



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

**To: Honorable Detroit City Council
Neighborhood Advisory Councils@**
From: Anthony Zander, Director, Civil Rights, Inclusion, and Opportunity Department
Date: September 2025
Re: Community Benefits Ordinance Biannual Report for the District Detroit

The Civil Rights, Inclusion, and Opportunity (CRIO) Department has been given the responsibility of monitoring the Community Benefits Ordinance. The report details the developer's compliance with each Community Benefits Provision (CBP) commitment.

The **District Detroit** project currently has **0** of their commitments **"Off Track"**.

Below, you will find a key to reference when reviewing "Status Update" and the total number of CBP commitments in each specific status.

Status Update	Explanation	Commitments
	On Track- Actions taken towards satisfying commitment	36
	Off Track-Commitment not fulfilled	0
	Off Track but Compliance Plan Submitted	0
	Not Started- No action taken	50
	Additional information requested	0
Complete	Commitment fulfilled	14
Total Commitments		100

Respectfully,

Anthony Zander

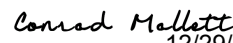
Director, CRIO

Conrad Mallett

Corporation Counsel

DocuSigned by:

 12/30/2025
 CEA2F7E009FC456...

DocuSigned by:

 12/29/2025
 3F6A81A54AA546D...



COLEMAN A. YOUNG MUNICIPAL CENTER
 2 WOODWARD AVENUE, SUITE 1240
 DETROIT, MICHIGAN 48226
 PHONE: 313.224.4950
 FAX: 313.224.3434

Biannual Community Benefits Report

Project Name/Location: District Detroit

Agreement Approval Date: March 28, 2023

Developer Name/Address 2211 Woodward Ave. Detroit MI 48201

A. Affordable Housing				
	Commitment	Findings	Status	City Department
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	As of May 30, 2023, the City of Detroit, through its Housing and Revitalization Department, signed an "Affordable Housing Portfolio Agreement" with Related		Housing Revitalization Department



COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 1240
DETROIT, MICHIGAN 48226
PHONE: 313.224.4950
FAX: 313.224.3434

	<p>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.</p>	<p>Olympia Predevelopment Company LLC. The developer is aware of the obligations outlined in the agreement; none of the residential units planned for the 408 Temple Street, 2250 Woodward Avenue, and 2210 Park Avenue have entered the design or construction phase.</p> <p>2205 Cass Avenue has entered the design phase and is set to begin construction in the second quarter of 2026. This residential tower will provide 313 units specifically for University of Michigan faculty and students. The affordable units planned in this project will be absorbed by additional residential units in the TBP Portfolio Agreement.</p>	
--	--	---	--



COLEMAN A. YOUNG MUNICIPAL CENTER
 2 WOODWARD AVENUE, SUITE 1240
 DETROIT, MICHIGAN 48226
 PHONE: 313.224.4950
 FAX: 313.224.3434

Annual Contribution to Affordable Housing Development and Preservation Fund	Developer will make a donation of three million five hundred thousand dollars (\$3,500,000) to the City of Detroit's Housing Development and Preservation Fund. Such donation shall be made in ten (10) annual donations of three hundred fifty thousand dollars (\$350,000) commencing within sixty (60) days the final approval of the TBP.	The inaugural payment of \$350,000 was made on 6/28/2023 to the City of Detroit. The following payment was made 6/26/2024. Subsequent payments are scheduled to be delivered on time. 3 of 10 payments have been made.		Housing Revitalization Department
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.	As of May 30, 2023 the City of Detroit, through its Housing and Revitalization Department, entered into the "Affordable Housing portfolio Agreement " with Related Olympia Predevelopment Company LLC. Furthermore, the developer is aware of the commitments and to date, with the exception of 2205 Cass Avenue, residential units at 408 Temple Street, 2250 Woodward Avenue, and 2210 Park Avenue have not entered design or construction phasing as of this report. 2205 Cass Avenue has entered the design phase.		Housing Revitalization Department



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

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.	As of May 30, 2023 the City of Detroit, through its Housing and Revitalization Department, entered into the "Affordable Housing portfolio Agreement " with Related Olympia Predevelopment Company LLC. Furthermore, the developer is aware of the commitments and to date, with the exception of 2205 Cass Avenue, residential units at 408 Temple Street, 2250 Woodward Avenue, and 2210 Park Avenue have not entered design or construction phasing as of this report. 2205 Cass Avenue has entered the design phase.		Housing Revitalization Department
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	As of May 30, 2023 the City of Detroit, through its Housing and Revitalization Department, entered into the "Affordable Housing portfolio Agreement " with Related Olympia Predevelopment Company LLC. Furthermore, the developer is aware of the commitments and to		Housing Revitalization Department



COLEMAN A. YOUNG MUNICIPAL CENTER
 2 WOODWARD AVENUE, SUITE 1240
 DETROIT, MICHIGAN 48226
 PHONE: 313.224.4950
 FAX: 313.224.3434

	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.	date, with the exception of 2205 Cass Avenue, residential units at 408 Temple Street, 2250 Woodward Avenue, and 2210 Park Avenue) have not entered design or construction phasing as of this report. 2205 Cass Avenue has entered the design phase.		
B. Project Accessibility				
	Commitment	Findings	Status	City Department
Project Accessibility: Consultant Start Date and Activities	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	As of June 22, 2023 Neighborhood Advisory Council (NAC) assignments were confirmed by the City of Detroit		Office of Disability Affairs



COLEMAN A. YOUNG MUNICIPAL CENTER
 2 WOODWARD AVENUE, SUITE 1240
 DETROIT, MICHIGAN 48226
 PHONE: 313.224.4950
 FAX: 313.224.3434

	<p>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.</p>	<p>Planning Department. NAC member Deirdre Jackson was identified as the Accessibility Liaison and has been engaged in this work stream. On August 11, 2023 Deirdre Jackson as well as staff from the Civil Rights, Inclusion and Opportunity Department (“CRIO”) met with the Developer and Code Consultants (an ADA design and compliance firm) to share her ideas and review designs for 2250 Woodward (office) and Woodward Plaza (public green space) that are accessible and usable by persons with disabilities beyond the minimum requirements imposed by the ADA. Additionally, NAC Chair Chris Jackson and liaison Deirdre Jackson will have the opportunity to engage with the Accessibility Consultant hired for 2205 Cass Avenue (UMCI Residential Project) in or before Q4 of 2025.</p>		
--	--	---	--	--



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

<p>Project Accessibility: Consultant RFP</p>	<p>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.</p>	<p>On June 12, 2023, NAC member Deirdre Jackson was informed that an ADA consultant had been selected for the 2250 Woodward Avenue project, aligned with the initial construction timeline. On June 22, 2023, she met with the consultant for a two-hour design review, during which she provided detailed feedback. For future TBP projects, the developer has committed to issuing a Request for Proposals (RFP) for accessibility consultants, with documentation to be shared with CRIO and the NAC. The most recent Accessibility Consultant RFP was received by CRIO and the NAC on March 24, 2025.</p>		<p>Office of Disability Affairs</p>
<p>Project Accessibility: NAC Liaison</p>	<p>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")</p>	<p>As of June 22, 2023, the City of Detroit Planning Department confirmed NAC assignments. Deirdre Jackson was designated as the Accessibility Liaison and has participated in quarterly updates related to accessibility</p>		<p>Office of Disability Affairs</p>



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

	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.	planning, small business initiatives, job fairs, and other community engagement activities at the Opportunity Center.		
Project Accessibility: Building Standards and Benchmarks	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.	As of March 21, 2025, the residential components of the TBP—located at 408 Temple Street, 2250 Woodward Avenue, , and 2210 Park Avenue—have not entered the design or construction phases. Developer and stakeholders remain aware of and committed to associated residential affordability obligations. 2205 Cass Avenue has entered the design phase.		Office of Disability Affairs Buildings Safety Engineering, and Environmental Department
C. Opportunity Connector				
	Commitment	Findings	Status	City Department
Opportunity Connector: Start Date and Purpose	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	The District Detroit “On-site Opportunity Connector” opened on July 24, 2023 at 2277 Woodward Avenue. The walk-in center provides Detroiters with	Complete	Jobs and Economy Team



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

	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.	access to job placement, affordable housing information, workforce training, and small business resources. Since opening, it has hosted over 60 community events and welcomed more than 1,200 visitors. Events have included housing workshops, skilled trades fairs, open houses, and design engagement sessions for UMCI. As of March 2025, Ilitch Sports + Entertainment has interviewed 180 individuals and extended 150 job offers for roles at major District Detroit venues.		
Opportunity Connector: Location and Operation Period	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.	The Opportunity Connector continues to foster partnerships across sectors to support Detroiters. On December 1, 2023, a partner meeting was held with invited NAC members (Henry Williams and Rogelio Landin attended), the developer team, and representatives from multiple agencies. Biannual partner meetings will be held in		Jobs and Economy Team



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

		June and December going forward. Current partners include Ilitch Sports + Entertainment, Detroit At Work, Housing and Revitalization Department, Wayne Metro, Wayne County Community College District, Detroit Means Business, Motor City Match, and the Michigan Department of State, among others.		
Opportunity Connector: Functions	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.	The Opportunity Connector provides Detroit residents with access to employment opportunities, affordable housing resources, workforce development training, and small business support services. The walk-in center operates through partnerships with local businesses, educational institutions, and state agencies, with the goal of expanding access to economic opportunity. On December 1, 2023, an inaugural partner meeting was convened to introduce participating agencies		Jobs and Economy Team



COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 1240
DETROIT, MICHIGAN 48226
PHONE: 313.224.4950
FAX: 313.224.3434

		to NAC members (with Henry Williams and Rogelio Landin in attendance), the developer’s leadership team, and one another. Beginning in 2024, these partner meetings are scheduled to occur biannually, in June and December. Current participating organizations include, but are not limited to: Ilitch Sports + Entertainment, Little Caesar Enterprises, Detroit At Work, Housing and Revitalization Department, Detroit Housing Network, Wayne Metro, Workforce Development Institute, Wayne County Community College District, Detroit Means Business, Motor City Match, Delaware North, and the Michigan Department of State.		
Opportunity Connector: Contractor and Tenant Engagement	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	District Detroit businesses and tenants actively promote job opportunities for Detroit residents via the Opportunity Connector’s website (www.thedistrictdetroitoc.com)		Jobs and Economy Team



COLEMAN A. YOUNG MUNICIPAL CENTER
 2 WOODWARD AVENUE, SUITE 1240
 DETROIT, MICHIGAN 48226
 PHONE: 313.224.4950
 FAX: 313.224.3434

	other recruiting practice of such contractors and commercial tenants.	and in-person hiring sessions. Ilitch Sports + Entertainment holds walk-in hours on Tuesdays and Thursdays from 10am-2pm and, to date, has extended 180 job offers to Detroiters.		
D. Employment Programs				
	Commitment	Findings	Status	City Department
Fast Track Program: Start Date	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.	The Fast Track program will be unlocked with the construction start of 2205 Cass Avenue. As of December 2025, the developer has already begun designing this program in collaboration with Detroit at Work, the Workforce Development Institute (WDI), and recruitment consultants: Detroit Equity Inc. and Metro Strategies. The program aims to offer exposure opportunities for the local workforce.		Detroit at Work
Fast Track Program: Purpose and Funding	This Fast Track program will provide paid pre-apprenticeship training, work experience, and skill training to Detroit	Construction financing for the first project had not closed as of this report.		Detroit at Work



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

	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 (GDYT)	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.	Construction financing for the first project had not closed as of this report.		Detroit at Work



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

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.	In preparation for construction initially expected to begin in 2023, the developer sponsored two cohorts of Project Destined interns (10 students each) in Summer and Fall 2023 through Wayne State University. The program is expected to resume once construction commences.		Detroit at Work Jobs and Economy Team
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.	The Developer intends to create additional internship and apprenticeships during the construction period.		Detroit at Work Jobs and Economy Team
Additional Internships / Apprenticeships: Number of Internships and Timeframe	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 Developer intends to create additional internship and apprenticeships during the construction period. The internships will include these agreed upon requirements.		Detroit at Work Jobs and Economy Team



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

Additional Internships / Apprenticeships: Experiences and Disciplines Offered	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.	The Developer intends to create additional internship and apprenticeships during the construction period. The internships will include these agreed upon requirements.		Detroit at Work Jobs and Economy Team
Additional Internships / Apprenticeships: CRIO Reporting	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.	The Developer intends to create additional internship and apprenticeships during the construction period. The internships will include these agreed upon requirements. Following the beginning of the construction period, the Developer will begin providing these reports to CRIO with their annual compliance reports.		CRIO Detroit at Work Jobs and Economy Team
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-	In advance of the TBP construction period, the developer met with the University of Michigan Center of Innovation Director Scott Shireman on December 14, 2023 to initiate discussions regarding programmatic features of the		Detroit at Work Jobs and Economy Team



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

	based learning experiences, to DPSCD high school students and WCCCD students.	UMCI that include 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.		
Career Pathway Education: CRIO Reporting	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.	The Developer meets bi-weekly with DPSCD leadership (Office of College and Career Readiness.) to develop a partnership plan to begin with the 2024-2025 school year and includes principles of the Work Based Learning Continuum (career awareness, career exploration, and career preparedness). The DPSCD team, Developer and UMCI staff met to discuss the partnership goals and opportunities on June 21, 2024. Subsequently, The UMCI has hired Lutalo Sanifu as the Director of Community Engagement. The development team continues to partner and		CRIO Detroit at Work Jobs and Economy Team



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

		leverage the Opportunity Center for DPSCD student events and the inclusion of community voice as the UMCI is built. Lastly, in our annual meeting (November 2024) Director Sanifu presented on the various opportunities and partnerships being cultivated with DPSCD, and myriad of other community partners. An updated deck was provided to CRIO.		
E. Policies To Reduce Barriers to Employment				
	Commitment	Findings	Status	City Department
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.	The developer currently meets this requirement and aligns with the hiring practices established by Olympia Development and the Joint Venture.		Detroit at Work
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.	The developer currently meets this requirement and aligns with the hiring practices established by Olympia Development and the Joint Venture.		Detroit at Work
CRIO Reporting	Developer shall certify compliance with the foregoing employment policies within	The developer currently meets this requirement and aligns with		Detroit at Work



COLEMAN A. YOUNG MUNICIPAL CENTER
 2 WOODWARD AVENUE, SUITE 1240
 DETROIT, MICHIGAN 48226
 PHONE: 313.224.4950
 FAX: 313.224.3434

	thirty (30) days of the end of each calendar year during the Construction Period to CRIO.	the hiring practices established by Olympia Development and the Joint Venture.		CRIO
F. Construction and Hiring Practices				
	Commitment	Findings	Status	City Department
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").	A recruitment consultant RFP was issued on July 11, 2023. Proposals were received, interviews conducted, and a consultant will be selected at the start of the construction period. The consultant will be responsible for recruiting a 51% Detroit-based construction workforce per Executive Order 2014-4 and ensuring 30% of contracts are awarded to Detroit-based construction firms in line with Executive Order 2014-5.		Jobs and Economy Team Detroit Economic Growth Corporation
Recruitment Consultant: Qualifications	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	Submitted proposals met requirements including: a minimum 10-year track record of successfully recruiting minority-owned small and mid-sized businesses, familiarity with		Jobs and Economy Team Detroit Economic Growth Corporation



COLEMAN A. YOUNG MUNICIPAL CENTER
 2 WOODWARD AVENUE, SUITE 1240
 DETROIT, MICHIGAN 48226
 PHONE: 313.224.4950
 FAX: 313.224.3434

	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.	federal and State of Michigan minority inclusion programs, and knowledge of similar programs administered by Detroit's casinos and large employers. Familiarity with organizations such as the Michigan Minority Supplier Development Council and Michigan Minority Contractors' Council was preferred.		
Recruitment Consultant: RFP and Notification	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	The Request for Proposals was distributed to all intended recipients on July 11, 2023.		Jobs and Economy Team Detroit Economic Growth Corporation CRIO
Compliance with Executive Orders	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.	CRIO will monitor these projects for EO 2024-2 (formerly 2021-2) compliance during the construction period.		CRIO



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

Compliance with Executive Orders	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).	CRIO has engaged the developer ahead of construction to ensure they understand the requirements of the Executive Order.		CRIO
Compliance with Executive Orders	During the Construction Period, Developer agrees to comply with Executive Order 2021-02 for each site of the District Detroit Development.	The projects bound by Executive Order 2024-2 (fka as 2021-2) have not begun.		CRIO
Compliance with Executive Orders	During the Construction Period, Developer agrees to comply with Executive Order 2014-5 (i.e. 30% of total spending with Detroit Based Businesses) for each site of the District Detroit Development.	The projects bound by Executive Order 2014-5 have not begun.		CRIO
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.	In recognition of National Apprenticeship Week (November 13-19, 2023), Detroit at Work hosted a hiring fair at the Opportunity Center with participation from four vendors and 30 attendees. Participating organizations included Access for All, Focus: HOPE, the Michigan Regional Council of Carpenters and Millwrights, and Detroit at		Detroit at Work



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

		Work. Throughout 2024, the developer maintained regular communication with these partners to coordinate timelines and inform Detroiters of skilled trades opportunities.		
Detroit at Work	Developer shall use good faith, reasonable efforts to cause its contractors to hire qualified Detroit residents through the Detroit at Work program.	Detroit at Work partnered with the developer to meet with industry leaders—including the Minority Contractors Fund, Invest Detroit, and the Michigan Minority Contractors Association—to develop a program supporting minority contractors and building a pipeline of union-affiliated workers for this and other Detroit-based projects.		Detroit at Work
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,	The construction period had not begun as of this report.		Detroit at Work



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

	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.			
Council on Construction Operations	Developer shall cause the Recruitment Consultant to provide continued oversight and proposals for the improvement of the COCO or similar program.	The construction period had not begun as of this report.		Detroit at Work
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	The construction period had not begun as of this report.		Jobs and Economy Team Detroit Economic Growth Corporation



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

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.	The construction period had not begun as of this report.		Jobs and Economy Team Detroit Economic Growth Corporation
Small Business Bond Fund	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.	The construction period had not begun as of this report.		Jobs and Economy Team Detroit Economic Growth Corporation
Contractor Fair; Encouragement of Joint Venture	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	Prior to the construction period, the developer hosted a Contractor Fair on June 27, 2023, at the Carpenters and Millwrights Union Hall, attended by 107 contractors. The event provided an introduction to the development team and an overview of project		Jobs and Economy Team Detroit at Work



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

	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.	timelines. A follow-up event is tentatively scheduled for Q3 of 2025.		
Construction and Hiring Practices: CRIO Reporting	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.	The construction period had not begun as of this report.		CRIO
G. Construction Notices				
	Commitment	Findings	Status	City Department
Construction Notices: Pre-Construction Public Meeting	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	The construction period had not begun as of this report.		Buildings Safety Engineering, and Environmental Department



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

	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.			
Construction Notices: Construction Period Public Updates	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.	The construction period had not begun as of this report..		Buildings Safety Engineering, and Environmental Department
Construction Notices: Communication Sources	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.	The construction period had not begun as of this report..		Buildings Safety Engineering, and Environmental Department
Construction Notices: Addressing Community Concerns	Developer shall use good-faith, reasonable efforts to address the legitimate construction-related concerns of residents received by Developer.	The construction period had not begun as of this report..		Buildings Safety Engineering, and Environmental Department
Construction Notices: Signage and Wayfinding	Developer will provide appropriate signage and wayfinding directions for any bus stops or other transportation infrastructure that	The construction period had not begun as of this report.		Buildings Safety Engineering, and Environmental Department



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

	is temporarily relocated as a result of Developer's construction.			Detroit Public Works
H. Retail Business Operations				
	Commitment	Findings	Status	City Department
Tenant Improvement Fund for Detroit Businesses	Developer shall establish a one million dollar (\$1,000,000) fund (the "Detroiter 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 CRIQ.	The developer has begun discussions with a fiduciary to oversee disbursement of funds, scheduled to occur 30 days prior to issuance of a Temporary Certificate of Occupancy for the first completed building.		Detroit Economic Growth Corporation
Tenant Improvement Fund for Detroit Businesses	Funds from the Detroiter 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.	Disbursement of funds is expected 30 days before the Temporary Certificate of Occupancy is issued for the first constructed building.		Detroit Economic Growth Corporation
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.	In advance of construction, the developer has encouraged tenants to use the Opportunity Center to recruit qualified Detroit residents for employment, internships, or apprenticeships.		Detroit Economic Growth Corporation



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

		Job postings are currently accessible both online and at the Opportunity Center.		
I. Co-Development Program				
	Commitment	Findings	Status	City Department
Co-Development: RFP	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.	<p>The Developer has been working with multiple partners to develop the Co-Developer program. The program included:</p> <ul style="list-style-type: none"> - 7 stakeholder meetings to inform the creation of the RFPs and process - 3 prime sites selected withing the energy and traffic of The District Detroit - 2 information sessions held to answer questions and meet the local development community - Over 40 applicants have submitted intake forms to engage in the process 	Complete	<p>Jobs and Economy Team</p> <p>Detroit Economic Growth Corporation</p>



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

		April 24, 2024 Olympia Development issued requests for proposals ("RFPs") for the development of at least three (3) sites currently owned by ODM within the Impact Area.		
Co-Development Program: RFP Design	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.	RFP Design sessions were held with the following groups: <ul style="list-style-type: none"> - NAC Liaisons 11/7/23 - Chris Jackson (Chair), Rogelio Landin (Vice Chair), Jonathan C. Kinloch (Parliamentarian) - 12/13/23 - Real Estate Association of Developers Executive Board - 2/1/24 - Building Community Value, Executive Director - 2/15/24 - Invest Detroit, Lending Team 	Complete	Jobs and Economy Team Detroit Economic Growth Corporation
Co-Development Program: RFP Notice	Developer shall provide a copy of such RFPs to CRIO and the NAC upon publication thereof	April 24, 2024 Olympia Development sent requests for proposals ("RFPs") for the development of at least three (3)	Complete	Jobs and Economy Team



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

		sites currently owned by ODM within the Impact Area to CRIO and NAC		Detroit Economic Growth Corporation
Co-Development Program: Joint Venture	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.	Upon release of the RFP, Olympia Development committed to making reasonable efforts to enter joint ventures with qualified respondents within two years of the RFP closing date.		Jobs and Economy Team Detroit Economic Growth Corporation
J. Plazas and Greenspace				
	Commitment	Findings	Status	City Department
Columbia Street Plaza: Construction	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").	Construction has not begun at 2200 and 2250 Woodward as of this report.		General Services Department Jobs and Economy Team
Columbia Street Plaza: Public Access	The Columbia Street Plaza shall, except in the case of special events, be free and open to the public.	Construction has not begun at 2200 and 2250 Woodward as of this report..		General Services Department



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

				Jobs and Economy Team
Columbia Street Plaza: Community Outreach	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.	Three public engagement meetings were held for the design and programming of Woodward plaza on the following dates: 6/7/2023, 8/3/2023, 8/9/2023. NAC, PDD and CRIO were all notified of these engagement activities.	Complete	General Services Department Jobs and Economy Team
M Block Plaza: Construction	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").	Construction of the plaza between Cass Ave, W. Elizabeth St., W. Adams Ave., and Grand River Ave. had not started as of this report.		General Services Department Jobs and Economy Team Planning and Development Department
M Block Plaza: Public Access	The M Block Green Space shall, except in the case of special events, be free and open to the public.	Construction of the plaza between Cass Ave, W. Elizabeth St., W. Adams Ave., and Grand River Ave. had not started as of this report.		General Services Department Jobs and Economy Team



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

M Block Plaza: Community Outreach	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.	Two meetings were held on Wednesday, October 16, and Wednesday, October 23 and were held at The District Detroit Opportunity Center.	Complete	General Services Department Jobs and Economy Team
Columbia Street and M Block Plazas: Funding and Construction Cost	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.	Construction of the plaza between Cass Ave, W. Elizabeth St., W. Adams Ave., and Grand River Ave. had not started as of this report.		General Services Department Jobs and Economy Team
Columbia Street Plaza: Events	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.	Construction of the plaza between Cass Ave, W. Elizabeth St., W. Adams Ave., and Grand River Ave. had not started as of this report.		General Services Department



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

Columbia Street Plaza: Local Artist and Entertainer Participation	Developer shall use good faith efforts to encourage and permit local artists and entertainers to perform at such events.	Construction of the plaza between Cass Ave, W. Elizabeth St., W. Adams Ave., and Grand River Ave. had not started as of this report. As the Developer nears construction it plans to engage with artists and entertainers as required.		General Services Department
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	Construction financing has not closed as of this report.		General Services Department
Design Study for Cass Park: Developer's Contribution	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.	Construction financing has not closed as of this report and as such, the developer has not commissioned the study.		General Services Department
Design Study for Cass Park: Community Outreach	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.	The Developer will honor this commitment during the study.		General Services Department



COLEMAN A. YOUNG MUNICIPAL CENTER
 2 WOODWARD AVENUE, SUITE 1240
 DETROIT, MICHIGAN 48226
 PHONE: 313.224.4950
 FAX: 313.224.3434

Design Study for Cass Park: Implementation Fundraising	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.	The Developer will honor this commitment following the study.		General Services Department
K. Public Space and Roadway Improvements				
	Commitment	Findings	Status	City Department
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.	On March 14, 2024, the Downtown Detroit Partnership (DDP) announced a \$2 million federal grant award for the I-75 Overbuild Planning Project. Once federal funds are received, the developer will contribute \$400,000 as a local match.		Detroit Public Works Jobs and Eco Detroit Public Works Jobs and Economy Team
Grant for I-75 Overpass Study: Timeline	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.	As of this report., the DDP has not received federal grant funds. The developer is expected to provide a \$400,000 contribution within		Detroit Public Works Jobs and Economy Team



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

		one year of receipt in accordance with the CBA.		
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.	Fulfillment of this requirement is scheduled for the construction period.		Detroit Public Works Jobs and Economy Team
Roadway and Streetscape Improvements: Accessibility Consultant	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.	Fulfillment of this requirement is scheduled for the construction period.		Detroit Public Works Jobs and Economy Team
Roadway and Streetscape Improvements: Spending Amount	Developer shall spend at least eleven million dollars (\$11,000,000) of the infrastructure reimbursement funds provided by the DDA on the design and	Fulfillment of this requirement is scheduled for the construction period.		Detroit Public Works



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

	construction of the Roadway Improvements and related improvements in infrastructure, right-of-ways and utilities.			Jobs and Economy Team
Roadway and Streetscape Improvements: Spending Amount	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.	Fulfillment of this requirement is scheduled for the construction period.		Detroit Public Works Jobs and Economy Team Downtown Development Authority
L. Arts and Culture				
	Commitment	Findings	Status	City Department
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.	A competitive RFA to commission a study on historic neighborhoods was released on April 24, 2024, and awarded to Wayne State University. The Study was completed in 2025.	Complete	Arts, Culture, Entrepreneurship City of Detroit Historian
Neighborhood History Study and Report: RFP and	Such study shall be commissioned from local non-profit, historical, or educational institution using a competitive proposal	An application was developed to be hosted on the Opportunity Center website. An advisory	Complete	Arts, Culture, Entrepreneurship



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

<p>NAC / City of Detroit Engagement</p>	<p>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.</p>	<p>group of subject matter experts met weekly from December 2023 through February 2024 to finalize the application process.</p> <p>Wayne State University was selected to complete The District Detroit Arts & Culture Neighborhood History Study and Report. This study and report includes the research, documentation, and recommended memorialization of areas within The District Detroit, Brush Park, Paradise Valley, Cass Corridor, Black Bottom and Cass Park.</p> <p>The Wayne State research team, identified as The Past Forward Project, is led by Dr. Krysta Ryzewski, Chair and Professor of Anthropology at Wayne State University. Her areas of expertise are historical archaeology, historic preservation, and community-based research.</p>		<p>City of Detroit Historian</p>
--	--	---	--	---



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

		Dr. Ryzewski has led more than a dozen public history and archaeology projects in Detroit and Metro Detroit since 2011 in partnership with numerous community and institutional partners, and with funding support from federal, state, and foundation sources. Six of these projects are detailed in her award-winning book, Detroit Remains: Archaeology and Community Histories of Six Legendary Places.		
Neighborhood History Study and Report: Publication and Dissemination	The results of such study shall be delivered to the City and to the NAC, and be made freely available online to the public	Upon completion, the study will be provided to CRIO and the NAC.		Arts, Culture, Entrepreneurship City of Detroit Historian
Neighborhood History Study and Report: Implementation of Recommendations	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	The number of historical markers, their locations, and associated costs will be determined after the study concludes and construction begins.		Arts, Culture, Entrepreneurship City of Detroit Historian



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

	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.	Fulfillment of this requirement is scheduled for after construction is completed.		Arts, Culture, Entrepreneurship
Local Art Commitment	Developer shall work with ACE, local galleries and the local third-party experts to curate such art.	Fulfillment of this requirement is scheduled for after construction is completed.		Arts, Culture, Entrepreneurship City of Detroit Historian



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

M. Contribution to Cass Technical High School				
	Commitment	Findings	Status	City Department
Contribution to Cass Technical High School: Grant Amount	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.	Construction financing for these projects had not closed as of this report..		Jobs and Economy Team
Contribution to Cass Technical High School: Timeline	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.	Construction financing for these projects had not closed as of this report..		Jobs and Economy Team
Contribution to Cass Technical High School: Timeline	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.	Construction financing for these projects had not closed as of this report.		Jobs and Economy Team
N. Parking and Traffic				
	Commitment	Findings	Status	City Department
Parking Plan	Developer shall work jointly with the City to develop a parking plan (the "Parking Plan") within one hundred eighty (180) days of	A listening session took place on August 1, 2023, with NAC liaisons, the City of Detroit's Traffic and		Municipal Parking



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

	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.	Parking Division, and engineering firm WSP. A scoping meeting followed on September 25, 2023. The final report was issued in November 2024 and distributed to the NAC and CRIO.		Jobs and Economy Team Detroit Public Works
Parking Plan: Funding	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 issued contract to WSP to complete Traffic and Parking study to develop a parking plan (the "Traffic Plan") which seeks 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.	Complete	Municipal Parking Jobs and Economy Team Detroit Public Works
Parking Plan: NAC Liaison	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	Key meetings included an August 1, 2023, listening session, a September 25, 2023, scoping meeting, and a February 21, 2024,	Complete	Municipal Parking Jobs and Economy Team



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

	meetings which the NAC Liaison will be invited to during the development of such Parking Plan.	findings presentation to NAC liaisons. The final report was submitted in November 2024.		Detroit Public Works
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, the 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.	A listening session (August 1, 2023) and scoping meeting (September 25, 2023) were conducted with NAC liaisons and WSP. Final report issued in November 2024.		Municipal Parking Jobs and Economy Team Detroit Public Works
Traffic Plan: Funding	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.	Scoping meeting held September 25, 2023. Final report issued November 2024.		Municipal Parking Jobs and Economy Team Detroit Public Works



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

Traffic Plan: NAC Liaison	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.	Listening session on August 1, 2023; scoping meeting on September 25, 2023; findings presentation on February 21, 2024. Final report delivered in November 2024.		Municipal Parking Jobs and Economy Team Detroit Public Works
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.	The construction period had not begun as of this report.		Municipal Parking Jobs and Economy Team Department of Transportation
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.	The construction period had not begun as of this report.		Municipal Parking
Off-Street Parking for Contractors	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.	The construction period had not begun as of this report.		Municipal Parking



COLEMAN A. YOUNG MUNICIPAL CENTER
 2 WOODWARD AVENUE, SUITE 1240
 DETROIT, MICHIGAN 48226
 PHONE: 313.224.4950
 FAX: 313.224.3434

Exhibit B: City Community Benefits				
	Commitment	Findings	Status	City Department
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.	<p>Quarterly Workshops have been created:</p> <p>Medvis Jackson, MCM's Track Manager, is collaborating with Delaware North on four food and retail seminars being held in the Opportunity Center. Anticipating 50 participants for each training, which is open to the public and some businesses already in a MCM track. The marketing and promotion was posted on Motor City Match and Opportunity Connector websites and channeled through business service organizations.</p> <ul style="list-style-type: none"> •Monday, March 18, 2024 6:00-8:00 pm • Monday, March 25,2024 6:00-8:00 pm 		<p>Detroit Economic Growth Corporation</p> <p>Jobs and Economy Team</p>



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

		<ul style="list-style-type: none"> •Monday, June 10, 2024 6:00-8:00 pm •Monday, June 17, 2024 6:00-8:00 pm <p>Funding Opportunities: MCM has awarded at least one business in every MCM awarding period since the approval of TDD CBO. MCM identified and will award a business in the impact area for the remainder of the MCM award rounds including:</p> <p>Craig's Coffee (round 20)</p> <p>Enomah LLC (round 25)</p> <p>Immersive Innovations LLC dba Anvio VR Detroit (round 26)</p>		
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	John R Watson Park has been completed. It is open and publicly accessible.	Complete	General Services Department



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

FAX: 313.224.3434

	GSD's budget and the two hundred thousand dollar (\$200,000) contribution from Developer required herein).			
Renovation of John R. Watson Park	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.	The City actively engaged the community and NAC when developing parking plans, completing this provision.	Complete	General Services Department
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.	The City had worked towards this effort in 2023 and developed a plan, completing this portion of the provision. Additional information is in the next finding.	Complete	General Services Department
Brush Park Resident Permit Parking	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.	The Brush Park neighborhood now has resident permit parking.	Complete	Department of Transportation
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.	As of 3/24 DDOT was working through selection of contractor to fulfill task order. DDOT will be working with DONS to conduct downtown stakeholder engagement to finalize stop		Department of Transportation



COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 1240
DETROIT, MICHIGAN 48226
PHONE: 313.224.4950
FAX: 313.224.3434

		location and design considerations during 2024.		
Bus Shelter Renovations	All such bus shelters shall be compliant with the ADA	The renovated bus shelters will be ADA compliant.		Department of Transportation