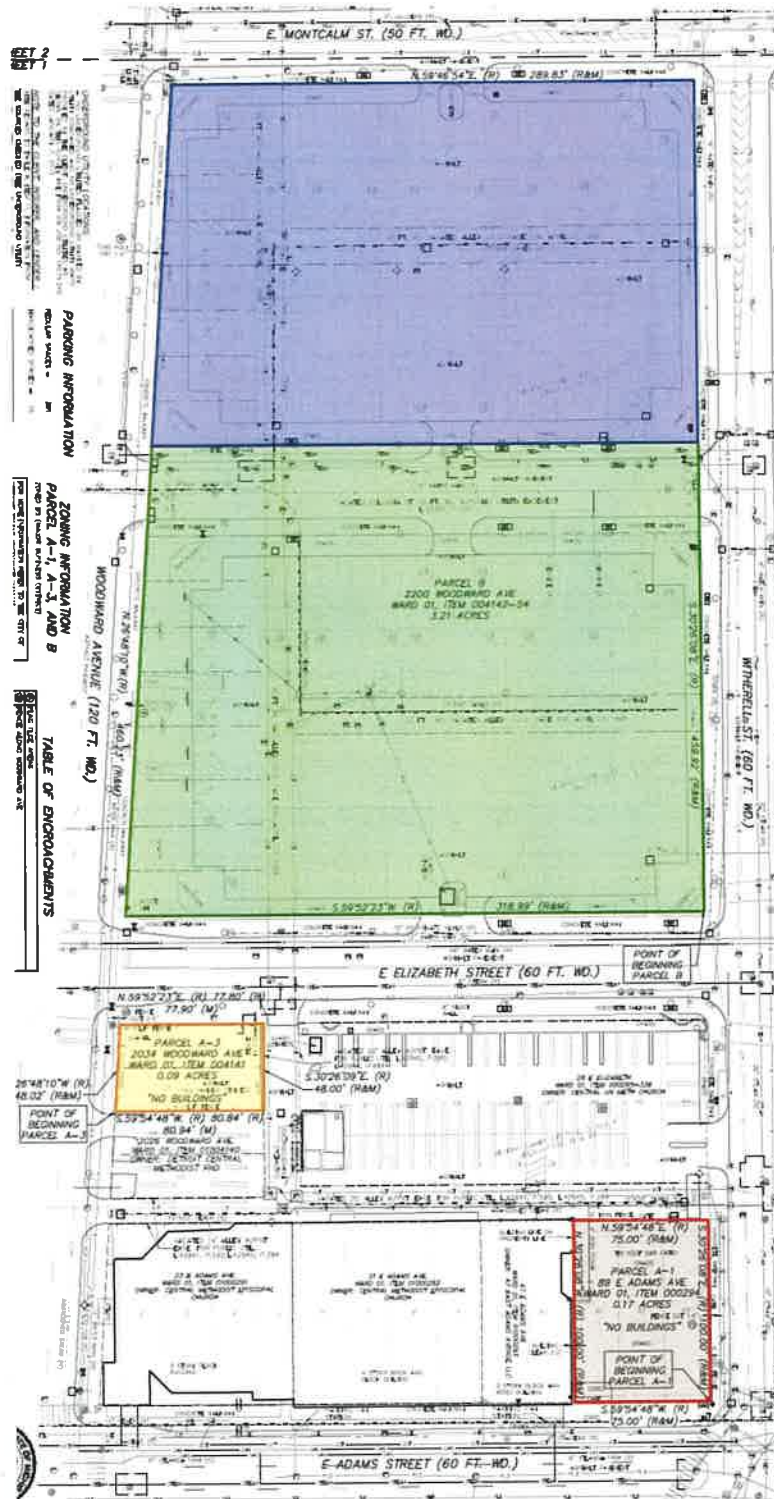
ALL OF LOTS 213 THROUGH 218 OF WILLIAMS PARK LOTS 1, 2, 3, AND 4 LIBER 1, PAGE 39 & 65 OF PLATS, WAYNE COUNTY RECORDS AND PART OF LOT 2 OF PLAT OF BRUSH SUBDIVISION OF PARK LOT 5 AND PART OF BRUSH FARM EAST OF PARK LOTS 5 AND 4, LIBER 45, PAGE 121 OF DEEDS, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF H.P. BALDWIN'S SUBDIVISION OF PART OF LOT 221, LOTS 222 AND 223 AND VACATED ALLEY, SUBDIVISION OF PARK LOT 4 AND PART OF LOT 1 OF PARK LOT 5, LIBER 15, PAGE 5 1/2, WAYNE COUNTY RECORDS; THENCE ALONG NORTH LINE OF E. MONTCALM STREET (50 FEET WIDE), N58°53'09"E, 136.87 FEET TO THE SOUTHWEST CORNER OF LOT 218 OF WILLIAMS PARK LOTS 1, 2, 3, AND 4 LIBER 1, PAGE 39 & 65 OF PLATS, WAYNE COUNTY RECORDS, POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID LOT 218, N31°17'22"W, 114.10 FEET; THENCE N58°53'09"E., 105.00 FEET; THENCE S31°17'28"E, 50.00 FEET TO A POINT ON THE NORTH LINE OF LOT 214 OF SAID WILLIAMS PARK LOTS 1, 2, 3, AND 4; THENCE ALONG SAID NORTH LINE N58°52'47"E, 44.98 FEET TO THE NORTHEAST CORNER OF LOT 213 OF SAID WILLIAMS PARK LOTS 1, 2, 3, AND 4; THENCE S31°17'28"E, 64.10 FEET TO A POINT ON THE NORTH LINE OF E. MONTCALM STREET (50 FEET WIDE); THENCE ALONG SAID NORTH LINE S58°53'09"W, 149.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.34 ACRES.

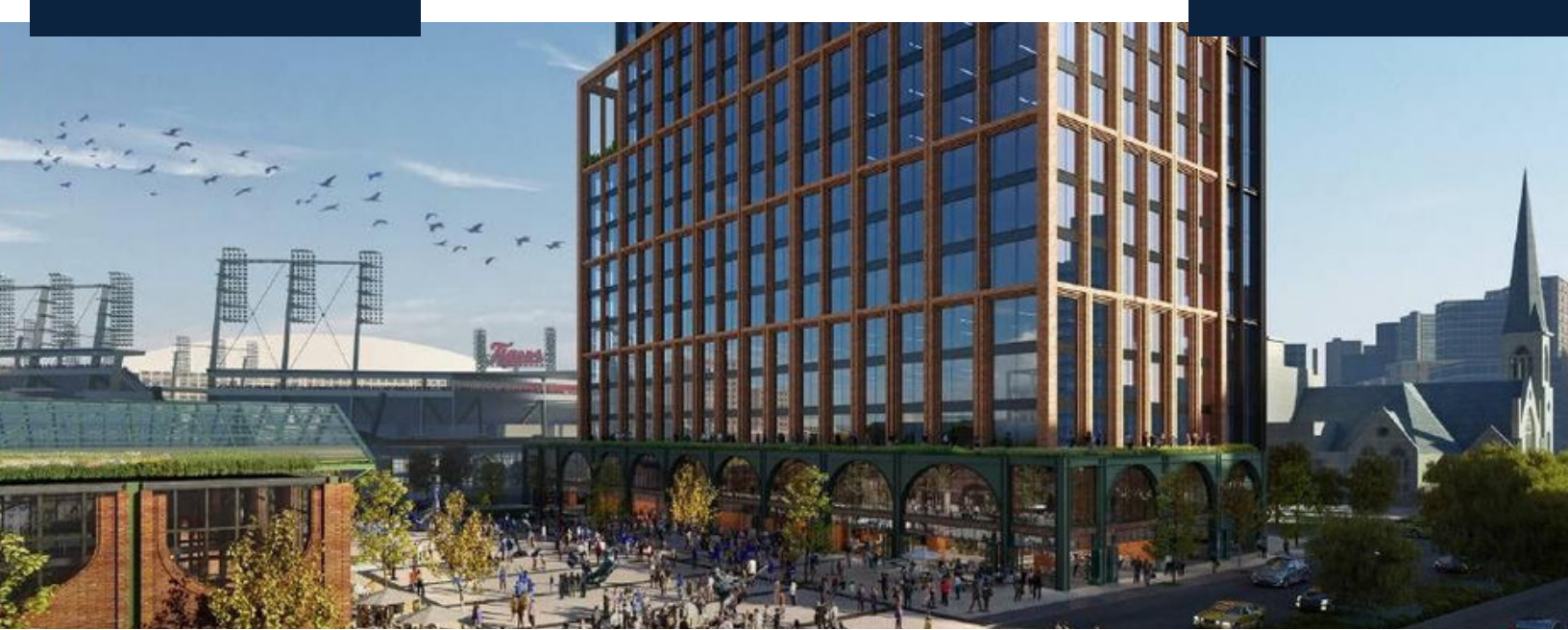
PART OF TAX ITEM NO. 000339-477, WARD 1

EXHIBIT B

Superblock, A-1 and A-3



THE DISTRICT DETROIT



THE PLAZA AT 2200 & 2250 WOODWARD

Related and Olympia Development expect to begin construction well in advance of the timeline required by the TBP of our 10-building development project we received approval for in April. In preparation, we held our first Contractors Fair, made our Annual Contribution to Affordable Housing Development and Preservation Fund, hosted multiple public design charrettes for The Plaza, opened The District Detroit Opportunity Center and sent out bid packages for 2200 Woodward.

We have the exclusive rights to develop parking, bars, restaurants, entertainment, and similar uses on the sites proposed for the 2200 Woodward, 2250 Woodward, and 2300 Woodward developments via an existing Concessions Management Agreement. Additionally, the Stadium Authority supports the development of these sites for the office and residential developments we have planned, and its Board has granted us the option to acquire them subject to agreement on terms acceptable to both parties. We are currently in active discussions with the Stadium Authority.



#1 COMMUNITY DESIGN CHARENTE FOR THE PLAZA

Olympia Development of Michigan and Related Companies held the first **design charrette** session with representatives from the City of Detroit and members of the community to exchange programming ideas for The Plaza, the planned pedestrian-only area in front of Comerica Park's main entrance between 2200 & 2250 Woodward.

CONTRACTORS FAIR



As part of our ongoing commitment to community engagement and creating job opportunities for Detroiters, Olympia Development of Michigan and Related Companies held its first **Contractor Fair** on June 27 in partnership with Detroit at Work. The Contractor Fair is one in a long chain of events aimed at engaging the community in the planning, building and activating of The District Detroit.



TRAFFIC & PARKING PLANNING SESSION

In accordance with the CBA, a traffic and parking meeting was held with representatives from ODM/Related, parking consultant WSP, the city of Detroit and two Neighborhood Advisory Committee (NAC) Liaisons.



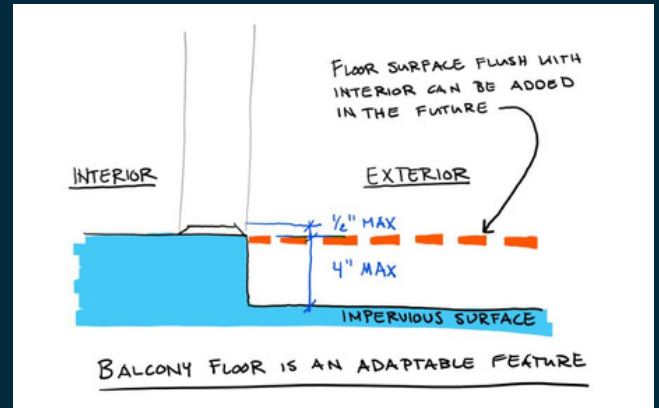


»»» WOODWARD ACCESSIBILITY PLANNING STUDY

Related and Olympia Development, City of Detroit Civil Rights, Inclusion & Opportunity Department (CRIO) & Planning and Development Department (PDD) and Neighborhood Advisory Committee (NAC) Liaisons met with an accessibility consultant to discuss accessibility the new projects in The District Detroit.

««« ACCESSIBILITY CONSULTANT

Related and Olympia Development retained **Code Consultants, Inc. (CCI)** to consult on accessibility and ADA compliance and act as a liaison between the developer and representatives of The District Detroit Neighborhood Advisory Committee.



»»» FINANCIAL CONTRIBUTION TO DETROIT AFFORDABLE HOUSING FUND

Related and Olympia Development made their first \$350,000 contribution to **Detroit's Affordable Housing Development and Preservation Fund** in support of affordable housing in Detroit.



#2 COLLEAGUE & COMMUNITY DESIGN CHARETTE FOR THE PLAZA

Olympia Development of Michigan and Related Companies held the second of three design charrette sessions with employees of the Ilitch companies to exchange ideas about programming Columbia Plaza, the pedestrian-only area in front of Comerica Park’s main entrance.

THE DISTRICT DETROIT OPPORTUNITY CENTER



Related and Olympia Development celebrated the **grand opening** of The District Detroit Opportunity Center. Located at 2277 Woodward Avenue and accessible via public transportation, the center aims to connect Detroit’s current and future residents with various services, including jobs, workforce training and housing.



3 COMMUNITY DESIGN CHARETTE FOR THE PLAZA

Olympia Development of Michigan and Related Companies held the third design charrette session with representatives from the City of Detroit and members of the community to exchange ideas about programming Columbia Plaza, the pedestrian-only area in front of Comerica Park’s main entrance. This discussion was facilitated by Detroit-based and Black-owned JIMA Studio and MKSK Studios.





DETROIT CONSTRUCTION CONFERENCE

Olympia Development Vice President of Construction, Zarah Karapetyan-Broglin, and Related Companies Midwest Vice President of Construction, Stephanie Calhoun, participated in the **Detroit-at-Work Construction Conference** to discuss construction opportunities with attendees.

THE DISTRICT DETROIT OPPORTUNITY CENTER



Olympia Development and Related hosted invited guests to the new Opportunity Center to see the benefits it brings to the community and to make connections between people who are working to move Detroit forward. Guests at the open house included NAC members, elected officials and interested city residents who had participated in previous outreach sessions.



STANDING MONDAY SESSIONS WITH PARTNERS

In a regular, weekly cadence, VP of Government and Community affairs communicates CBA milestones and complementary impact activities for the residents of Detroit. City departments include PDD, the administration and CRIO. Additionally, NAC members are engaged in CBA milestone updates and events.