

WELCOME TO THE RENAISSANCE CENTER – EAST RIVERFRONT PROJECT CBO NAC 101 EDUCATION SERIES



CONCEPTUAL RENDERING



**RISE
HIGHER**
PLANNING &
DEVELOPMENT



Everybody LOVES Coleman and Coleman LOVES the People!

COLEMAN A. YOUNG II

Elected and ALWAYS WORKING HARD for YOU!



**RISE
HIGHER**
MAYOR MARY SHEFFIELD

AGENDA

- **Welcome & Introductions**
- **Remarks from Detroit City Council**
- **Presentation of the CBO Process**
Edwina S. King, Planning and Development Department (PDD)
- **Neighborhood Advisory Council 101**
Sam Butler, Doing Development Differently in Detroit (D4)
- **Fireside Chat**
Testimonials from Past Neighborhood Advisory Council Members
- **General Question & Answer**
- **Next Steps & Closing Remarks**

PLANNING AND DEVELOPMENT TEAM



Dara O'Byrne
Interim Director
Planning and
Development
Department



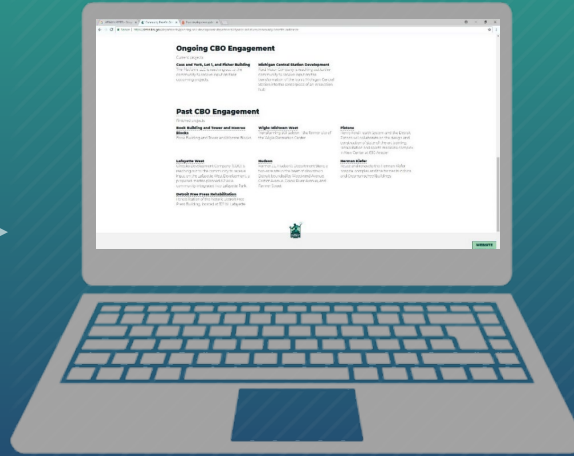
Edwina S. King, JD
Associate Director
Legislative Affairs and
Equitable
Development
kinge@detroitmi.gov



Aaron Goodman
Manager
Community Benefits
Ordinance
goodmana@detroitmi.gov

CITY OF DETROIT CBO WEBSITE

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



SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/RENCEN
WWW.DETROITMI.GOV/CBO

COMMONLY USED TERMS DURING THE CBO PROCESS

CBA – Community Benefits Agreement

CBO – Community Benefits Ordinance

CRIO – Office of Civil Rights, Inclusion and Opportunity

DEGC – Detroit Economic Growth Corporation

DON – Department of Neighborhoods

JET – Jobs & Economy Team

PDD – Planning and Development Department

PED – Planning and Economic Development Standing Committee

LAW – Law Department

LPD – Legislative Policy Division

NAC – Neighborhood Advisory Council

DEFINITION OF COMMONLY USED TERMS

Community Benefits Ordinance (CBO)



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

Community Benefits Agreement (CBA)



**A CONTRACT BETWEEN A LOCAL
COMMUNITY AND DEVELOPER
THAT REQUIRES THE DEVELOPER
TO PROVIDE SPECIFIC AMENITIES
AND/OR MITIGATIONS
TO THE LOCAL COMMUNITY OR
NEIGHBORHOOD**

What is the **COMMUNITY BENEFITS ORDINANCE?**





**THE CBO WAS
APPROVED BY DETROITERS
DURING THE 2016 ELECTION
AND AMENDED BY CITY COUNCIL IN 2021**

COMMUNITY BENEFITS ORDINANCE – TIER 1 PROJECT



\$75M

**OR MORE
INVESTMENT IN
CONSTRUCTION
COSTS, OR TO
BEGIN / EXPAND
OPERATIONS**

+



\$1M

**OR MORE
IN CITY TAX
ABATEMENTS
IN THE CITY
OF DETROIT**

OR

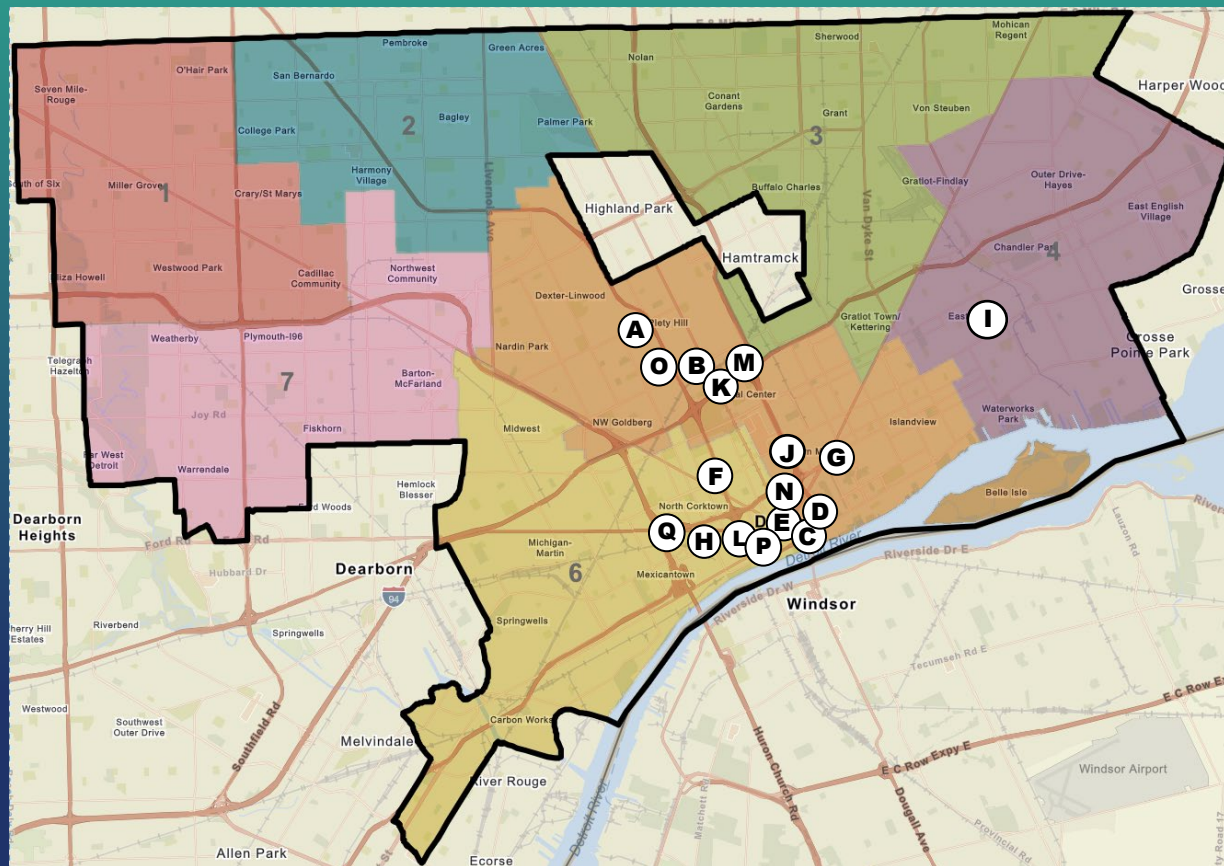


\$1M

**OR MORE
IN VALUE OF
CITY PROPERTY
SALE OR
TRANSFER FOR
BELOW MARKET
VALUE &
WITHOUT
OPEN BIDDING**

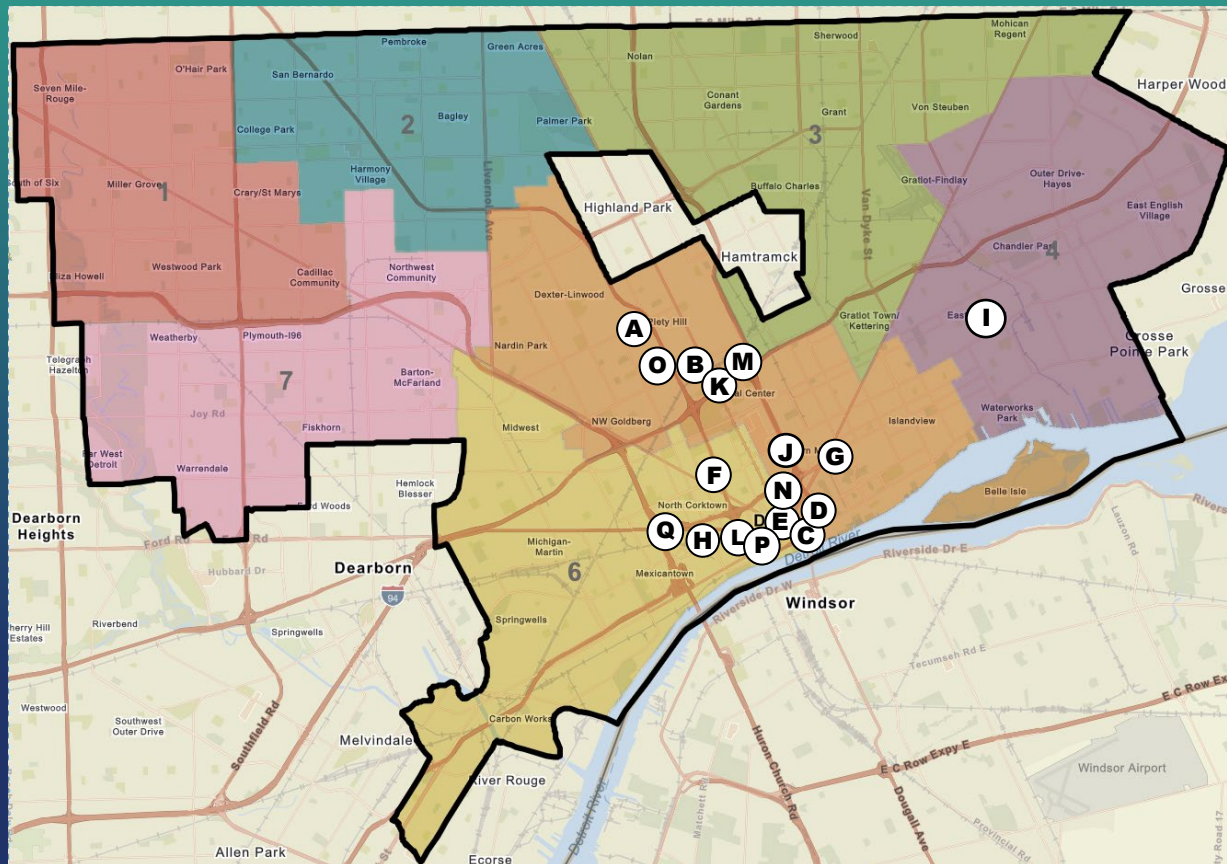
CONCEPTUAL RENDERING

CBO Outcomes – 16 Tier 1 Projects Since 2017*



- A** HERMAN KIEFER - 5 MEETINGS
- B** PISTONS - 6 MEETINGS
- C** HUDSONS - 5 MEETINGS
- D** BOOK TOWER & MONROE BLOCKS - 6 MEETINGS
- E** DETROIT FREE PRESS BUILDING - 4 MEETINGS
- F** WIGLE: MIDTOWN WEST - 8 MEETINGS
- G** LAFAYETTE WEST - 5 MEETINGS
- H** MICHIGAN CENTRAL STATION - 8 MEETINGS
- I** FIAT CHRYSLER ASSEMBLY PLANT - 8 MEETINGS
- J** THE MID - 5 MEETINGS
- K** *CASS & YORK (PROCESS SUSPENDED AFTER 7th MEETING)
- L** MICHIGAN & CHURCH ST. - 6 MEETINGS
- M** FISHER BODY 21 - 9 MEETINGS
- N** THE DISTRICT DETROIT - 9 MEETINGS
- O** FUTURE OF HEALTH- 9 MEETINGS
- P** HOTEL AT WATER SQUARE - 7 MEETINGS
- Q** DCFC STADIUM - 9 MEETINGS

CBO Tier 1 Outcomes – Transformative Investments



- ~\$12.1 billion in Investment
- 4,200 new housing units
- ~7 million sq ft of new commercial/office space
- ~2.5 million sq ft new industrial space
- 33,300+ estimated Construction Jobs
- 24,700+ estimated Permanent Jobs
- ~\$2 billion estimated net revenue benefit to City of Detroit over next 35 years

NOTABLE CBO PROJECTS SINCE 2017



Stellantis (FCA) Assembly Plant
Conner Creek / Eastside



Hudson Building
Downtown



Michigan Central
Corktown



Fisher Body Plant 21
Milwaukee Junction / Midtown



The District Detroit
Downtown



Future of Health
New Center

CBO OUTCOMES - RESIDENT ENGAGEMENT



16

Tier 1 CBO Processes
completed since 2017

120+

PUBLIC CBO
MEETINGS

139

RESIDENTS
have served on
Neighborhood
Advisory Councils (NACs)

2K+

RESIDENTS
have participated
in CBO processes

CBO OUTCOMES

Listening to Neighbors = Positive Impact on Development

- It creates an opportunity for meaningful community engagement on private developments
- The community has an opportunity to express potential project impacts in a direct dialogue with the developer
- The developer has a chance to hear what's important to the community
- The community is better informed about the project and construction timeline
- Serving on the NAC provides Detroiters the opportunity to meaningfully impact the City's growth



What is the
**NEIGHBORHOOD
ADVISORY
COUNCIL?**

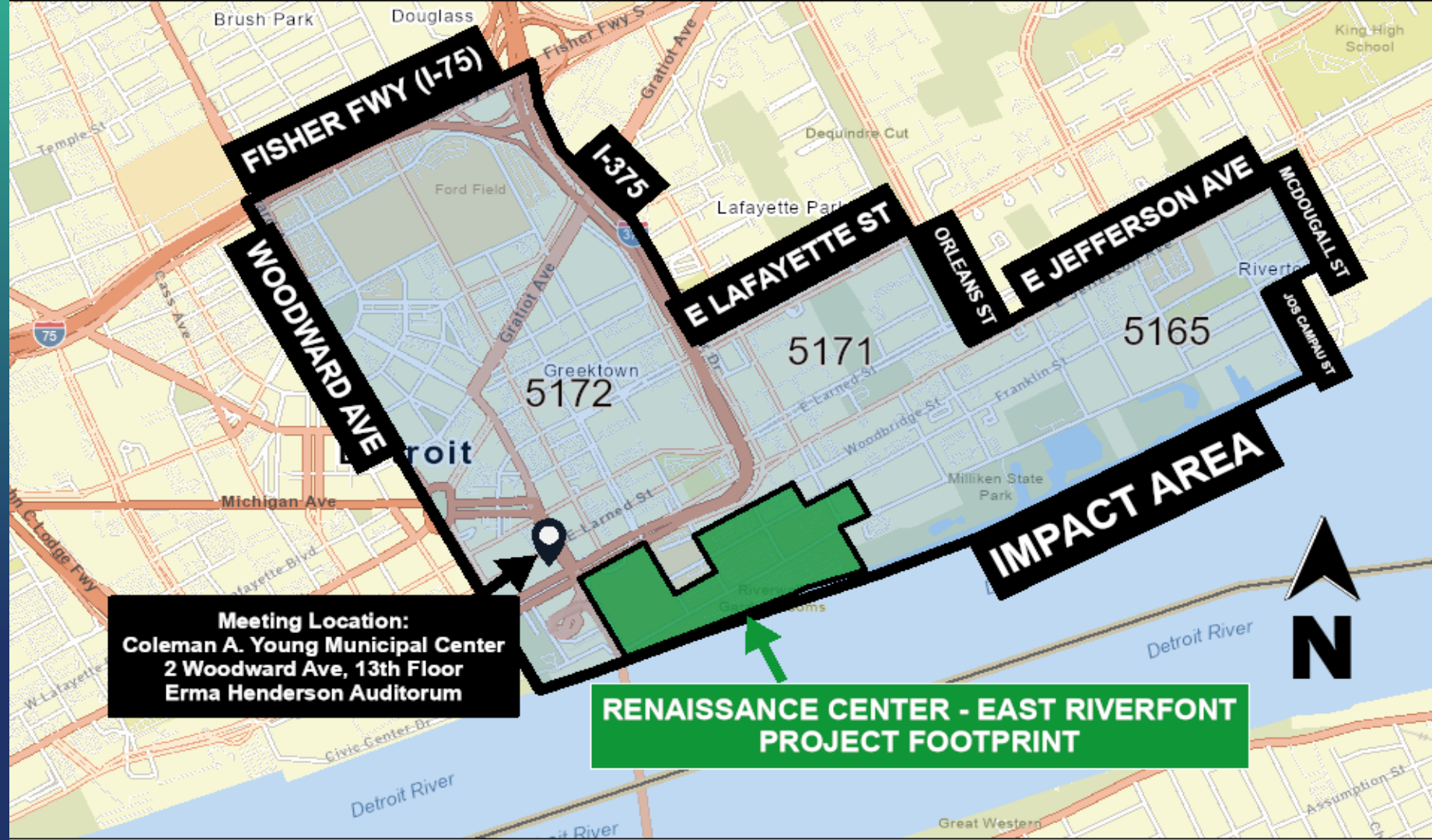


WHAT IS THE NEIGHBORHOOD ADVISORY COUNCIL?

NEIGHBORS ADVOCATING FOR NEIGHBORS!

- It is a nine-member advisory body of residents within the Impact Area formed to
 - Represent the community during the CBO Tier 1 Project process
 - Negotiate community benefits with the Developer on behalf of residents.





NAC SELECTION – ROLES & RESPONSIBILITIES

ELIGIBILITY

- Resident of the impact area.
- At least 18 years of age.
- No agents or employees / affiliates of the Developer or involved City Departments / Agencies.
- **MUST BE NOMINATED AT THE PUBLIC CBO MEETING.**

NAC SELECTION – ROLES & RESPONSIBILITIES

REQUIRED DUTIES

- **Must attend all scheduled CBO meetings.**
- **Develop NAC impact list.**
- **Review Community Benefits Report written by the Planning and Development.**
- **Develop a letter of consensus of the proposed Community Benefits.**
- **Compliance: Review biannual compliance report to monitor progress and status of project.**
- **Compliance: Attend annual meeting to discuss the status of the project.**

NAC SELECTION – ROLES & RESPONSIBILITIES

RESPONSIBILITIES

- You cannot use this position for personal gain and must declare any conflicts of interest.
- You agree to represent your fellow residents.
- You agree to provide feedback for the community.
- You agree to work together in good faith with fellow NAC members to make official recommendations to mitigate any negative impacts of the project.
- You are advising the City of Detroit and Detroit City Council on how best to mitigate impacts.

NEIGHBORHOOD ADVISORY COUNCIL COMPOSITION

2

COMMUNITY
SELECTIONS

+

3*

APPOINTED BY
COUNCIL
MEMBERS

OR

4

APPOINTED BY
PLANNING &
DEVELOPMENT

Appointing Council Members



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



**RISE
HIGHER**
MAYOR MARY SHEFFIELD

CBO TIER 1 PROCESS

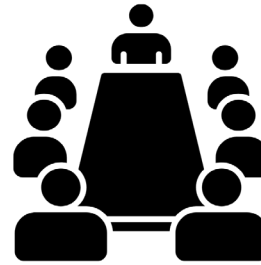
THE COMMUNITY BENEFITS ORDINANCE (CBO) IS A PROCESS FOR DEVELOPERS **TO PROACTIVELY ENGAGE WITH THE COMMUNITY** TO IDENTIFY AND ADDRESS ANY PROJECT IMPACTS



THE
NEIGHBORHOOD
ADVISORY
COUNCIL (NAC)
**9 RESIDENTS
FROM THE
IMPACT AREA**



THE NAC MEETS
WITH **PLANNING &
DEVELOPMENT,
THE DEVELOPER,
AND COMMUNITY**
TO IDENTIFY
PROJECT IMPACTS



THE NAC
DEVELOPS
**SUGGESTIONS
TO
IDENTIFIED
IMPACTS AND
THE
DEVELOPER
RESPONDS**



THE CITY AND
DEVELOPER
GENERATE AN
**AGREEMENT IN
RESPONSE TO
THE IMPACTS
WITH THE
NAC'S
SUPPORT**

CBO TIER 1 PROCESS

Typical Public Meeting Schedule - Ten Weeks

WEEK 1: PUBLIC MEETING 1 - INTRODUCTION TO CBO PROCESS AND DEVELOPER PRESENTATION OF THE PROJECT

WEEK 2: PUBLIC MEETING 2 - IMPACT AREA RESIDENTS VOTE FOR 2 NAC MEMBERS

WEEK 3: *BYE WEEK for REMAINING NAC APPOINTMENTS & ORIENTATION*

WEEK 4: PUBLIC MEETING 3 - FIRST NAC MEETING & DEGC PRESENTS INCENTIVES

PACKAGE

WEEK 5: *PUBLIC MEETING 4 - NAC WORKING SESSION*

WEEK 6: PUBLIC MEETING 5 - NAC PRESENTATION OF IMPACTS

WEEK 7: *PUBLIC MEETING 6 - NAC WORKING SESSION*

WEEK 8: PUBLIC MEETING 7 - DEVELOPER PRESENTS RESPONSES TO IMPACTS

WEEK 9: PUBLIC MEETING 8 - FINALIZATION AND POTENTIAL NAC VOTE ON AGREEMENT

WEEK 10: PUBLIC MEETING 9 - IF NEEDED: CONTINUED DEVELOPER / NAC DISCUSSIONS TOWARDS FINAL RESOLUTION AND VOTE ON COMMUNITY BENEFITS AGREEMENT

BEFORE PUBLIC MEETING #3

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

- MEETING AGENDAS
- ROLES & RESPONSIBILITIES
- PREVIOUS EXAMPLES OF CBOS
- NAC CONTACT LIST
- OTHER "ESSENTIAL INFORMATION" AS SPECIFIED IN THE CBO

ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Public Meetings	AUGUST 2026		SEPTEMBER 2025					OCTOBER 2026			
	WK 1	WK 2	WK 3	WK 4	WK 5	WK 6	WK 7	WK 8	WK 9	WK 10	WK 11
Meeting 1 - Introduction to CBO and Tier 1 Project**	18-Aug										
Informational Session for interested NAC members		Week of August 24									
Meeting 2 - NAC Selection (2 members selected by the public)			1-Sep								
Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation				Week of September 7							
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives					15-Sep						
Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits						22-Sep					
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer							29-Sep				
Meeting 6 - NAC Working Session								6-Oct			
Meeting 7 - Developer Presents Responses to Community Benefits									13-Oct		
Meeting 8 - Finalization and Potential NAC Vote on Community Benefits Agreement										20-Oct	
Meeting 9 - If Necessary Continued Developer / NAC Discussion: Final resolution and vote on proposed agreement											27-Oct

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

ONCE TIER 1 MEETINGS ARE COMPLETED



*All documents and reports are posted on City of Detroit Website:
Detroitmi.gov/CBO*

NAC NOMINATION PROCESS

- TWO (2) MINUTES TO SPEAK ABOUT WHY YOU WANT TO SERVE
- OPEN TO RESIDENTS OVER 18 WHOSE PRIMARY RESIDENCE IS IN THE IMPACT AREA
- ADD YOUR NAME AND CONTACT INFORMATION AND ADDRESS TO NAC INTEREST LIST
- NAC CANDIDATES MUST ATTEND CBO MEETING IN PERSON ON SEPTEMBER 1ST TO BE CONSIDERED
- BRING ID OR OTHER PROOF OF PRIMARY RESIDENCY TO THE SEPTEMBER 1ST MEETING *AND SIGN AFFIDAVIT*
- *ATTN: NAC NOMINEES SHOULD BE AVAILABLE FOR ORIENTATION THE WEEK OF SEPTEMBER 8TH*

WHAT'S NEXT?

- All project notices and documents will be available on PDD's CBO website
- **Second CBO Meeting: Tuesday, September 1st at 6pm**
 - *NAC Nominations and Election - All NAC Candidates must attend*
 - *All residents within the Impact Area must attend in person to vote*



www.detroitmi.gov/rencen
Bit.ly/rencen-cbo



**RISE
HIGHER**
MAYOR MARY SHEFFIELD

Neighborhood Advisory Councils 101

In conjunction with the Planning and
Development Department and the
Offices of Council Members Miller,
Young, and Waters

August 25th, 2026

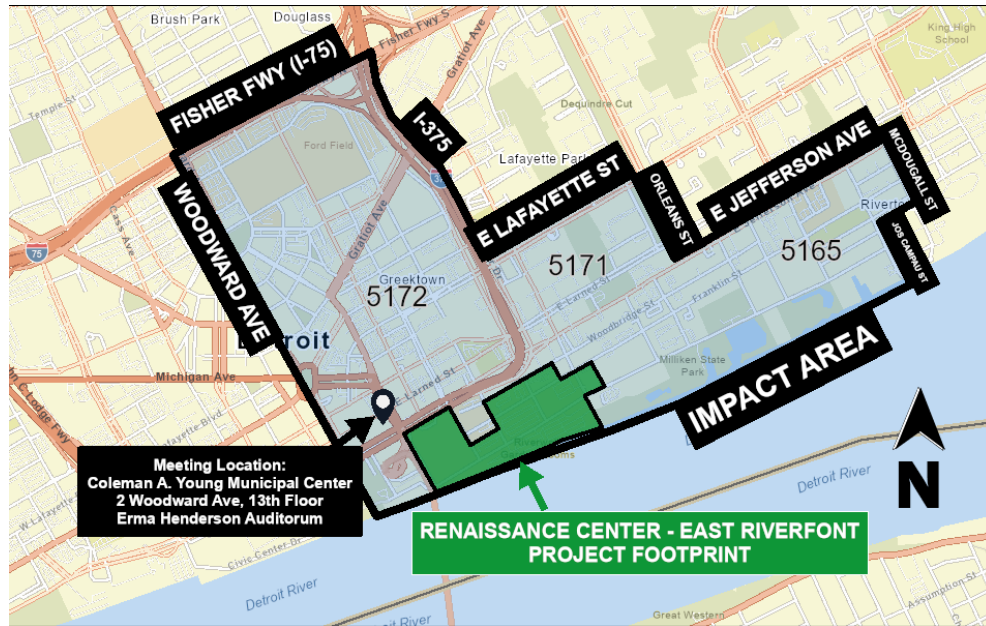




Who should be on the
NAC?

You should consider being on a NAC if....

- You live within the impact area and have a deep knowledge of the area
 - **Remember:** You don't have to be an expert in development or planning - your longtime lived experience is important!
- You are willing to listen and talk to your neighbors about how to improve the community
- You have the time for what, truthfully, is a big commitment



Time commitment of sitting on a NAC

- Ren Cen CBO currently slated for weekly meetings between Sept. 1st and October 20th (October 27th if needed)
- Additional internal working NAC meetings, outside of the official public meetings. Public meetings will be recorded.
- Potential community engagement activities
- At least two annual meetings after the process is completed (but NACs often negotiate for more annual meetings)



What benefits could a
NAC ask for?

Community Benefits Theory

Why Pursue Community Benefits?

- Mitigate negative externalities
 - Some issues are outside the normal approvals processes
- Opportunities to increase ROI from public subsidy
- Encourage greater civic goal (i.e. affordable housing, workforce development, sustainability, transit, etc.)

Set Ratio?

- No set ratio exists (i.e. X% of development cost goes to community benefits)
- Every project is different and should be evaluated independently

Local Community Funds

DCFC ALUMNIFI FIELD, DETROIT, MI

- Will donate \$1.2 million over 12 years to local impact fund
- Will commit \$100,000 toward soccer mini-pitch

STADIUM NEIGHBORHOODS COMMUNITY TRUST FUND, ATLANTA, GA

- Established the Stadium Neighborhoods Fund (City funded), which is governed by committee of local residents

MICHIGAN CENTRAL STATION, DETROIT, MI

- Ford committed to providing \$2.5 million for neighborhood improvements, including \$750k endowment for CFSEM mini-grant program; another \$750k for home repair grants

MIDTOWN WEST, DETROIT, MI

- Developer donated \$50,000 to local CDC

FUTURE OF HEALTH, DETROIT, MI

- Donated \$2 million for Detroit Housing Trust Fund
- Donated \$2 million for local home repair fund
- Donated 10 lots and resources for community land trust



Local Hiring, Procurement, and Workforce Development

DCFC ALUMNIFI FIELD, DETROIT, MI

- First review hiring for local residents
- Established \$17/hour wage floor
- Union neutrality and ban-the-box hiring

JEFFERSON NORTH ASSEMBLY PLANT, DETROIT, MI

- The expansion will result in 4,950 jobs, with first review for local residents
- Contribution of \$7.8 million to workforce development programs

MILWAUKEE BUCKS ARENA, MILWAUKEE, WI

- 50% of the employees would come from targeted low-income neighborhoods within Milwaukee
- Established a labor peace agreement, allowing employees to unionize
- Agreement that all employees will make at least \$15 per hour by 2023

BOOK TOWER AND MONROE BLOCKS, DETROIT, MI

- Bedrock committed to comply with EO 2014-5, calling for 30% of total contracts will be from Detroit-based businesses.

BRIGITTE HARRIS CANCER PAVILION, DETROIT, MI

- Henry Ford Health committed to working with local community group, WGBC, on local hiring pipeline, co-hosting job fairs, and job trainings.

FUTURE OF HEALTH, DETROIT, MI

- A pledge toward \$100 million in project spending on local and minority-owned businesses.

NASHVILLE SC STADIUM, NASHVILLE, TN

- Established wage floor for stadium employees of \$15.50 per hour

Affordable Housing

DCFC ALUMNIFI FIELD, Detroit, MI

- Committed to average affordability of 60% AMI across 76 units
- Four of the 2BR units at 50% AMI

DISTRICT DETROIT, DETROIT, MI

- 20% of units will be available at 50% AMI

MIDTOWN WEST, DETROIT, MI

- 2.5% of units will be available at 80% AMI
- 5% of units will be available at 60% AMI
- 2.5% of units will be available at 40% AMI

FUTURE OF HEALTH, DETROIT, MI

- 20% of units will be available at 50% AMI

NASHVILLE SC STADIUM, NASHVILLE, TN

- 20% of the affordable units will be 3-bedroom units, reflecting need for affordable housing suitable for families with children

BREAKING DOWN AMI

What is AMI?

Area median income (AMI) is the gauge by which the federal government measures affordability. All major metropolitan areas in the U.S. establish an AMI that represents the middle household income of that region; and then affordable housing units are usually reserved for a family making a certain percentage of that AMI. The gap between need vs. availability of affordable housing is usually concentrated at the lowest income bracket.

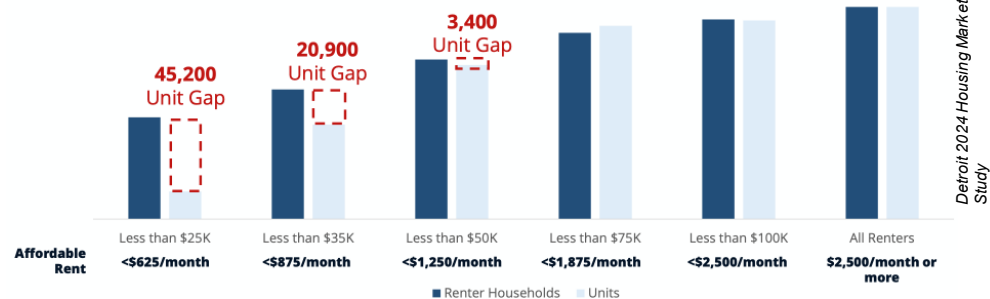
What is median income?

Median income means that half of people in a specific area earn above that income, and half earn below

What is affordable housing?

Housing is generally considered affordable if your housing costs do not exceed 30% of your household's monthly income

Cumulative Affordable Rental Supply Gap
2021



Targeted Retail Amenities

DCFC ALUMNIFI FIELD, DETROIT, MI

- Commitment for small-business incubator space with \$200,000 revolving loan fund
- Pathways for local businesses to become concessionaires

MICHIGAN CENTRAL STATION, DETROIT, MI

- Commitment to include small, locally owned businesses as tenants in the area

THE MID, DETROIT, MI

- Commitment to reserve 12,000 square feet of the project's 80,000 square feet of retail space to local and small businesses

HILL DISTRICT, PITTSBURGH, PA

- \$2 million secured for a new full-service grocery store to be built in the neighborhood
- Employees of that grocery store would come from the locally established jobs pipeline and hiring hall

HUDSON'S SITE, DETROIT, MI

- 20% of commercial space intended for Detroit small businesses

NASHVILLE SC STADIUM, NASHVILLE, TN

- Commitment to 4,000 sq ft for micro-unit retail spaces for artisans and local small businesses at a reduced rental rate

Other Ideas for Benefits

- Agreement to purchase goods and services locally
- Assistance for displaced households
- Ban of criminal background checks by employers
- Blight removal
- Career counseling
- Childcare space
- Commemorative markers acknowledging community history
- Community access to athletic facilities
- Community arts and cultural programming
- Community oversight committee for development
- Community investment opportunities
- Down payment assistance for housing
- Environmental sustainability and mitigation
- Exclusion of large retailers known for exploitative labor practices
- Filling jobs with apprentices beginning their programs
- Financial incentives for businesses hiring locally
- Funding a gentrification study of the area
- Funding a health impact study of the area
- Green building
- Green infrastructure and tree planting
- Hiring from high-unemployment neighborhoods



- Health clinics and access to healthcare
- Health insurance trust fund and access for employees
- Home repair
- Jobs and summer employment for youth
- Neighborhood cleanups
- Permanent employees' right to unionize
- Physical accessibility measures
- Priority hiring for local residents
- Prioritizing hard to hire demographics
- Provide resources and programming to reduce driving
- Reserved community or arts space
- Retrofitting diesel engines that operate on site and banning idling
- Scholarships
- Seed money for job training for day laborers
- Seed money for new affordable housing development
- Senior centers
- Soundproofing affected buildings and facilities
- Support for public schools
- Tax exemption for homeowners near project
- Traffic control during events
- Youth centers and programming

Check out City CBO Webpage for More



What are some negotiating strategies?

Prioritize list of demands

- Collect data from development team
- Gather thoughts & input from local residents
 - You will get many requests from various constituents
- Brainstorm your big list of possible demands, don't be afraid to pitch creative ideas (Sept. 22nd)
- **Prioritize your demands** internally among the NAC (Before Sept. 29th)
- Communicate your priorities to the developer and be clear that those top-tier items must be addressed in some way (Sept. 29th)

Remember: CBO negotiation doesn't necessarily need to be a zero-sum game. Creative, collaborative, win-win solutions are possible.

Understand what **they** want; Understand what **you** want; and see if you can identify solutions that satisfy **both**.

ANY QUESTIONS?

SAM BUTLER

sam@metrodetroitd4.org
(313) 986 1726

D4

www.metrodetroitd4.org



Fireside Chat

Testimonials from
Past NAC
Members



COMMUNITY BENEFITS ORDINANCE Q & A



THANK YOU FOR ATTENDING TONIGHT'S PRESENTATION

RENAISSANCE CENTER – EAST RIVERFRONT PROJECT CBO

NAC 101 EDUCATION SERIES



CONCEPTUAL RENDERING



**RISE
HIGHER**
PLANNING &
DEVELOPMENT



Everybody LOVES Coleman and Coleman LOVES the People!

COLEMAN A. YOUNG II

Elected and ALWAYS WORKING HARD for YOU!



**RISE
HIGHER**
MAYOR MARY SHEFFIELD