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November 5, 2026

Detroit City Council
Two Woodward Ave., Ste. 1340
Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Community Benefits Report for The Renaissance Center – East Riverfront Project Development

Honorable City Council:

The City of Detroit ("City"), Detroit Economic Growth Corporation ("DEGC"), and Riverfront Holdings, LLC and Atwater Owner, LLC referred to as the ("Developer") have been in discussions to bring an estimated investment of approximately $2.2 billion dollars to more than 40 acres of underutilized land including the Renaissance Center and surrounding east riverfront area known as the Renaissance Center – East Riverfront Project. It is anticipated that this project will combine the adaptive reuse of the Renaissance Center with new development of more than 10 additional parcels. The redevelopment of the site into a new use will result in the creation of a district that will include 934 new mixed-income residential units, more than 470,000 square feet of retail, entertainment, dining, and community recreation space, in addition to a renewed 858-room hotel with meeting rooms, event facilities, and an observation deck. Approximately 17 acres of new civic space, including parks, plazas, waterfront greens, and a newly constructed marina, will strengthen public access to the river while creating new destinations for residents and visitors. Other amenities include 675,000 square feet of modernized office space, over 3,700 parking spaces to support future growth, and improved pedestrian connections to the Detroit Riverwalk. These investments will transform an underutilized Renaissance Center and vacant surface lots into an active year-round waterfront destination that supports new housing, jobs, recreation, tourism, water access, and long-term economic growth.

Under the City of Detroit Ordinance No. 2021-4 effective as of December 8, 2021 ("Ordinance") and codified in Chapter 12, Article XIII of the Detroit City Code ("Code"), development projects that qualify as a "Tier 1 Development Project" are subject to certain community engagement procedures (the "CBO Process"). The project mentioned – The Renaissance Center – East Riverfront Project Development ("the Project") - is expected to incur an investment of at least seventy-five million ($75,000,000) and will involve the abatement of more than one million ($1,000,000) in City taxes.

Therefore, the Project qualifies as a Tier 1 Development Project under the Ordinance and is subject to the CBO Process.

The Project was reviewed by a Neighborhood Advisory Council, to ascertain the community's concerns related to any impacts the Project may have on the surrounding community and the ways the Developer plans to address those impacts. A Community Benefits Report was prepared for the Project because of the CBO Process and such report will be submitted herewith in accordance with Section 12-8-3(e) of the Code. (the "Report"). The Developer has agreed to address the concerns raised during the CBO Process by entering into a provision agreement "Community Benefits Provision for Tier 1 Development Projects – The Renaissance Center – East Riverfront Project" that is included in the attached resolution (the "Provision").

We hereby request that your Honorable Body receive and file this report as an official record of the proceedings of the Renaissance Center - East Riverfront Project Community Benefits Ordinance process.

Respectfully submitted,

Dara O'Byrne

Dara O'Byrne, Deputy Director
Planning and Development Department

CC: Brittney Hoszkiw, Deputy Group Executive– Economic Development
Brandon Lockhart, Director, Economic Development Strategy/Operations
Edwina King, Associate Director of Legislative Affairs and Equitable Development – PDD
Aaron Goodman, Manager of the Community Benefits Ordinance – PDD
Malik Washington, Mayor's Office

Exhibit A.

RENAISSANCE CENTER AND EAST RIVERFRONT PROJECTS TIER 1 COMMUNITY BENEFITS REPORT



RENAISSANCE CENTER AND EAST RIVERFRONT

COMMUNITY BENEFITS REPORT

CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT
NOVEMBER 6, 2026

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10	Community Benefits Public Meeting #7 – October 13, 2026, Presentation: Developer Community Benefits Proposal - Response to NAC Requests
11	Community Benefits Public Meeting #8 – October 20, 2026, Presentation: NAC Revised Impacts and Benefits Recommendations - Response to Developer Proposal
12	Community Benefits Public Meeting #9 – October 27, 2026, Presentation: Developer Revision of Community Benefits Proposal - Response to NAC Requests

SECTION A.

IMPACT AREA AND NOTICE OF PUBLIC MEETINGS

Impact Area and Notice of Public Meetings

The Planning and Development Department (PDD) determined that the Renaissance Center and East Riverfront development projects qualified as a Tier 1 development under the City of Detroit's Community Benefits Ordinance (CBO) due to the amount of economic investment utilized to build these projects and the amount of abated City taxes sought by the Developer, Detroit City Football Club.

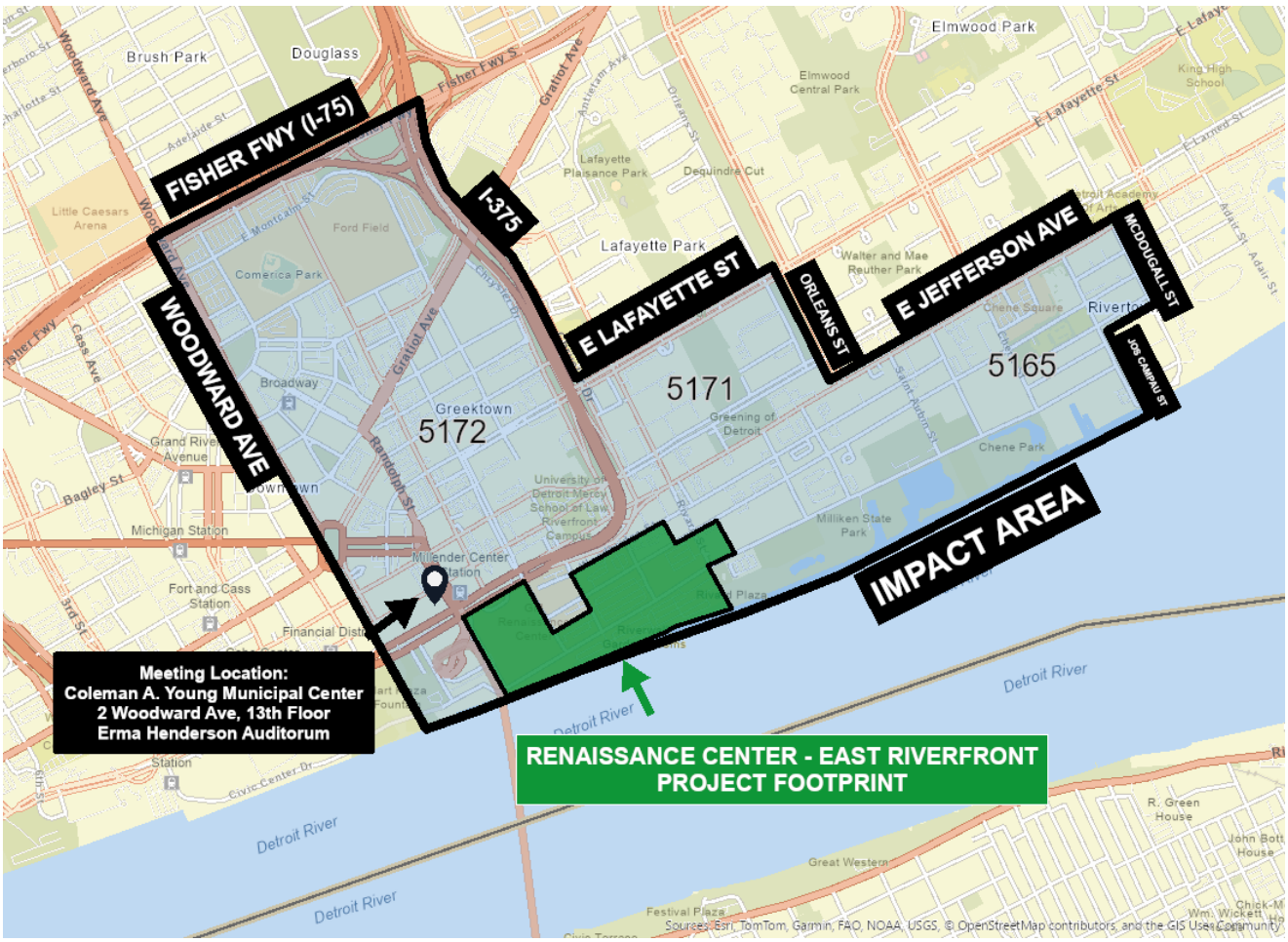


Figure A-1: Renaissance Cetner and East Riverfront – Impact Area

Consistent with the Community Benefits Ordinance, the Planning and Development Department determined the Project Impact Area to contain all of Census Tracts 5171 and 5172 and parts of 5165. As shown on the map, this area is bounded by E. Jefferson Ave., E. Lafayette St. and the Fisher Fwy (I-75) to the north, the Chrysler Fwy (I-375), Orleans St., McDougall St., and Joseph Campau St. to the east, the Detroit River to the south, and Woodward Ave. to the west. The Impact Area includes parts of the following neighborhoods: Downtown, Greektown, Rivertown and, Lafayette Park

Public Notice

The *Public Notice* of the first meeting was sent by first class mail to 7,862 addresses within 300ft of the Impact Area (see Figure 2: Renaissance Center and East Riverfront - Public Meeting Notice). The meeting notice was also posted on the CBO project website and sent to representatives of the Detroit City Council, Legislative Policy Division (LPD), and the Department of Neighborhoods (DON).

All meeting dates, registration information, zoom links, materials and documents were posted on the City of Detroit CBO Project Website, www.detroitmi.gov/rencen and distributed regularly via the City of Detroit Gov-Delivery e-mail list with 2,146 subscribers. Hard copies of meeting materials were available for attendees at the public CBO meetings. American Sign Language interpretation was provided at each meeting and additional language translation services were available upon request.

Utilization of hybrid meeting format to maximize public opportunity to participate in public CBO meetings: To facilitate maximum participation and accessibility for the Renaissance Center and East Riverfront CBO process, residents had the option to attend all Community Benefits Public Meetings in person or participate virtually through Zoom. The CBO meeting location in the Erma Henderson Auditorium on the 13th floor of the Coleman A. Young Municipal Center, 2 Woodward Ave, Detroit, MI 48226 was conveniently located in the Impact Area with free parking, near to multiple transit lines, and accessible to residents of all abilities.



Figure A-2: Renaissance Center and East Riverfront– Public Meeting Notice

Schedule of CBO Meetings

The first Community Benefits Meeting for the Renaissance Center and East Riverfront projects was held on **Tuesday, August 18, 2026, at 6:00pm** in the Erma Henderson Auditorium on the 13th floor of the Coleman A. Young Municipal Center, located at 2 Woodward Ave Detroit, MI 48226. One Hundred and Fifty-Four (154) people were recorded as attending the first meeting in person and One Hundred and Fifty-Four (154) participated via Zoom for a total of 308 attendees. Over the course of the CBO process, Nine Hundred and Twenty-Eight (928) unique individuals attended at least one of the public meetings either in person or remotely via Zoom (excluding City staff and Development team).

A total of nine public CBO Meetings for the Renaissance Center and East Riverfront projects were held with the complete schedule listed below. All such meetings included time for public comment. The agendas, summaries, and accompanying materials from each meeting are available on the City of Detroit CBO Project Website at www.detroitmi.gov/rencen and are detailed in the appendices to this report.

All meetings began at 6:00PM (doors opened at 5:30PM for registration and refreshments) and were held in the Erma Henderson Auditorium on the 13th floor of the Coleman A. Young Municipal Center, located at 2 Woodward Ave Detroit, MI 48226, with an option to participate remotely via Zoom.

- **Tuesday, August 18, 2026 -** *Introduction of project and CBO process*
- **Tuesday, September 1, 2026 -** *Introduction of project and CBO process + Election of two (2) Neighborhood Advisory Council (NAC) Members – Only Impact Area Residents attending in person may vote in the NAC election*
- **Tuesday, September 15, 2026 -** *1st convening of the NAC and presentation of project details and financial incentives* by the DEGC
- **Tuesday, September 22, 2026 -** *NAC Working Meeting: Attendee engagement activity and discussion of project impacts and potential community benefits / mitigations list*
- **Tuesday, September 29, 2026 -** *NAC Working Meeting: Attendee engagement activity and discussion of project impacts and potential community benefits / mitigations list*
- **Tuesday, October 6, 2026 -** *NAC presentation of project impacts and proposed community benefits mitigations*
- **Tuesday, October 13, 2026 -** *Developer presentation of response to project impacts and proposed community benefits / mitigations*
- **Tuesday, October 20, 2026** – *NAC presentation of response to Developer's proposal. Continued discussion of project impact and proposed community benefits / mitigation. Finalization of community benefits package*
- **Tuesday, October 27, 2026 -** *Continued discussion of project impact and proposed community benefits / mitigation. Finalization of community benefits package and NAC vote on acceptance of proposal*

Section B.

TIER 1 PROJECT DESCRIPTION

Tier 1 Project Description – Renaissance Center and East Riverfront Projects

Bedrock Detroit and General Motors propose to redevelop the Renaissance Center, and the surrounding east riverfront, reimagining more than 40 acres of underutilized land into a mixed-use neighborhood that better connects the city to the Detroit River. It combines the adaptive reuse of the Renaissance Center with the new development of over 10 additional parcels to create a district that will include 934 new mixed-income residential units, more than 470,000 square feet of retail, entertainment, dining, and community recreation space, in addition to a renewed 858-room hotel with meeting rooms, event facilities, and an observation deck. Approximately 17 acres of new civic space, including parks, plazas, waterfront greens, and a newly constructed marina, will strengthen public access to the river while creating new destinations for residents and visitors. Other amenities include 675,000 square feet of modernized office space, over 3,700 parking spaces to support future growth, and improved pedestrian connections to the Detroit Riverwalk.

Together, these investments will transform an underutilized Renaissance Center and vacant surface lots into an active year-round waterfront destination that supports new housing, jobs, recreation, tourism, water access, and long-term economic growth.

The Developers seek governmental and requisite board approvals prior to the end of the fourth quarter 2026 with a goal to commence the first phase of the projects in 2027.



Figure B-1: Rendering of Proposed Renaissance Center and East Riverfront Projects

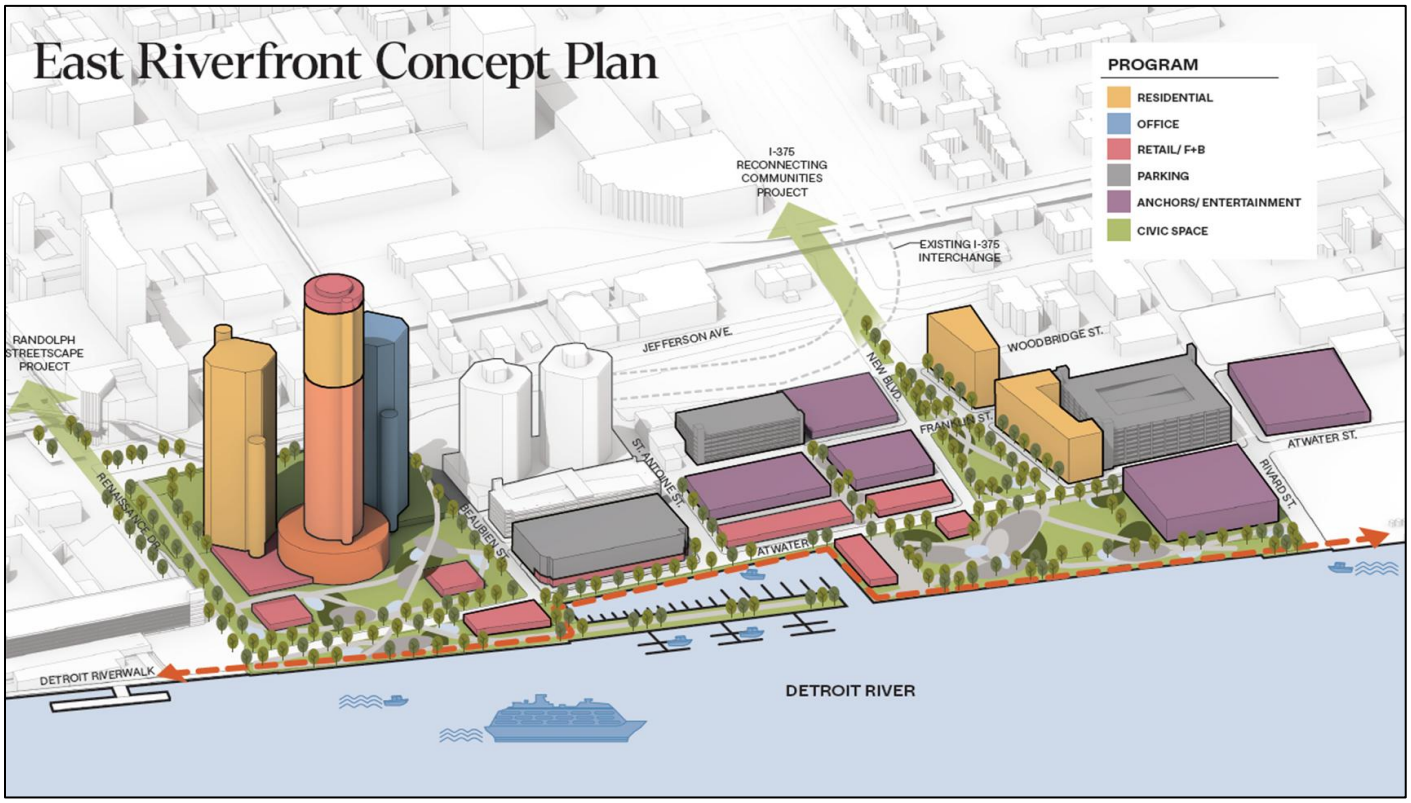


Figure B-2: Renaissance Center and East Riverfront Projects Concept Plan

Section C.

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

DEVELOPER

CITY OFFICIALS

Neighborhood Advisory Council (NAC)

Neighborhood Advisory Council Members	Appointment by:
Teron Haynes Jr.	Impact Area Resident Selection
Gail Perry-Mason	Impact Area Resident Selection
Aloshia Jackson	Appointed by Council Member Renata Miller - District 5
Jamaine Dickens (Chair)	Appointed by Council President Pro Tempore Coleman A. Young II – At Large
Linda Middlebrooks-Talbot	Appointed by Council Member Mary Waters – At Large
Catherine Cheung (Vice-Chair of Project Management)	Appointed by Planning and Development
Deirdre Jackson	Appointed by Planning and Development
Jeff Mastej (Parliamentarian)	Appointed by Planning and Development
Bernard Morgan II (Vice-Chair of Community Engagement)	Appointed by Planning and Development
Patrice Love, (Alternate, Non-Voting Member)	Appointed by the Neighborhood Advisory Council*

**Note: Steven Lavrenz was originally appointed as the NAC alternate by the Planning and Development Department (PDD). On September 15th, Mr. Lavrenz informed the NAC and PDD that he needed to resign his position due to health / family reasons. Subsequently the NAC appointed Patric Love to fill the role of the Alternate, Non-voting Member of the NAC.*



Figure C-1: Renaissance Center and East Riverfront Neighborhood Advisory Council

Bedrock Detroit

- Steve Ogden, Senior Vice-President of Government Affairs
- Jake Chidester, Vice-President of Strategic Initiatives
- Justin Bahri, Vice-President of Public Finance
- Brian Watkins, Director of State and Local Affairs
- Gage Minkley, Director of Incentives and Compliance

General Motors

- Jennifer Stallings Dewey, Senior Counsel – Community Engagement

City of Detroit Officials

Planning and Development (PDD): Dara O'Byrne, Edwina King, Aaron Goodman

Mayor's Office: Brittney Hoszkiw, Brandon Lockhart, Esmat Ishag-Osman, Brittany Claybrooks

Department of Neighborhoods (DON): Bryan Peckinpaugh, Joshua Roberson, Keith Butler, Dr. Bonnie Ferrell, Steele Hughes

Law Department: Bryan Coe, Sarmed Jabra

Civil Rights, Inclusion, and Opportunity Department (CRIO): Jade Mathis, Nikita Easley, Ariel Hughes

Legislative Policy Division Representatives (CPC): Kimani Jeffrey, Phillip Keller

Detroit Economic Growth Corporation (DEGC): David Howell, Brian Vosburg, Kaci Jackson

City Council: Council Member Renata Miller – District 5; Council President Pro Tempore Coleman A. Young II – At-large; Council Member Mary Waters – At-large

*The Planning and Development Department would like to acknowledge and thank the following City Council members and their staff for their attendance and participation during the Renaissance Center and East Riverfront Project Community Benefits Meetings:

- Office of Council President James Tate: Council President James Tate, Keyontay Humphries, Jacqueline Ramsey, Taylor Davis, Lynn McNeal, Sedrick Huff, Savanah Rayyan, Brandon Whitfield
- Office of President Pro-Tempore Coleman A. Young II: Annivory Calvert, Laurie Anne Sabatini, Althea Darlene Jackson, Kennis Johnson El, Mary Ann Lee,
- Office of Council Member Mary Waters: Council Member Mary Waters, Santana Hill, Duane Henderson, Stacey Streeter
- Office of Council Member Angela Whitfield-Calloway: Council Member Angela Whitfield-Calloway, Jaylinn Calloway
- Office of Council Member Scott Benson: Damian Mitchell
- Office of Council Member Latisha Johnson: Council Member Latisha Johnson, Yolanda Jackson

- Office of Council Member Renata Miller: Council Member Renata Miller, Kimberly Fisher, Javion Johnson, Gregory Love, Tatjana Jackson, Dorian Ballard
- Office of Council Member Gabriela Santiago-Romero: Council Member Gabriela Santiago-Romero, Kristin Dayag, Joel Reyes-Klann, Stephanie Evangelista, Hira Khan
- Office of Council Member Denzel Anton McCampbell: Council Member Denzell Anton McCampbell, Ray Duncan, Yolanda Lockett, Sean Rositano
- City Council Legislative Policy Division: Marcell Todd, Kimani Jeffrey, Phillip Keller, Edward King, Renee Short, Emberly Vick

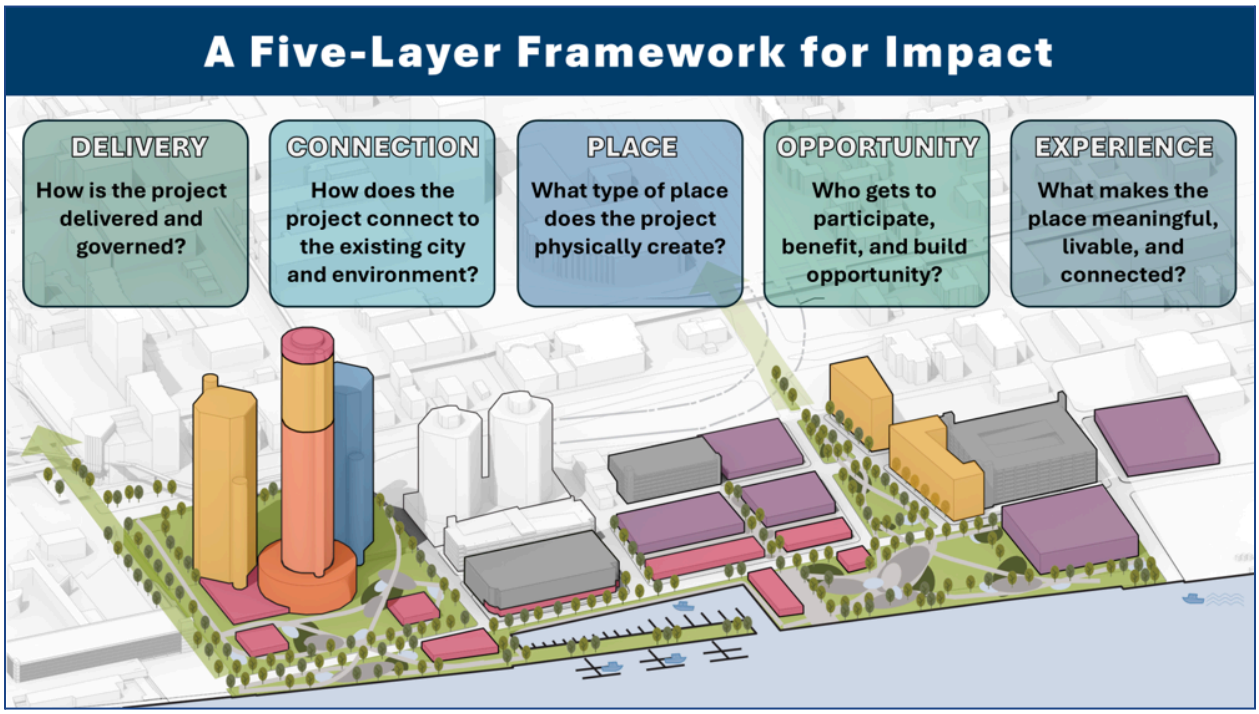
Section D.

NAC IMPACTS AND BENEFITS RECOMMENDATIONS AND DEVELOPER FINAL RESPONSE MATRIX

Renaissance Center CBO

NAC IMPACTS AND BENEFIT RECOMMENDATIONS

I. FRAMEWORK



II. CONSIDERATIONS

The Community Benefits recommendations were developed through a review of over 2,800 survey responses, including 75 unique additional comments, together with 900+ unique insights gathered through community meetings, workshops, stakeholder discussions, and other engagement activities.

Collectively, these inputs were reviewed to identify recurring concerns, priorities, opportunities, and community expectations associated with the Renaissance Center and East Riverfront redevelopment.

A. Inputs

Community input was consolidated and analyzed to identify common themes and distinguish individual comments from broader community priorities. The resulting feedback was organized into 5 overarching pillars and 21 topics, reflected in the outline below.

The pillars provide a framework for organizing the community's priorities across the project lifecycle—from construction and development through long-term operation, programming, and stewardship.

B. Prioritization

The community feedback was further narrowed into 90 total Community Benefit asks. Each ask represents a specific priority raised through the engagement process and translated into a proposed commitment, investment, standard, program, or measurable outcome.

The asks are organized under the five pillars of Delivery, Connection, Place, Opportunity, and Experience, with the 21 topics providing the more detailed areas of focus.

This structure is intended to ensure that the final Community Benefits package reflects both the breadth of community input and the priorities that were most consistently identified across engagement activities.

The resulting recommendations are intended to provide a clear, measurable, and enforceable framework for ensuring that the redevelopment generates meaningful and lasting benefits for Detroit residents, workers, businesses, neighborhoods, and visitors.

III. PRIORITIES AND BENEFITS

A. Delivery

1. RIVERWALK ACCESS

a) **Maintains continuous and equitable access to the Riverwalk and surrounding transportation network** — Developer shall maintain continuous access to the Detroit Riverwalk through the duration of the project. Detroit Riverwalk access must be designed for accessibility (ADA-compliance) through the entire Riverwalk, including all detours. Developers shall coordinate with key transportation and Riverwalk partners including but not limited to the Riverfront Conservancy, DDOT, Detroit-Windsor Tunnel, and the People Mover to preserve accessibility and experience throughout construction.

b) **Maintains safe and accessible transportation and public access during construction** — Developers shall coordinate delivery, staging, loading, and worker parking, with impact area residents and businesses to reduce impacts to residential parking, sidewalks, business access, emergency routes, etc.

Commencing at the start of construction, the Developer shall contribute $1,000,000 towards an Impacted Business Relief Fund to ensure businesses will not be adversely affected. Additionally, if an adverse effect is identified the Developer shall coordinate construction logistics with the impacted business prior to the schedule of construction.

2. CONSTRUCTION MANAGEMENT

a) **Creates greater economic opportunity for Detroit-based businesses** —

Developer shall have the following targets for the procurement of goods or services:

i. Minimum 40% Detroit-based business, Detroit headquartered businesses, and Detroit-resident business participation project wide;
ii. Minimum 25% historically disadvantaged business participation project wide;
iii. Minimum 15% Women-Owned Business (WBE) participation project wide;
iv. Minimum 40% disadvantaged businesses and WBE participation project wide for professional services contracts.

Additionally, as part of the construction bid process, Developers must provide bid preferences or credits to disadvantaged businesses, Detroit-based businesses, Detroit-based small businesses, Detroit headquartered businesses, and Detroit-resident businesses.

b) **Creates a fair and transparent construction procurement process** — Developer will provide public, open, fair, and transparent bidding for every project phase (e.g., demolition, construction, operations, and maintenance).

Additionally, the Developer will publicly publish the list of bid responders and results of all opportunities for fair and transparent construction procurement.

Developer(s) will utilize a value-based bidding process to score and select qualified bidders, rather than relying on low-price bidding.

Developer(s) will follow the above targets to ensure scoring rewards disadvantaged businesses, Detroit-based businesses, Detroit-based small businesses, Detroit headquartered businesses, Detroit-resident businesses, and women-owned businesses.

c) **Provides predictable construction and minimizes prolonged disruption** — Developers will establish a phase-by-phase 5–10 year master schedule, coordinate with major events and nearby projects, and help residents and businesses plan while maintaining public access throughout construction.

d) **Reduces traffic, road damage and neighborhood disruption from construction vehicles** — Developers shall designate heavy-haul routes that avoid residential streets, limit diesel exhaust and noise, and require repair of construction-related road damage to protect neighborhood streets and residents.

3. CONSTRUCTION HEALTH & SAFETY

a) **Protects residents, workers and visitors from construction disturbance** — Developer shall implement construction management measures to reduce exposure to noise, dust, vibration and vehicle emissions throughout the build-out, consistent with Detroit city ordinance.

b) **Prevents pest displacement into surrounding neighborhoods** — Developer must establish a Developer-funded, integrated pest management program before and throughout demolition and construction to prevent rodent migration and other pests from moving into nearby homes, businesses and parks.

c) **Protects the health of residents living near the construction site** — Developer shall monitor and manage construction-related air quality, dust, particulate matter, and emissions in accordance with applicable federal, state, and local air-quality standards. Air monitoring shall occur both on the construction site and within impacted neighborhoods within a one-mile radius of the project.

Developer shall provide timely notice to residents within the one-mile radius when construction activity causes air quality to exceed established thresholds. If construction activity results in hazardous air quality or exceeds established health-protective thresholds, Developer shall implement immediate corrective measures and provide HEPA air filtration units to affected residents within the one-mile radius at no cost to residents.

d) **Protects the Detroit River and waterways during demolition and construction** — Developer shall protect the Detroit River and surrounding waterways throughout demolition and construction through enhanced containment, spill prevention, sediment controls, turbidity monitoring, and measures to prevent illegal dumping and releases of pollutants.

4. COMMUNITY ENGAGEMENT, COORDINATION, AND PUBLIC NOTICE

a) **Provides advanced construction notice throughout the construction lifecycle** — Developer will provide advance notice of every closure via site signage, email, social media, and project website at least 72 hours prior to any road or sidewalk closure.

b) **Provides meaningful community involvement throughout the project lifecycle** — Developer shall maintain community engagement as part of the CBO process. Community engagement shall continue from project scoping and development through construction and management to give residents ongoing opportunities to review material changes and provide recommendations. Developers shall provide quarterly reports to the NAC.

B. Connection

1. UNIVERSAL ACCESSIBILITY AND CONNECTIVITY

a) **Creates a universally accessible and connected downtown and riverfront** — Developer will provide universal design that exceeds minimum ADA requirements throughout buildings, public spaces, housing, sidewalks, and connections.

b) **Maintains continuous accessible pedestrian connections** — Developer shall maintain continuous, accessible pedestrian routes with wheelchair-accessible sidewalks, safe and accessible crossings, clear wayfinding, appropriate lighting, and accessible connections between the Riverwalk, downtown, surrounding neighborhoods, buildings, parking, and public transit.

c) **Expands safe pedestrian and bicycle infrastructure** — Developer will provide safe pedestrian and bicycle infrastructure, including separated walking and biking

paths, protected bike lanes, bicycle racks, and improved and safer pedestrian and bicycle crossings of Jefferson Avenue and other adjacent project streets.

d) **Removes barriers to mobility and riverfront access** — Developer shall identify and eliminate or minimize physical, design, and operational barriers that currently limit pedestrian, bicycle, wheelchair and riverfront access.

2. TRANSPORTATION, NEIGHBORHOOD ACCESS, AND PARKING

a) **Maintains reliable neighborhood and regional access throughout construction and operation** — Developer shall maintain reliable access to streets, sidewalks, loading areas, the Detroit-Windsor Tunnel, businesses, residences, public spaces, transit, and other nearby destinations throughout construction and long-term operation.

b) **Evaluates and manages project-related transportation impacts** — Developer shall complete a transportation and traffic impact analysis addressing project-generated traffic, event traffic, Detroit-Windsor Tunnel access, loading and deliveries, pedestrian and bicycle movements, transit demand, parking demand, and potential impacts on surrounding neighborhoods.

c) **Manages construction and event-related traffic** — Developer shall establish and implement traffic management measures to minimize construction- and event-related congestion, maintain emergency and neighborhood access, and prevent project-related traffic and parking from negatively affecting surrounding neighborhoods.

d) **Provides sufficient parking capacity to support project demand** — Developer shall provide sufficient parking capacity and an appropriate allocation of parking for visitors, residents, businesses, employees, and other users to support demonstrated project needs and prevent parking demand from negatively affecting surrounding neighborhoods.

The planned parking capacity, including the currently projected 3,500 spaces, and allocation of spaces may be adjusted based on actual and demonstrated business activity, occupancy, event demand, and parking utilization over time.

If parking demand exceeds available capacity, Developer shall evaluate and implement additional parking or other parking-management measures as necessary to prevent spillover parking and protect neighborhood access

e) **Provides affordable parking options for Detroit residents** — Developer shall provide complimentary parking for the first three hours for Detroit residents in private lots and structures and a discounted rate thereafter, subject to clearly established eligibility and verification procedures.

f) **Provides affordable parking for residents and businesses** — Developer shall incorporate affordable parking approaches for mixed-income residents and business tenants, including appropriately priced residential and commercial parking options.

3. REGIONAL TRANSIT AND ALTERNATIVES TO DRIVING

a) **Expands public transportation options connecting Detroit residents and workers to the riverfront** — Developer shall partner with DDOT, People Mover, QLINE, and other applicable existing or future transit providers to evaluate project-generated transportation demand and identify transit improvements through the transportation impact analysis.

Based on the analysis and demonstrated project demand, Developer shall support enhanced public transportation connections between Detroit neighborhoods, downtown, and the riverfront, including improved DDOT service, neighborhood-to-riverfront shuttle service, express connections, increased service frequency or capacity, and other transit improvements as appropriate.

Developer shall provide or support shuttle services, transit stops, pedestrian connections, wayfinding, and other on-site improvements as appropriate to connect residents, workers, visitors, and employees to public transit and surrounding neighborhoods.

b) **Coordinates transit improvements with DDOT and regional transit providers** — Developer shall coordinate with the City, DDOT, and other applicable transit agencies to identify and implement transit improvements that respond to project-generated demand, including increased service frequency, capacity, routes, stops, connections, and other service enhancements as appropriate.

c) **Maintains accessible paratransit and demand-responsive transportation services** — Developer shall coordinate with DDOT and applicable paratransit providers to maintain safe, reliable, and accessible transportation options for seniors, people with disabilities, and other residents and visitors who rely on accessible transportation.

Developer shall monitor project-generated transportation demand and coordinate with transit and paratransit providers to adjust service levels, capacity, routes, frequency, or other transportation accommodations as necessary to respond to demonstrated project-generated demand throughout construction and long-term operation.

d) **Maintains and enhances People Mover access** — Developer shall maintain continuous and fully accessible People Mover access throughout the redevelopment and shall ensure that construction, demolition, or removal of the existing podium does not permanently disrupt access to People Mover service.

Developer shall fully fund the reconstruction, restoration, and necessary improvements to the Renaissance Center People Mover Station.

Developer shall provide seamless, safe, fully accessible, and reliable connection between the People Mover station, redevelopment, surrounding destinations, public spaces, sidewalks, and the riverfront.

e) **Supports QLINE connectivity and future transit expansion** — Developer shall coordinate with the City and applicable transit agencies to maintain and improve connections between the project, QLINE, People Mover, DDOT, and other existing or future regional transit services. Developer shall support opportunities to expand transit connections and improve transfers between systems as project demand and regional transit plans evolve.

f) **Provides accessible on-site mobility options** — Developer shall provide alternative transportation options within the project site for individuals with mobility limitations, including accessible motorized wheelchairs, mobility scooters, and/or accessible shuttle services such as a jitney, to support convenient and independent access to buildings, parking, public spaces, the Riverwalk, transit connections, and other project destinations.

4. ENVIRONMENTAL STEWARDSHIP AND SUSTAINABILITY

a) **Advances long-term riverfront sustainability and environmental stewardship** — Developer shall design, construct, and maintain the project to support the long-term health, resilience, and sustainability of the Detroit River and riverfront environment.

Developer shall incorporate site-appropriate green infrastructure, nature-based stormwater management, native and climate-resilient landscaping, tree canopy, permeable surfaces, and other sustainable site practices that manage stormwater, reduce flooding and runoff, improve water quality, support habitat, and minimize impacts to the river. These measures shall be designed for long-term performance and maintained throughout the life of the development.

b) **Reduces energy use and the project's carbon footprint** — Developer shall reduce embodied and operational carbon through energy-efficient building design, all-electric building systems where feasible, renewable energy, material reuse and salvage from demolition, and other low-carbon construction and operational practices. Developer shall pursue recognized high-performance building standards, such as LEED, and explore available financing mechanisms, including PACE, to support energy efficiency and renewable energy investments.

c) **Protects water quality and manages stormwater and sewer capacity** — Developer shall prevent contaminated runoff, sediment, chemicals, and other pollutants from entering the Detroit River, sewer system, or groundwater. Developer shall provide appropriately sized stormwater and sewer infrastructure, including green infrastructure and other nature-based systems where appropriate, to capture, retain, infiltrate, and treat stormwater; reduce flooding and runoff; improve water quality; and protect the Detroit River and surrounding waterways.

d) **Builds climate resilience and prepares for extreme weather** — Developer shall incorporate flood-, storm-, heat-, power-outage-, and other extreme-weather-resilient design throughout the project. Developer shall establish a community resiliency hub or comparable facility with solar and backup

power capable of providing shelter, water, food, communications, phone charging, and other essential resources during power outages, extreme weather events, and climate emergencies.

e) **Protects birds, wildlife, and riverfront habitat** — Developer shall incorporate bird-safe glazing and façade treatments, minimize light pollution and nighttime lighting during spring and fall migration periods, and incorporate landscaping and site design that supports native habitat and biodiversity. Developer shall consult with qualified bird and wildlife organizations, including the Detroit Bird Alliance, regarding building, lighting, landscape, and site design.

f) **Advances waste reduction and resource recovery** — Developer shall reduce construction and operational waste through material reuse and salvage, recycling, composting, and other waste-diversion practices. Developer shall provide convenient recycling and composting infrastructure throughout residential, commercial, and public areas and establish practices that support long-term waste reduction.

C. Place

1. PUBLIC SPACE AND PUBLIC ACCESS

a) **Designated free and public use space** — All property south of Atwater and all future outdoor property on the existing Renaissance Center footprint shall be designated as public space in perpetuity and remain available for public use.

b) **Protects public access to the Detroit River and Riverwalk** — Developer shall maintain continuous public access to the Detroit River and the full length of the Riverwalk within and adjacent to the project. If a marina or other maritime facility is developed as part of the project, its design, operation, and associated infrastructure shall not diminish, obstruct, privatize, or materially restrict public access to the Riverwalk, riverfront, or waterfront views.

c) **Ensures long-term stewardship of public spaces** — Developer shall be responsible for the ownership, operation, funding, maintenance, repair, and long-term stewardship of plazas, green spaces, Riverwalk connections, and other designated public spaces to ensure that they remain accessible, attractive, safe, and well maintained over the long term.

d) **Maintains public access during private and ticketed events** — Developer shall maintain continuous public access to all public plazas, green spaces, Riverwalk connections, and other designated public spaces during private, ticketed, or special events. Private events shall not eliminate or materially restrict public access. Any necessary temporary closures shall be limited in duration, publicly noticed in advance, and subject to a defined annual cap.

e) **Provides year-round, climate-protected public space** — Developer shall provide or retain year-round, climate-protected indoor public space with seating,

restrooms, and space for pop-ups, community programming, cultural activities, and events at no cost to enter.

Public indoor space shall maintain convenient access to the People Mover and preserve significant existing artwork where feasible. The design shall prioritize year-round public access and usability, including during winter months and inclement weather.

f) **Creates inclusive and universally designed public spaces** — Developer shall provide universally designed public spaces that serve youth, people with disabilities, seniors, families, and people with varying mobility and sensory needs. Universal design shall address both physical access and the experience of using the space and shall exceed minimum ADA requirements where appropriate.

g) **Provides public-space amenities, seating, bathrooms, shade, and comfort** — Developer shall provide sufficient public restrooms, seating, shade structures, drinking water fountains, covered areas, and other amenities throughout the public realm. Amenities shall be distributed throughout the project so that public spaces are comfortable and usable for extended periods and across seasons.

h) **Provides safe, well-lit, and welcoming public spaces** — Developer shall provide pedestrian-scale lighting throughout public streets, sidewalks, plazas, Riverwalk connections, and other publicly accessible areas sufficient to support safety, visibility, and wayfinding. Lighting shall be designed to create a welcoming public realm, minimize glare and light trespass, and incorporate dark-sky principles where feasible. Public safety strategies shall prioritize good lighting, visibility, active public spaces, clear sightlines, and the presence of welcoming staff and programming rather than relying solely on heavy policing or exclusionary design.

i) **Supports waterfront tourism and maritime activity while protecting public access** — Developer shall evaluate and establish a clear, publicly documented plan for any proposed marina or maritime-related commercial activity, including potential transient docks, fuel and pump-out facilities, a waterfront welcome center or international gateway, and coordination with existing marinas and the Port. Any such facilities shall complement rather than displace public Riverwalk access and shall be designed to provide public benefit.

2. HOUSING AFFORDABILITY, ACCESS, AND STABILITY

a) **Protection from exclusion** — Developer shall establish Detroit-resident preferences and targeted neighborhood marketing for new housing opportunities. Affordability and eligibility policies shall be structured to ensure that affordable housing is accessible to Detroit residents.

b) **Protection from displacement and rising housing costs** — Developers shall establish rent protections for Bedrock properties within the impact area and adjacent zip codes.

Developer shall establish a rental stabilization fund, contributing a total of $5,000,000, for long-term Detroit renters within the impact area and adjacent zip codes to mitigate displacement and rising housing costs.

The City and Developer shall evaluate available state and local mechanisms for limiting excessive annual rent increases and shall identify enforceable protections for existing and future renters within the impact area.

c) **Provides housing affordability across income levels** — New housing units constructed as part of this development shall include affordable units at the following AMI levels and percentages of total units:

   i. 15% of units at 30% AMI
   ii. 15% of units at 50% AMI
   iii. 10% of units at 80% AMI

d) **Provides affordable senior housing and supports aging in place** — Developer shall provide affordable senior housing, including units affordable to households at or below 50% AMI.

   Senior housing shall provide convenient access to transit, services, groceries, health resources, and community amenities. The Developer shall also support programs and investments that allow seniors already living nearby to age in place.

e) **Provides two- or three-bedroom family housing** — Developers shall provide family-sized housing units suitable for families and larger households.

   Developer shall designate a minimum of 25% of all affordable housing units as family-sized units with two or three bedrooms.

f) **Provides accessible housing** — Developer shall provide housing that incorporates universal design principles and exceeds minimum accessibility standards throughout units, common areas, entrances, amenities, and building circulation.

   Housing shall be designed to be usable by people with disabilities, seniors, and residents with varying mobility needs.

g) **Creates homeownership pathways** — Developer shall provide clear pathways toward homeownership or rent-to-own opportunities within the project and surrounding impact area.

   Developer shall invest $5,000,000 in a down payment assistance fund to support Detroit residents purchasing homes, with priority for first-time homebuyers and households that otherwise face barriers to homeownership.

   As part of the community benefits process, Developer shall identify:

i. Existing homeownership programs offered by the Gilbert family of companies and opportunities to expand their benefit to residents of the impact area.
ii. Potential homeownership programs, financing tools, down-payment assistance, shared-equity models, rent-to-own programs, and other alternatives that could promote homeownership district-wide and along the riverfront.
iii. Specific opportunities for Detroit residents to build and retain wealth through ownership associated with the project.

h) **Establishes permanent housing trust fund, home repair, and community land trust investments** — Developer shall make the following housing investments, each treated as a separate and distinct commitment:

iv. **Affordable Housing Fund**: Developer shall contribute $5,000,000 over five years to the Detroit Affordable Housing Development and Preservation Fund.
v. **Home Repair Fund:** Developer shall establish a separate, permanent $5,000,000 Home Repair Fund to support existing homeowners in the impact area and adjacent zip codes. Home repair funding shall be distinct from contributions to the Affordable Housing Development and Preservation Fund.
vi. **Community Land Trust**: Developer shall contribute $2,000,000 over 5 years to capitalize a community land trust (CLT) and, where feasible, transfer developable residential land elsewhere in the impact area and adjacent zip codes to the CLT.

3. NEIGHBORHOOD AMENITIES

a) **Provides housing linked to everyday needs** — Developer shall ensure that new housing provides convenient access to groceries, pharmacies, everyday retail, services, and other basic needs. Housing development shall be coordinated with Complete Neighborhood principles so residents can meet daily needs without requiring a vehicle.

Developers shall actively attract, recruit, and secure a large, full-service grocery retailer within the project area to serve new residents, existing Detroit residents, workers, and visitors.

b) **Provides amenities for all income levels** — Developer shall include neighborhood amenities that accommodate a mix of affordability by income level. Neighborhood amenities include everyday retail and services, food and dining, health and wellness, family services.

c) **Provides entertainment and family-serving amenities** — Developer shall provide or attract entertainment and amenities that serve Detroit residents and families, including opportunities for a movie theater, aquarium, family entertainment, cultural attractions, and other year-round activities. Pricing shall include accessible and affordable options for Detroit residents.

Developer shall prioritize the inclusion of a movie theater within the Renaissance Center as a major community-serving entertainment use.

4. RETAIL AND COMMERCIAL DEVELOPMENT

a) **Provides entertainment, family amenities, and Detroit-serving experiences** — Developer shall provide or attract entertainment and amenities that serve Detroit residents and families, including opportunities for a movie theater, aquarium, family entertainment, cultural attractions, and other year-round activities. Pricing shall include accessible and affordable options for Detroit residents.

b) **Attracts regional and national retailers while prioritizing Detroit businesses** — Developer shall attract complementary regional and national retailers, restaurants, entertainment, and destinations while maintaining opportunities for Detroit-based businesses and Detroit-serving uses.

c) **Prioritizes Detroit-based and historically disadvantaged businesses** — Leasing and tenant-selection policies shall provide preference for Detroit-based, legacy Detroit, Black-owned, historically disadvantaged, women-owned, and small businesses.

d) **Provides dedicated cultural and community-serving commercial space** — Developer shall provide opportunities for Detroit-serving cultural and community uses, including dedicated gallery, exhibition, food, entertainment, and other spaces that contribute to the identity and vitality of the Riverfront.

e) **Provides advance notice, relocation assistance, and right to return for existing Renaissance Center businesses** — Developer shall provide advance notice and appropriate relocation assistance to businesses displaced by redevelopment. Renaissance Center businesses operating during 2022–2026 shall receive a right of first refusal to return to comparable commercial space following redevelopment, with consideration given to commercially reasonable and affordable lease terms.

5. SMALL BUSINESS, LOCAL OWNERSHIP, AND ECONOMIC OPPORTUNITY

a) **Creates opportunities for Detroit-based businesses** — Developer shall reserve a defined share of retail and commercial space for Detroit-based, legacy, and small businesses at below-market or otherwise protected rents.

Developer shall reserve a defined share of retail and commercial space for disadvantaged businesses, Detroit-based businesses, Detroit-based small businesses, Detroit headquartered businesses, and Detroit-resident businesses at below-market or otherwise protected rents, including opportunities within food halls, incubators, pop-up spaces, and other high-visibility commercial locations.

b) **Provides affordable retail, pop-up, and tenant opportunities** — Developer shall provide affordable temporary and permanent commercial opportunities for

emerging businesses, entrepreneurs, artists, food businesses, and other small businesses.

Pop-up and incubator opportunities shall create measurable pathways to permanent leases and commercial ownership opportunities for businesses that demonstrate viability.

c) **Creates a small business commercialization pathway** — Developer shall establish a small business incubator and commercialization hub that helps disadvantaged businesses, Detroit-based businesses, Detroit-based small businesses, Detroit headquartered businesses, and Detroit-resident businesses strengthen, grow, and scale their existing businesses and prepare to successfully operate in high-value commercial locations within the project and along the Riverfront.

The program shall provide affordable space, technical assistance, mentorship, business planning, financial management, marketing, access to capital, procurement support, and other resources needed to prepare businesses for permanent commercial opportunities.

The program shall prioritize Detroit-based, legacy Detroit, historically disadvantaged, Black-owned, and women-owned businesses and shall create measurable pathways for businesses to progress from training and technical assistance, to pop-ups and temporary locations, to permanent storefronts and other prime commercial opportunities within the project and Riverfront.

d) **Establishes small business funding and access to capital** — Developer shall provide $3,000,000 in grants for eligible Detroit small businesses and entrepreneurs and an additional $3,000,000 investment in an established Community Development Financial Institution (CDFI) to establish or expand a revolving loan fund for small businesses.

e) **Provides small business representation and advocacy** — Developer shall maintain a structured small-business voice in project planning, leasing, procurement, commercial programming, and ongoing project operations. Small business representatives shall have meaningful opportunities to provide input on policies and decisions affecting Detroit-based businesses throughout redevelopment and long-term operation.

D. Opportunity

1. WAGES, LABOR STANDARDS, AND WORKER PROTECTION

a) **Living wage standards** — Developer shall pay no less than the Living Wage, as calculated using the State of Michigan living wage calculator, for all jobs across the project site, including on-site operations, maintenance, hospitality and retail jobs. This standard applies to the Developer and its subcontractors and shall be adjusted annually. Currently, the living wage is calculated at $22.07 per hour.

b) **Maintains union and labor-peace standards** — Developer shall maintain union and labor-peace standards across construction, maintenance, and operations.

Developer shall require all contractors and subcontractors performing work on the project to comply with applicable union agreements, labor-peace requirements, and project labor standards, and shall include these requirements in all applicable contracts.

2. HIRING DETROIT RESIDENTS AND IMPACTED EMPLOYEES

a) Detroit resident hiring for construction and development — Developer shall commit to a minimum 51% Detroit resident workforce for all construction and development jobs related to the project, across the full career ladder from entry-level and skilled-trade positions through management and executive positions. Hiring shall comply with all applicable City of Detroit resident hiring requirements and other applicable laws and regulations.

b) **Detroit resident hiring for permanent jobs** — Developer shall commit to a minimum 51% Detroit resident workforce for permanent jobs associated with the project, including executive, leadership, management, professional, hospitality, retail, operations, maintenance, and entry-level positions.

Developer shall provide first-source hiring consideration to Detroit residents and comply with all applicable City of Detroit hiring requirements.

c) **Job retention, rehire, and worker transition protections** — Developer shall provide rehire priority for former Renaissance Center workers for positions involving the same or similar duties and shall provide appropriate transition, retraining, and career-support services for affected workers.

3. TRAINING, APPRENTICESHIP, AND CAREER ADVANCEMENT

a) **Construction and skilled-trades training and apprenticeships** — Developer shall invest a minimum of $6,000,000, beginning upon execution of the Community Benefits Agreement, in skilled-labor training and apprenticeship programs for people who live and work in Detroit.

The program shall be integrated into project construction, continue beyond the project, and connect participants to existing workforce development and training programs, including Wayne County Community College District, Detroit at Work, Detroit Employment Solutions Corporation, Detroit Public Schools Community District, unions, and other qualified training providers.

b) **Expands workforce development on Detroit's east side** — Developer shall provide an investment to support an existing Detroit-based workforce development organization serving Detroit's east side to supplement existing workforce and skilled-trades training programs operating on the west side and elsewhere in the city.

c) **Provides career advancement and long-term economic mobility** — Developer shall invest in workforce development for Detroiters that connects training to advancement, higher wages, entrepreneurship, and management-level opportunities. Programs shall include skilled trades, upskilled labor, professional services, technology, and other knowledge-economy careers and shall create pathways beyond entry-level employment.

4. COMMUNITY WEALTH

a) Establishes a Community Wealth and Anti-Displacement Fund — Developer shall contribute $7,500,000 to a Community Wealth and Anti-Displacement Fund to advance economic inclusion, shared prosperity, community ownership, and long-term neighborhood stability.

The fund shall support priorities identified by Detroit residents and communities and focus on investments that help ensure that redevelopment-generated value is shared with surrounding communities.

The fund shall be governed through a transparent process that provides meaningful community participation in establishing priorities, allocating funds, and monitoring outcomes.

E. Experience

1. YOUTH ENGAGEMENT AND OPPORTUNITY

a) Creates dedicated space and opportunities for youth — Developer shall dedicate space within the project area for flexible community use, with a focus on youth, seniors, education, workforce development, and professional development, including a youth center and safe places for young people to gather.

Developer shall establish and fund a 30-year operations, maintenance, activation, and programming fund for the dedicated space, with contributions made over 30 years to support its long-term viability.

b) Provides continuous youth engagement throughout the project lifecycle — Developer shall create sustained youth participation, youth-centered programming, and opportunities for young people to shape the project's future. Youth, beginning at the middle-school level, shall be engaged throughout project planning, construction, development, environmental justice, programming, and long-term operation.

The program shall build upon existing City youth initiatives rather than duplicate or compete with them and shall leverage existing schools, training agencies, unions, after-school programs, youth organizations, and other community partners.

c) Establishes school, university, and skilled-trades partnerships — Developer shall establish partnerships with existing Detroit-area programs in urban design,

architecture, landscape architecture, planning, engineering, construction, and skilled trades.

Partnerships shall include DPSCD schools such as University Prep High School, Martin Luther King Jr. Senior High School, and Cass Technical High School; Wayne County Community College District; local universities including Wayne State University, the University of Michigan and its Taubman College of Architecture and Urban Planning, and Michigan State University; and Detroit-based trade schools and workforce development organizations.

Partnerships shall provide students with field trips, project-based learning, internships, mentorship, career exposure, and pathways to employment and further education in design, urban development, the built environment, skilled trades, and related fields.

d) **Provides career, technical, STEM, and training opportunities** — Developer shall provide accessible technical, STEM, vocational, and career training linked to project jobs and broader career opportunities.

e) **Creates a youth talent pipeline through paid experience and mentorship** — Developer shall provide a minimum of 100 paid internships and year-round youth employment opportunities, with mentorship and pathways connecting participants from schools and training programs to employers and permanent careers.

f) **Supports opportunities that help retain Detroit youth and families** — Developer shall support education, career, entrepreneurship, housing, and family opportunities that strengthen Detroit's ability to retain young people, graduates, and families in the city.

2. **HISTORY, HERITAGE, AND DETROIT IDENTITY**

a) **Honors Black Detroit history and heritage** — Developer shall work with the City of Detroit, historians, cultural organizations, and Detroiters to ensure that the redevelopment authentically reflects, honors, and carries forward the history, culture, and legacy of Black Detroit, with particular emphasis on Black Bottom, Paradise Valley, the Underground Railroad, and Mayor Coleman A. Young.

The project's commercial district, public spaces, architecture, art, programming, wayfinding, and interpretive elements shall collectively reflect Black Bottom as a historic Black business and cultural district, including its role as a center of Black entrepreneurship, commerce, community, music, arts, and social life.

Developer shall coordinate with the City of Detroit, I-375 Reconnecting Communities Project partners, and affected neighborhoods on related planning, programming, business development, and pedestrian connections.

b) **Promotes Detroit neighborhoods, attractions, and local businesses** — Developer shall create and prominently display an accessible and regularly updated map showcasing Detroit neighborhoods, cultural and historic

destinations, attractions, restaurants, retail establishments, entertainment venues, and key local businesses throughout the city.

The map shall provide visitors with information and wayfinding that encourages exploration beyond the project site and highlights the diversity, history, culture, and businesses that make Detroit unique.

c) Preservation of Renaissance Center history and Detroit identity — Before any demolition, Developer shall complete formal historic documentation (drawings, photos, oral histories) of the Renaissance Center and John Portman's design along with Mayor Coleman A. Young's leadership to create a permanent exhibit of its history. Developer shall work with historical societies and the City of Detroit to incorporate historical art, landmarks, placards and design features into the project area at the cost of the Developer.

In order to promote the preservation of historically significant buildings and sites throughout the Impact Area, the Developer shall fund an application to nominate appropriate sites in Impact Area to the National Register of Historic Places. A successful application will allow for the utilization of federal historic tax credits for the preservation and rehabilitation of historically significant sites and structures in the Impact Area.

3. EVENTS, PROGRAMMING, AND RECREATION

a) **Affordable cultural and entertainment experiences and festivals** — Developer shall provide free or affordable concerts, festivals and cultural activities accessible to Detroit residents.

b) **Youth, senior and family programming** — Developer shall provide recurring programming for youth, seniors and families, including senior-specific programs and a replacement for youth attractions lost when the Midway closed. Programming shall be delivered through the dedicated flex space and the overall youth and senior engagement strategy.

c) **Preserves and Invests in the Aretha Franklin Amphitheatre** — Developer shall invest $2,500,000 in the ongoing preservation, capital improvements, maintenance, and long-term viability of the Aretha Franklin Amphitheatre.

The investment shall support improvements necessary to preserve and enhance the facility and sustain its historic and cultural significance as the surrounding Renaissance Center and East Riverfront area is redeveloped. Eligible improvements may include deferred maintenance, building and site improvements, façade improvements, stormwater management, accessibility improvements, and other capital needs identified in coordination with the Amphitheatre.

The investment shall consider improvements necessary to achieve and maintain full ADA compliance and universal design beyond minimum ADA requirements throughout the entire visitor experience, including parking and drop-off areas,

accessible routes and entrances, ticketing and check-in, seating, restrooms, concessions, circulation areas, pathways, amenities, and other public-facing facilities and services.

d) **Free and low-cost events, recreation and entertainment** — Developer shall provide a minimum number of free public events each year, year-round programming including winter, and a mix of free and paid experiences.

   Developer shall provide Detroit residents with low-cost access to paid events and programming and shall reserve a defined number of free tickets for Detroit residents and Detroit-based community organizations through a transparent distribution process, such as a lottery or first-come, first-served system.

e) **Waterfront programming, maritime activities and visitor engagement** — Developer shall provide opportunities for waterfront commerce, recreation, and visitor engagement, including water-based activities such as a fishing pier, kayak or paddle launch, boat tours, or similar activities, subject to applicable permits and approvals.

f) **Space for community events and programming** — Developer shall provide dedicated space that is free or available at a low cost for Detroit-based organizations, block clubs, and associations to host community events, festivals, cultural activities, meetings, conferences, and other programming. Space shall be made available through a transparent and accessible reservation process. This may be included in the business model of the dedicated flex space.

4. ARTS AND CREATIVE ECONOMY

a) **Public art, existing artwork and cultural preservation** — Developer must transition existing artwork, including at the podium and People Mover, to the same or better place, in coordination with the artist and/or with City Walls Detroit.

b) **A place for Detroit Artists** — Developer shall prioritize Detroit-based artists for artwork, murals, installations, public art commissions, exhibitions, and other creative opportunities throughout the project area.

   Opportunities shall include both emerging and established Detroit artists, including Legacy Detroit Artists, and shall provide meaningful opportunities for Detroit artists to create, display, perform, and sell their work.

CBA Developer Response
10.27.26

Bedrock Alignment with NAC Recommendations - 10.13.2026	
53	Alignment or Alignment with minor clarifications or specificity
30	Value alignment but with suggested alternate thresholds or tactics
12	Sticking point / Alternate strategy suggested
6	City- led item

CBA NAC Alignment - 10.20.2026	
NAC Agreement	49
Needs further discussion / clarifying information	14
NAC Counter Proposal	32
Total	95

101	Items Recommended by NAC on 10.6.2026
93	Items Addressed in the Community Benefits Agreement Exhibits
8	Items Not Addressed in the Community Benefits Agreement Exhibits
64	Total Developer Commitments in Exhibit A
5	Total City Commitments in Exhibit B

Category	Sub-Category	Section	NAC Recommendation Per Item - 10.06.2026	Developer Response - 10.13.2026	NAC Response - 10.20.2026	$ Amount Proposed	Exhibit	Provision #	Final Proposed Commitment 10.23.2026
						$43.5M			
Delivery	Riverwalk	**A.1**	**A. Maintains continuous and equitable access to the Riverwalk and surrounding transportation network** — Developer shall maintain continuous access to the Detroit Riverwalk through the duration of the project. Detroit Riverwalk access must be designed for accessibility (ADA-compliance) through the entire Riverwalk, including all detours. Developers shall coordinate with key transportation and Riverwalk partners including but not limited to the Riverfront Conservancy, DDOT, Detroit-Windsor Tunnel, and the People Mover to preserve accessibility and experience throughout construction	Developer will make best efforts to ensure continuous ADA-compliant access to the Detroit Riverwalk within project boundaries through the duration of project construction and delivery. Where detours are required for public safety, developer will make best efforts to limit distance and duration of detours. Developers to coordinate with key transportation and Riverwalk partners including but not limited to the Detroit Riverfront Conservancy, DDOT, Detroit-Windsor Tunnel Authority, and the People Mover to preserve accessibility and experience within the project site throughout construction.	Agree with addition of language about Universal Design and going above and beyond ADA requirements - in reference to checklist submitted by Member Deirdre Jackson		A	1	**A.1.A** Developer will make best efforts to ensure continuous ADA-compliant access to the Detroit Riverwalk within project boundaries through the duration of project construction and delivery. Where detours are required for public safety, developer will make best efforts to limit distance and duration of detours. Developers to coordinate with key transportation and Riverwalk partners including but not limited to the Detroit Riverfront Conservancy, DDOT, Detroit-Windsor Tunnel Authority, and the People Mover to preserve accessibility and experience within the project site throughout construction.
			B. Maintains safe and accessible transportation and public access during construction — Developers shall coordinate delivery, staging, loading, and worker parking, with impact area residents and businesses to reduce impacts to residential parking, sidewalks, business access, emergency routes, etc. Commencing at the start of construction, the Developer shall contribute $1,000,000 towards an Impacted Business Relief Fund to ensure businesses will not be adversely affected. Additionally, if an adverse effect is identified the Developer shall coordinate construction logistics with the impacted business prior to the schedule of construction.	**Developer will implement a Construction Logistics and Impact Management Plan (CLIMP)**, addressing delivery, staging, loading, worker parking, haul routes, schedules, business access, emergency routes and potential impacts and mitigations to nearby residents and businesses, and make this plan available on a project website. Developer to coordinate with small businesses in the Impact Area to mitigate any adverse impacts of construction.. Where construction may affect public transit access or require road closures, Developer will work with the City of Detroit on public transit access and road closures. Developer will make a $1 million/ year commitment to the Detroit Riverfront Conservancy for operations and construction-period mitigation for the first 5 years of construction.	Original proposal: Support the CLIMP and coordination with small businesses parts, Maintain original NAC proposal of $1M for impacted businesses in the **Impact Area**, throughout the duration of the construction period. Fund should be managed by a third-party fiduciary Additionally, reallocate additional $4M earmarked by developer to Riverwalk Conservancy to other NAC priorities (see housing proposal)	**$1,000,000**	A	2, 3, 4	**A.1.B** Developer will implement a Construction Logistics and Impact Management Plan (CLIMP), addressing delivery, staging, loading, worker parking, haul routes, schedules, business access, and emergency routes and make this plan available on a project website. Developer to coordinate with small businesses in the Impact Area to mitigate any adverse impacts of construction. Where construction may affect public transit access or require road closures, Developer will work with the City of Detroit on public transit access and road closures. **A.1.C Developer will commit $1 million to an appropriate third-party fiduciary and management entity, such as the Detroit Economic Growth Corporation (DEGC), to administer an Impacted Businesses Assistance Program. The program will be funded on a draw basis and be based upon objective criteria to establish adverse impact from the construction and appropriate financial mitigation.**
	Construction Management	**A.2**	**A. Creates greater economic opportunity for Detroit-based businesses** — Developer shall have the following targets for the procurement of goods or services: i. Minimum 40% Detroit-based business, Detroit headquartered businesses, and Detroit-resident business participation project wide; ii. Minimum 25% historically disadvantaged business participation project wide; iii. Minimum 15% Women-Owned Business (WBE) participation project wide; iv. Minimum 40% disadvantaged businesses and WBE participation project wide for professional services contracts. Additionally, as part of the construction bid process, Developers must provide bid preferences or credits to disadvantaged businesses, Detroit-based businesses, Detroit-based small businesses, Detroit headquartered businesses, and Detroit-resident businesses.	Developer proposes to voluntarily comply with the terms of City of Detroit Executive Order 2014-5, which establishes a target of thirty percent (30%) Detroit-based businesses and Detroit-headquartered businesses participation. Developer shall make commercially reasonable efforts to procure, or cause to be procured, thirty percent (30%) of the total development costs of the Project from 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. In furtherance of this goal, Developer agrees, as part of the construction bid process, to utilize a scoring system that specifically awards points for certified Detroit-Based Businesses, Detroit-Based Small Businesses, Detroit Headquartered Businesses and Detroit-Resident Businesses.	To be modeled after the City of Detroit Detroit Business Opportunity Program (DBOP) scoring. Include specific spending goals for historically disadvantaged businesses and legacy Detroit businesses - as defined by the City of Detroit. Add these criteria into the scoring criteria.		A	5, 6	**A.2.A** Developer commits to voluntarily comply with the terms of City of Detroit Executive Order 2014-5, which establishes a target of thirty percent (30%) Detroit-based businesses and Detroit-headquartered businesses participation. Developer shall make commercially reasonable efforts to procure, or cause to be procured, thirty percent (30%) of the total development costs of the Project 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. In furtherance of this goal, Developer agrees, as part of the construction bid process, to utilize a scoring system that specifically awards points for **disadvantaged businesses**, certified Detroit-Based Businesses, Detroit-Based Small Businesses, Detroit Headquartered Businesses and Detroit-Resident Businesses.

Category	Sub-Category	Section	NAC Recommendation Per Item - 10.06.2026	Developer Response - 10.13.2026	NAC Response - 10.20.2026	$ Amount Proposed	Exhibit	Provision #	Final Proposed Commitment 10.23.2026
Delivery	Construction Management	**A.2**	**B. Creates a fair and transparent construction procurement process** — Developer will provide public, open, fair, and transparent bidding for every project phase (e.g., demolition, construction, operations, and maintenance). Additionally, the Developer will publicly publish the list of bid responders and results of all opportunities for fair and transparent construction procurement. Developer(s) will utilize a value-based bidding process to score and select qualified bidders, rather than relying on low-price bidding. Developer(s) will follow the above targets to ensure scoring rewards disadvantaged businesses, Detroit-based businesses, Detroit-based small businesses, Detroit headquartered businesses, Detroit-resident businesses, and women-owned businesses.	Developer will provide public, open, fair, and transparent bidding for every phase of construction. Developer agrees to post bid packages on a publicly available website in order to maximize the opportunity for qualified bidders to respond. Developers will use a value- based process in considering bid awards Developer agrees to use good faith efforts to consider and utilize, when feasible, local vendors, consultants, contractors, suppliers, and materialmen throughout all stages of construction. Upon award, Developer agrees to post the identity of the selected bidder.	**Additions:** To be modeled after the City of Detroit Detroit Business Opportunity Program (DBOP) certification / scoring. Include specific spending goals for historically disadvantaged businesses and legacy Detroit businesses - as defined by the City of Detroit. Add these criteria into the scoring criteria Developer(s) will follow the above targets in A.2.c to ensure scoring rewards disadvantaged businesses, Detroit-based businesses, Detroit-based small businesses, Detroit headquartered businesses, Detroit-resident businesses, and women-owned businesses.		A	6	**A.2.B** Developer will provide public, open, fair, and transparent bidding for every phase of construction. Developer agrees to post bid packages on a publicly available website in order to maximize the opportunity for qualified bidders to respond. Developers will use a value-based process in considering bid awards Developer agrees to use good faith efforts to consider and utilize, when feasible, local vendors, consultants, contractors, suppliers, and materialmen throughout all stages of construction. Upon award, Developer agrees to post the identity of the selected bidder. Subject to the required actions by CRIO above in A.2.A, Developer commits to including these categories of businesses **(disadvantaged businesses, certified Detroit-Based Businesses, Detroit-Based Small Businesses, Detroit Headquartered Businesses and Detroit-Resident Businesses)** within the 30% target and the preferential scoring system as previously committed to, and accepted by, the NAC.
			C. Provides predictable construction and minimize prolonged disruption — Developers will establish a phase-by-phase 5–10 year master schedule, coordinate with major events and nearby projects, and help residents and businesses plan while maintaining public access throughout construction.	See A.1.B Above (Construction Logistics and Impact Management Plan (CLIMP))			A	2, 3	*Combined with A.1.B Above (Construction Logistics and Impact Management Plan (CLIMP))*
			D. Reduces traffic, road damage and neighborhood disruption from construction vehicles — Developers shall designate heavy-haul routes that avoid residential streets, limit diesel exhaust and noise, and require repair of construction-related road damage to protect neighborhood streets and residents.	See A.1.B Above (Construction Logistics and Impact Management Plan (CLIMP))	Check with City requirements which are: **Routing and Staging of Construction Vehicles** •Oversized Loads & Equipment: Moving heavy-duty machinery, cranes, or oversized loads into the public right-of-way requires specific DPW staging permits. •Staging Plans: Construction vehicle routing and logistics must prevent gridlock and ensure that at least one lane of traffic in each direction remains open at all times unless a full closure detour is formally approved.		A	2, 3	*Combined with A.1.B Above (Construction Logistics and Impact Management Plan (CLIMP))*
	Construction Health & Safety	**A.3**	**A. Protects residents, workers and visitors from construction disturbance** — Developer shall implement construction management measures to reduce exposure to noise, dust, vibration and vehicle emissions throughout the build-out, consistent with Detroit city ordinance.	Developer will implement a **Construction Environmental Management Plan (CEMP)**, including physical and procedural monitoring, controls, and reporting, and make this plan available on a project website. Plan to include water quality monitoring, air quality monitoring, material containment, spill prevention, sediment controls, turbidity monitoring, pest control, vibration monitoring and control, and emission monitoring and control. Developer to provide timely notice to residents within the one-mile radius when construction activity causes air quality to exceed established thresholds.	**Agree to CMEP** **Clarify that it is a one-mile radius from <u>Project site footprint (from Renaissance Center to Rivard)</u>** **Re-add these provisions:** Developer shall provide timely notice to residents within the one-mile radius when construction activity causes air quality to exceed established thresholds. If construction activity results in hazardous air quality or exceeds established health-protective thresholds, Developer shall implement immediate corrective measures and provide HEPA air filtration units to affected residents within the one-mile radius at no cost to residents.		A	7,8,9	**A.3.A** Developer will implement a Construction Environmental Management Plan (CEMP), including physical and procedural monitoring, controls, and reporting, and make this plan available on a project website. Plan to include water quality monitoring, air quality monitoring, material containment, spill prevention, sediment controls, turbidity monitoring, pest control, vibration monitoring and control, and emission monitoring and control. Developer to provide timely notice to residents **within the one-mile radius from the center of the central tower of the Renaissance Center** when construction activity causes air quality to exceed established thresholds. **Developer additionally commits to use the most advanced practices in building deconstruction (which is already distinct from demolition) to encase each segment being deconstructed within an industrial grade protective wrapping to contain dust, debris, and particulate matter.**
			B. Prevents pest displacement into surrounding neighborhoods — Developer must establish a Developer-funded, integrated pest management program before and throughout demolition and construction to prevent rodent migration and other pests from moving into nearby homes, businesses and parks.						
			C. Protects the health of residents living near the construction site — Developer shall monitor and manage construction-related air quality, dust, particulate matter, and emissions in accordance with applicable federal, state, and local air-quality standards. Air monitoring shall occur both on the construction site and within impacted neighborhoods within a one-mile radius of the project. Developer shall provide timely notice to residents within the one-mile radius when construction activity causes air quality to exceed established thresholds. If construction activity results in hazardous air quality or exceeds established health-protective thresholds, Developer shall implement immediate corrective measures and provide HEPA air filtration units to affected residents within the one-mile radius at no cost to residents.						
			D. Protects the Detroit River and waterways during demolition and construction — Developer shall protect the Detroit River and surrounding waterways throughout demolition and construction through enhanced containment, spill prevention, sediment controls, turbidity monitoring, and measures to prevent illegal dumping and releases of pollutants.						

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Delivery	Community Engagement	A.4	**A. Provides advanced construction notice throughout the construction lifecycle** — Developer will provide advance notice of every closure via site signage, email, social media, and project website at least 72 hours prior to any road or sidewalk closure.	Developer will provide advance notice of every closure via site signage and project website at least 72 hours prior to any road or sidewalk closure.			A	10	**A.4.A** Developer commit to providing advance notice of every closure via site signage and project website at least 72 hours prior to any road or sidewalk closure.
			B. Provides meaningful community involvement throughout the project lifecycle — Developer shall maintain community engagement as part of the CBO process. Community engagement shall continue from project scoping and development through construction and management to give residents ongoing opportunities to review material changes and provide recommendations. Developers shall provide quarterly reports to the NAC.	Developer to maintain community engagement as part of the established CRIO process. Community engagement to continue from project scoping and development through construction to give residents ongoing opportunities to review material changes and provide recommendations. The Developer will host an annual project update meeting and publish updated project designs on website, in addition to providing bi-annual reports to the NAC in accordance with CRIO's protocols.	Give residents ongoing opportunities to review material changes and provide recommendations regarding the project during the construction period on at least a biannual basis. Included report on engagement activities in the biannual report.		A	11	**A.4.B** Developer commits to providing residents ongoing opportunities to review material changes to the Project, **and for ongoing engagement with the Project, on a biannual basis. The Project website will be updated with material changes to the Project and will maintain continuous opportunities for public feedback.** Developer further accepts the NACs proposal to include reporting on engagement activities in the biannual report to CRIO.
Connection	Universal Accessibility and Connectivity	B.1	**A. Creates a universally accessible and connected downtown and riverfront** — Developer will provide universal design that exceeds minimum ADA requirements throughout buildings, public spaces, housing, sidewalks, and connections	Developer to work with an accessible design consultant to incorporate universal design principles that meet or exceed minimum ADA and Barrier-free standards that serve youth, people with disabilities, seniors, families, and people with varying mobility and sensory needs. This will include: buildings, public spaces, housing, sidewalks, and connections within the project boundary.			A	12	**B.1.A** Developer to work with an accessible design consultant to incorporate Universal Design principles that meet or go above and beyond ADA and barrier-free standards that serve youth, people with disabilities, seniors, families, and people with varying mobility and sensory needs. This will include: buildings, public spaces, housing, sidewalks, **connections, and enhancing access to the riverfront within the Project boundary**. Developer repeats the necessary statement that going above and beyond ADA requirements for public space and other new construction elements of the project should be readily attainable, while any developer would be constrained by the existing physical conditions of the Renaissance Center Complex itself.
			B. Maintains continuous accessible pedestrian connections — Developer shall maintain continuous, accessible pedestrian routes with wheelchair-accessible sidewalks, safe and accessible crossings, clear wayfinding, appropriate lighting, and accessible connections between the Riverwalk, downtown, surrounding neighborhoods, buildings, parking, and public transit.	Developer, in partnership with the City of Detroit for any public rights-of-way, will maintain continuous, accessible pedestrian routes with wheelchair-accessible sidewalks, safe and accessible crossings, clear wayfinding, appropriate lighting, and accessible connections between the Riverwalk, downtown, buildings, parking, and public transit within the project parameters.			A	13	**B.1.B** Developer, in partnership with the City of Detroit for any public rights-of-way, will maintain continuous, accessible pedestrian routes with wheelchair-accessible sidewalks, safe and accessible crossings, clear wayfinding, appropriate lighting, and accessible connections between the Riverwalk, downtown, buildings, parking, and public transit within the project parameters.
			C. Expands safe pedestrian and bicycle infrastructure — Developer will provide safe pedestrian and bicycle infrastructure, including separated walking and biking paths, protected bike lanes, bicycle racks,	Developer, in partnership with the City of Detroit for any public rights-of-way, will provide safe pedestrian and bicycle infrastructure, including, where appropriate, separated walking and biking paths, bike lanes, and bicycle racks within the project boundary.			A	14	**B.1.C** Developer, in partnership with the City of Detroit for any public rights-of-way, will provide safe pedestrian and bicycle infrastructure, including, where appropriate, separated walking and biking paths and bicycle racks within the Project boundary.
			Expands safe pedestrian and bicycle infrastructure: **Developer will provide safe pedestrian and bicycle infrastructure, including separated walking and biking paths, protected bike lanes, bicycle racks, and improved and safer pedestrian and bicycle crossings of Jefferson Avenue and other adjacent project streets.**	The City will continue to partner with Developer and Michigan Department of Transportation (MDOT) to make improvements to the E. Jefferson corridor. As part of the MDOT I-375 project, MDOT and/or the City, will add curb extensions, reduce crossing distances, and improve overall non-motorized connectivity along E. Jefferson at various points between Randolph and I-375. The City will partner with MDOT to study transportation infrastructure along the E. Jefferson corridor for long term changes to the roadway between I-375 and M-10 which may include extending bike lanes from I-375 westward into the downtown.	AGREE		B	1, 2	**City Item, Defer to City's response:** The City will continue to partner with Developer and Michigan Department of Transportation (MDOT) to make improvements to the E. Jefferson corridor. As part of the MDOT I-375 project, MDOT and/or the City, will add curb extensions, reduce crossing distances, and improve overall non-motorized connectivity along E. Jefferson at various points between Randolph and I-375. The City will partner with MDOT to study transportation infrastructure along the E. Jefferson corridor for long term changes to the roadway between I-375 and M-10 which may include extending bike lanes from I-375 westward into the downtown.
			D. Removes barriers to mobility and riverfront access — Developer shall identify and eliminate or minimize physical, design, and operational barriers that currently limit pedestrian, bicycle, wheelchair and riverfront access.	Developer to engage an accessibility consultant to inform best practices accessibility from a design and operational standpoint within the project boundaries, including enhancing access to the riverfront. (see B.1.a above)			A	12	*Combined with B.1.A above, language added to B.2.B Below*
	Transportation, Neighborhood Access, and Parking	B.2	**A. Maintains reliable neighborhood and regional access throughout construction and operation** — Developer shall maintain reliable access to streets, sidewalks, loading areas, the Detroit-Windsor Tunnel, businesses, residences, public spaces, transit, and other nearby destinations throughout construction and long-term operation.	See A.1.a Above: Developer will make best efforts to ensure continuous ADA-compliant access to the Detroit Riverwalk within project boundaries through the duration of project construction and delivery. Where detours are required for public safety, developer will make best efforts to limit distance and duration of detours. Developers to coordinate with key transportation and Riverwalk partners including but not limited to the Detroit Riverfront Conservancy, DDOT, Detroit-Windsor Tunnel Authority, and the People Mover to preserve accessibility and experience within the project site throughout construction.	Agree with addition of language about Universal Design and going above and beyond ADA requirements - in reference to checklist submitted by Member Deirdre Jackson		A	12	**B.2.A** Developer to work with an accessible design consultant to incorporate Universal Design principles that meet or go above and beyond ADA and barrier-free standards that serve youth, people with disabilities, seniors, families, and people with varying mobility and sensory needs. This will include: buildings, public spaces, housing, sidewalks, connections and **enhancing access to the riverfront within the Project boundary**. Developer repeats the necessary statement that going above and beyond ADA requirements for public space and other new construction elements of the project should be readily attainable, while any developer would be constrained by the existing physical conditions of the Renaissance Center Complex itself.

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Connection	Transportation, Neighborhood Access, and Parking		**B. Evaluates and manages project-related transportation impacts** — Developer shall complete a transportation and traffic impact analysis addressing project-generated traffic, event traffic, Detroit-Windsor Tunnel access, loading and deliveries, pedestrian and bicycle movements, transit demand, parking demand, and potential impacts on surrounding neighborhoods.	Developer to complete a **Transportation and Traffic Impact Analysis (TIA)** addressing project-generated traffic, event traffic, Detroit-Windsor Tunnel access, loading and deliveries, pedestrian and bicycle movements, transit demand, parking demand, event demand, potential impacts on surrounding neighborhoods, identifying alternatives and plans to address parking demand and supply.			A	15	**B.2.B** Developer to complete a Transportation and Traffic Impact Analysis (TIA) addressing project-generated traffic, event traffic, Detroit-Windsor Tunnel access, loading and deliveries, pedestrian and bicycle movements, transit demand, parking demand, **peak event demand**, potential impacts on surrounding neighborhoods, identifying alternatives and plans to address parking demand and supply.
			C. Manages construction and event-related traffic — Developer shall establish and implement traffic management measures to minimize construction- and event-related congestion, maintain emergency and neighborhood access, and prevent project-related traffic and parking from negatively affecting surrounding neighborhoods.	See B.2.b above. (transportation and traffic impact analysis)			A	15	*Combined with B.2.B above*
		B.2	**D. Provides sufficient parking capacity to support project demand** — Developer shall provide sufficient parking capacity and an appropriate allocation of parking for visitors, residents, businesses, employees, and other users to support demonstrated project needs and prevent parking demand from negatively affecting surrounding neighborhoods. The planned parking capacity, including the currently projected 3,500 spaces, and allocation of spaces may be adjusted based on actual and demonstrated business activity, occupancy, event demand, and parking utilization over time. If parking demand exceeds available capacity, Developer shall evaluate and implement additional parking or other parking-management measures as necessary to prevent spillover parking and protect neighborhood access	See B.2.b above. (transportation and traffic impact analysis)	More detail on how many spaces and how they know it is sufficient. Clarification that the NAC is seeking to address parking for events where parking is in high-demand. Clarification on what market price will mean for the parking related to this project		A	16	**B.2.D** Developer will further expand the previously agreed upon commitment to provide for an increased number of ADA-compliant **van-accessible parking spaces in parking facilities controlled by Developer within the Project area, in an amount equal to twice such amount required for ADA-compliant van-accessible parking spaces**, within the overall ADA- compliant space requirements under law, as approved by the Buildings, Safety Engineering, and Environmental Department (BSEED) during the site plan review and permitting process.
			E. Provides affordable parking options for Detroit residents — Developer shall provide complimentary parking for the first three hours for Detroit residents in private lots and structures and a discounted rate thereafter, subject to clearly established eligibility and verification procedures.	Developer to provide discounted transient parking for Detroit residents in private lots and structures, at a rate of 30% off market price, subject to clearly established eligibility and verification procedures, and as permitted by law.	Counter to 50% discounted transient parking for Detroit Residents	**$4,500,000**	A	17, 18	**B.2.E** Developer is committing to 1.5 hours of free parking for Detroit residents in parking facilities controlled by Developer within the Project area, subject to clearly established eligibility and verification procedures, at an estimated monetary value of $4.5 million over ten years. While not a formal NAC request, Developer is also committed to facilitate validation programs for businesses within the Project.
	Regional Transit and Alternatives to Driving	**B.3**	**A. Expands public transportation options connecting Detroit residents and workers to the riverfront** — Developer shall partner with DDOT, People Mover, QLINE, and other applicable existing or future transit providers to evaluate project-generated transportation demand and identify transit improvements through the transportation impact analysis. Based on the analysis and demonstrated project demand, Developer shall support enhanced public transportation connections between Detroit neighborhoods, downtown, and the riverfront, including improved DDOT service, neighborhood-to-riverfront shuttle service, express connections, increased service frequency or capacity, and other transit improvements as appropriate.	As the Renaissance Center and East Riverfront areas are developed, the City will work with the Developer to implement appropriate DDOT transit stops and increase the City's bus service to the Project Area to accommodate demand, consistent with other key downtown attractions.			B	3	*City Item, Defer to City's response* *As the Renaissance Center and East Riverfront areas are developed, the City will work with the Developer to implement appropriate DDOT transit stops and increase the City's bus service to the Project Area to accommodate demand, consistent with other key downtown attractions.*
				Developer will coordinate with the City to design rights-of-way to accommodate regular bus service and demand-based service for special events.			A	13	***Refer to B.1.B*** *: Developer, in partnership with the City of Detroit for any public rights-of-way, will maintain continuous, accessible pedestrian routes with wheelchair-accessible sidewalks, safe and accessible crossings, clear wayfinding, appropriate lighting, and accessible connections between the Riverwalk, downtown, buildings, parking, and public transit within the project parameters.*
			B. Coordinates transit improvements with DDOT and regional transit providers — Developer shall coordinate with the City, DDOT, and other applicable transit agencies to identify and implement transit improvements that respond to project-generated demand, including increased service frequency, capacity, routes, stops, connections, and other service enhancements as appropriate.	DDOT provides paratransit services to its service area, and will provide such services to the Project area as it is constructed. The City will require that all streets are accessible to the standards of the ADA to aid in movement between the development and transit stops or paratransit pick-up points.					*City Item, Defer to City's response* *DDOT provides paratransit services to its service area, and will provide such services to the Project area as it is constructed. The City will require that all streets are accessible to the standards of the ADA to aid in movement between the development and transit stops or paratransit pick-up points.*

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Connection			**C. Maintains accessible paratransit and demand-responsive transportation services** — Developer shall coordinate with DDOT and applicable paratransit providers to maintain safe, reliable, and accessible transportation options for seniors, people with disabilities, and other residents and visitors who rely on accessible transportation. Developer shall monitor project-generated transportation demand and coordinate with transit and paratransit providers to adjust service levels, capacity, routes, frequency, or other transportation accommodations as necessary to respond to demonstrated project-generated demand throughout construction and long-term operation.				B	4	
	Regional Transit and Alternatives to Driving	**B.3**	**D. Maintains and enhances People Mover access** — Developer shall maintain continuous and fully accessible People Mover access throughout the redevelopment and shall ensure that construction, demolition, or removal of the existing podium does not permanently disrupt access to People Mover service. Developer shall fully fund the reconstruction, restoration, and necessary improvements to the Renaissance Center People Mover Station. Developer shall provide seamless, safe, fully accessible, and reliable connection between the People Mover station, redevelopment, surrounding destinations, public spaces, sidewalks, and the riverfront.	Developer shall ensure, other than the temporary closure of the Ren Cen People Mover Station during construction, that Developer takes no action to impair the continuous operation of the People Mover System. Developer to accommodate a People Mover station within the project as a replacement of the existing Renaissance Center People Mover Station. Developer to provide seamless, safe, fully accessible, and reliable connection between the People Mover station, redevelopment, surrounding destinations, public spaces, sidewalks, and the riverfront.	**Counter:** Developer shall fully fund the reconstruction, restoration, and necessary improvements to the Renaissance Center People Mover Station. Clarifying question on what will happen to the station - reconstruction vs. full demolition / replacement		A	19	**B.3.D** Developer shall ensure, other than the temporary closure of the Ren Cen People Mover Station during construction, that Developer takes no action to impair the continuous operation of the People Mover System. **The Renaissance Center People Mover Station will remain as-is, with the exception that the elevated tunnel connecting the People Mover Station to the podium will be replaced with new and improved ADA-compliant access from the station to the ground-level that will be integrated into the pedestrian and bicycle network. Developer commits to fully fund not only this scope, but the necessary improvements to the People Mover Station to re-enclose the exterior envelope after removal of the elevated tunnel.**
			E. Supports QLINE connectivity and future transit expansion — Developer shall coordinate with the City and applicable transit agencies to maintain and improve connections between the project, QLINE, People Mover, DDOT, and other existing or future regional transit services. Developer shall support opportunities to expand transit connections and improve transfers between systems as project demand and regional transit plans evolve.	The City will participate in the Detroit Transportation Corporation's continuing planning efforts following up to the People Mover System Plan and Downtown Mobility Study to evaluate and improve intermodal transportation connections.			B	5	*City Item, Defer to City's response* *The City will participate in the Detroit Transportation Corporation's continuing planning efforts following up to the People Mover System Plan and Downtown Mobility Study to evaluate and improve intermodal transportation connections.*
			F. Provides accessible on-site mobility options — Developer shall provide alternative transportation options within the project site for individuals with mobility limitations, including accessible motorized wheelchairs, mobility scooters, and/or accessible shuttle services such as a jitney, to support convenient and independent access to buildings, parking, public spaces, the Riverwalk, transit connections, and other project destinations.	Developer to explore delivery of an accessible (specifically those with disabilities) shuttle service to support convenient access to buildings, parking, public spaces, the Riverwalk, transit connections, and other destinations within the project area. Commitment will be subject to continued and sufficient demand.	Clarification of NAC Request of providing accessible on-site mobility options: 1. Construction Period: Shuttle to move construction workers from off-site parking to the work-site 2. Shuttle service for visitors along Atwater from the Renaissance Center to Jos. Campau 3. Jitney's (Pedicab) along the riverwalk for seniors or those with mobility challenges		A	20,21	**B.3.F** Developer commits to exploring the delivery of an accessible (specifically those with disabilities) shuttle service to support convenient access to buildings, parking, public spaces, the Riverwalk, transit connections, and other destinations within the project area. This will include: **Working with its general contractor and union partners to support convenient construction worker parking.** **The scope of the shuttle service to include the project area, with a terminus at Jos Campau and Atwater.** **A shuttle service will utilize vehicles that are ADA-compliant and meet the needs of seniors or those with mobility challenges.** **Pursue the availability of non-motorized transit services on the Riverwalk; provided, however, that such operations on the Riverwalk are subject to coordination and approval by the Detroit Riverfront Conservancy.** Commitment will be subject to continued and sufficient demand.
	Environmental Stewardship and Sustainability	**B.4.**	**A. Advances long-term riverfront sustainability and environmental stewardship** — Developer shall design, construct, and maintain the project to support the long-term health, resilience, and sustainability of the Detroit River and riverfront environment. Developer shall incorporate site-appropriate green infrastructure, nature-based stormwater management, native and climate-resilient landscaping, tree canopy, permeable surfaces, and other sustainable site practices that manage stormwater, reduce flooding and runoff, improve water quality, support habitat, and minimize impacts to the river. These measures shall be designed for long-term performance and maintained throughout the life of the development.	Developer to design, construct, and maintain the project in accordance with the long-term health, resilience, and sustainability of the Detroit River and riverfront environment. Developer to pursue site-appropriate green infrastructure, nature-based stormwater management, native and climate-resilient landscaping, tree canopy, permeable surfaces, and other sustainable site practices that manage stormwater, reduce flooding and runoff, benefit water quality, support habitat, and minimize impacts to the river. These measures to be designed for long-term performance and maintained throughout the life of the development.			A	22	**B.4.A** Developer to design, construct, and maintain the project in accordance with the long-term health, resilience, and sustainability of the Detroit River and riverfront environment. Developer to pursue site-appropriate green infrastructure, nature-based stormwater management, native and climate-resilient landscaping, tree canopy, permeable surfaces, and other sustainable site practices that manage stormwater, reduce flooding and runoff, benefit water quality, support habitat, and minimize impacts to the river. These measures to be designed for long-term performance and maintained throughout the life of the development.

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Connection	Environmental Stewardship and Sustainability	**B.4.**	**B. Reduces energy use and the project's carbon footprint** — Developer shall reduce embodied and operational carbon through energy-efficient building design, all-electric building systems where feasible, renewable energy, material reuse and salvage from demolition, and other low-carbon construction and operational practices. Developer shall pursue recognized high-performance building standards, such as LEED, and explore available financing mechanisms, including PACE, to support energy efficiency and renewable energy investments.	Developer to pursue energy-efficient building design, renewable energy, material reuse and salvage from demolition, and other low-carbon construction and operational practices where commercially feasible. Developer to pursue recognized high-performance building standards and explore opportunities to support energy efficiency and renewable energy investments, where commercially reasonable..	NAC seeks clarity what is commercially reasonable, what are the project's efficiency goals and what are the specific steps they will take to achieve this goals? NAC is seeking more assurance that this will be pursued in good faith.		A	23, 25, 26	**B.4.B** Developer will cause its deconstruction contractor to maximize material reuse and salvage where feasible. Developer will comprehensively update all mechanical, electrical, and plumbing systems within the Renaissance Center Complex, generally replacing inefficient, 50-year old systems with modern, energy efficient technology. **With respect to newly constructed Project elements, Developer shall pursue recognized high-performance building standards, such as LEED, explore available financing mechanisms, including PACE, to support energy efficiency and renewable energy investments, and make commercially reasonable efforts to map applicable carbon footprint levels during construction.**
			C. Protects water quality and manages stormwater and sewer capacity — Developer shall prevent contaminated runoff, sediment, chemicals, and other pollutants from entering the Detroit River, sewer system, or groundwater. Developer shall provide appropriately sized stormwater and sewer infrastructure, including green infrastructure and other nature-based systems where appropriate, to capture, retain, infiltrate, and treat stormwater; reduce flooding and runoff; improve water quality; and protect the Detroit River and surrounding waterways.	Developer to provide appropriately sized stormwater and sewer infrastructure, including green infrastructure and other nature-based systems where reasonable, to capture, retain, infiltrate, and treat stormwater to protect Detroit River and surrounding waterways.	Developer shall provide appropriately sized stormwater and sewer infrastructure, prioritizing green infrastructure and nature-based systems to capture, retain, infiltrate, and treat stormwater; reduce flooding and runoff; improve water quality; and protect the Detroit River and surrounding waterways. Stormwater systems shall be designed to exceed applicable minimum regulatory standards, with capacity evaluated against the 200-year, 24-hour storm event and projected future rainfall conditions, subject to engineering feasibility and coordination with DWSD. Developer shall identify measures to manage extreme rainfall, prevent onsite and offsite flooding, and provide safe overflow routes when system capacity is exceeded. Developer shall document the design criteria, projected rainfall assumptions, and measures incorporated to achieve these requirements. Where feasible, Developer shall integrate green stormwater infrastructure into publicly accessible open spaces and landscape design to provide additional community benefits, including nature-based exploration areas, educational features, native habitat, rain gardens, bioswales, and floodable landscapes that serve as usable public spaces during dry conditions. These features shall support native biodiversity, provide safe public access where appropriate, and remain functional throughout the project lifecycle. Developer shall engage the NAC in reviewing proposed concepts and provide a long-term operation, maintenance, and inspection plan identifying responsible parties and dedicated funding.		A	22	**B.4.C** Consistent with the City of Detroit's Post-Construction Stormwater Ordinance, and as approved by the Detroit Water and Sewage Department (DWSD): (1) Developer shall prevent contaminated runoff, sediment, chemicals, and other pollutants from entering the Detroit River, sewer system, or groundwater; and (2) Developer shall provide appropriately sized stormwater and sewer infrastructure, including green infrastructure and other nature-based systems where appropriate, to capture, retain, infiltrate, and treat stormwater; reduce flooding and runoff; improve water quality; and protect the Detroit River and surrounding waterways. **Where feasible, Developer shall explore green stormwater infrastructure into publicly accessible open spaces and landscape design to provide additional community benefits, including nature-based exploration areas, educational features, native habitat, rain gardens, bioswales, and floodable landscapes that serve as usable public spaces during dry conditions. These features shall support native biodiversity, provide safe public access where appropriate, and remain functional throughout the project lifecycle.**
			D. Builds climate resilience and prepares for extreme weather — Developer shall incorporate flood-, storm-, heat-, power-outage-, and other extreme-weather-resilient design throughout the project. Developer shall establish a community resiliency hub or comparable facility with solar and backup power capable of providing shelter, water, food, communications, phone charging, and other essential resources during power outages, extreme weather events, and climate emergencies.	See C.1.E Below. (Community Resilience Hub): Community Resilience Hub: Developer to build and operate a year-round, climate-protected community space with seating, restrooms, and space for free pop-ups, community programming, and cultural activities. The design will prioritize year-round public access and usability and weather-resilient design. Developer to support the operations, maintenance, activation, and programming for this space, at an estimated cost of $3 million to construct, and $250,000/ year to operate .	Duplicate of C.1.E.		A	27	*Combined with C.1.E below*
			E. Protects birds, wildlife, and riverfront habitat — Developer shall incorporate bird-safe glazing and façade treatments, minimize light pollution and nighttime lighting during spring and fall migration periods, and incorporate landscaping and site design that supports native habitat and biodiversity. Developer shall consult with qualified bird and wildlife organizations, including the Detroit Bird Alliance, regarding building, lighting, landscape, and site design.	Developer to consult with a qualified bird and wildlife organization, such as the Detroit Bird Alliance, regarding building, lighting, landscape, and site design.			A	30	**B.4.E** Developer to consult with a qualified bird and wildlife organization, such as the Detroit Bird Alliance, regarding building, lighting, landscape, and site design.
			F. Advances waste reduction and resource recovery — Developer shall reduce construction and operational waste through material reuse and salvage, recycling, composting, and other waste-diversion practices. Developer shall provide convenient recycling and composting infrastructure throughout residential, commercial, and public areas and establish practices that support long-term waste reduction.	Developer to work with its contractors and vendors to institute practices that help reduce construction and operational waste through material reuse and salvage, recycling, composting, and other waste-diversion practices. Developer to pursue convenient recycling and composting infrastructure throughout residential, commercial, and public areas.			A	23, 24	**B.4.F** Developer to work with its contractors and vendors to institute practices that help reduce construction and operational waste through material reuse and salvage, recycling, composting, and other waste-diversion practices. Developer to pursue convenient recycling and composting infrastructure throughout residential, commercial, and public areas.

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Place	Public Space and Public Access	C.1	**A. Designated free and public use space** — All property south of Atwater and all future outdoor property on the existing Renaissance Center footprint shall be designated as public space in perpetuity and remain available for public use.	Developer commits that the civic space identified in the master plan submitted as part of the TBP shall be operated, maintained, activated, and programmed as publicly accessible civic space in perpetuity; provided, that Developer acknowledges that the Michigan Department of Transportation and Detroit Water and Sewerage Department have certain easement rights in the Project area, and nothing in this commitment is intended to impair their access rights.	Seeking clarification on the definition of the "civic space" Please refer to this document to view the location of proposed civic space and other programming: https://detroitmigov.box.com/s/u90jxb8djhr1agzb2gfi5vnpqnslip56		A	31	**C.1.A** Developer commits that the civic space identified in the master plan submitted as part of the TBP shall be operated, maintained, activated, and programmed as publicly accessible civic space in perpetuity; provided, that Developer acknowledges that the Michigan Department of Transportation and Detroit Water and Sewerage Department have certain easement rights in the Project area, and nothing in this commitment is intended to impair their access rights.
			B. Protects public access to the Detroit River and Riverwalk — Developer shall maintain continuous public access to the Detroit River and the full length of the Riverwalk within and adjacent to the project. If a marina or other maritime facility is developed as part of the project, its design, operation, and associated infrastructure shall not diminish, obstruct, privatize, or materially restrict public access to the Riverwalk, riverfront, or waterfront views.	Developer to maintain continuous public access to the Detroit River and the full length of the Riverwalk within the project boundary. If a marina or other maritime facility is developed as part of the project, its design, operation, and associated infrastructure will not obstruct or materially restrict public access to the riverfront. In coordination with the Detroit/ Wayne Port Authority, Developer to establish a clear, publicly documented plan for any proposed marina or maritime-related commercial activity, including potential transient docks, fuel and pump-out facilities, a waterfront welcome center. Such facilities will complement public Riverwalk access and shall be designed to provide public benefit.			A	31, 34, 35	**C.1.B** Developer to maintain continuous public access to the Detroit River and the full length of the Riverwalk within the project boundary. If a marina or other maritime facility is developed as part of the project, its design, operation, and associated infrastructure will not obstruct or materially restrict public access to the riverfront. In coordination with the Detroit/ Wayne Port Authority, Developer to establish a clear, publicly documented plan for any proposed marina or maritime-related commercial activity, including potential transient docks, fuel and pump-out facilities, a waterfront welcome center. Such facilities will complement public Riverwalk access and shall be designed to provide public benefit.
			C. Ensures long-term stewardship of public spaces — Developer shall be responsible for the ownership, operation, funding, maintenance, repair, and long-term stewardship of plazas, green spaces, Riverwalk connections, and other designated public spaces to ensure that they remain accessible, attractive, safe, and well maintained over the long term.	Developer will be responsible for the ownership, funding, operation, maintenance, repair, activation and programming of the publicly accessible civic space; provided that Developer may enter into an operating agreement with a non-profit conservancy.			A	32	**C.1.C:** Developer will be responsible for the ownership, funding, operation, maintenance, repair, activation and programming of the publicly accessible civic space; provided that Developer may enter into an operating agreement with a non-profit conservancy.
			D. Maintains public access during private and ticketed events — Developer shall maintain continuous public access to all public plazas, green spaces, Riverwalk connections, and other designated public spaces during private, ticketed, or special events. Private events shall not eliminate or materially restrict public access. Any necessary temporary closures shall be limited in duration, publicly noticed in advance, and subject to a defined annual cap.	Developer agrees, but for the possibility of limited and episodic private events, that the civic space, identified as such in the master plan submitted as part of the Transformational Brownfield Plan, will be operated as publicly accessible civic space.			A	31, 33	**C.1.D** The developer must maintain continuous public access to all plazas, green spaces, and Riverwalk connections during private, ticketed, or special events. While the developer may host occasional, limited private events, the civic space must operate as a publicly accessible area in accordance with the master plan
	Public Space and Public Access	C.1	**E. Provides year-round, climate-protected public space** — Developer shall provide or retain year-round, climate-protected indoor public space with seating, restrooms, and space for pop-ups, community programming, cultural activities, and events at no cost to enter. Public indoor space shall maintain convenient access to the People Mover and preserve significant existing artwork where feasible. The design shall prioritize year-round public access and usability, including during winter months and inclement weather.	**Community Resilience Hub:** Developer to build and operate a year-round, climate-protected community space with seating, restrooms, and space for free pop-ups, community programming, and cultural activities. The design will prioritize year-round public access and usability and weather-resilient design. Developer to support the operations, maintenance, activation, and programming for this space, at an estimated cost of **$3 million to construct, and $250,000/ year to operate** .	NAC Questions: - Space concerns - how large for all of the activities envisioned (children, art, seniors, events by organizations - Is amount for operations sufficient - Planned location Also used as a response to the following: B.4.D - Builds Climate Resilience C.1.E - Provides year-round, climate protected C.1.G - Provide public space amenities, seating, bathrooms, shade, and comfort C.4.D - Provides dedicated cultural and community serving commercial space E.1.A - Creates dedicated space and opportunities for youth E.3.F - Space for community events and programming	**$8M Total including:** $3,000,000 to construct hub + $350,000 annually ($3.5M over 10 years) + $150,000 annually ($1.5M over 10 years)	A	27, 28, 29	**C.1.E** Developer to build and operate a year-round, climate-protected community space with seating, restrooms, and space for free pop-ups, community programming, and cultural activities. The design will prioritize year-round public access and usability and weather-resilient design. Developer to support the operations, maintenance, activation, and programming for this space. As requested by the NAC, Developer will increase the budgeted operating support for the Community Center to $350,000 annually. As further requested by the NAC, across the Community Center and all programmed public space, Developer will ensure that at least $150,000 is invested annually in youth-oriented programming. The construction of the Community Center is anticipated to cost $3 million, the ten-year commitment to operations is anticipated to cost $3.5 million, and the ten-year commitment to youth programming is anticipated to cost $1.5 million.
			F. Creates inclusive and universally designed public spaces — Developer shall provide universally designed public spaces that serve youth, people with disabilities, seniors, families, and people with varying mobility and sensory needs. Universal design shall address both physical access and the experience of using the space and shall exceed minimum ADA requirements where appropriate.	See B.1.a Above (Universal design standards): Developer to work with an accessible design consultant to incorporate universal design principles that meet or exceed minimum ADA and Barrier-free standards that serve youth, people with disabilities, seniors, families, and people with varying mobility and sensory needs. This will include: buildings, public spaces, housing, sidewalks, and connections within the project boundary.			A	12	**C.1.F** Developer to work with an accessible design consultant to incorporate Universal Design principles that meet or go above and beyond ADA and barrier-free standards that serve youth, people with disabilities, seniors, families, and people with varying mobility and sensory needs. This will include: buildings, public spaces, housing, sidewalks, and connections within the project boundary. Developer repeats the necessary statement that going above and beyond ADA requirements for public space and other new construction elements of the project should be readily attainable, while any developer would be constrained by the existing physical conditions of the Renaissance Center Complex itself.
			G. Provides public-space amenities, seating, bathrooms, shade, and comfort — Developer shall provide sufficient public restrooms, seating, shade structures, drinking water fountains, covered areas, and other amenities throughout the public realm. Amenities shall be distributed throughout the project so that public spaces are comfortable and usable for extended periods and across seasons.	See C.1.E Above. (Community Resilience Hub)	Specify location of seating, shaded structure, fountains, covered areas throughout the public realm		A	36	**C.1G**. Developer will provide public-space amenities, seating, bathrooms, shade, and comfort — Developer shall provide sufficient public restrooms, seating, shade structures, drinking water fountains, covered areas, and other amenities throughout the public realm. Amenities shall be distributed throughout the project so that public spaces are comfortable and usable for extended periods and across seasons.

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Place	Public Space and Public Access	C.1	**H. Provides safe, well-lit, and welcoming public spaces** — Developer shall provide pedestrian-scale lighting throughout public streets, sidewalks, plazas, Riverwalk connections, and other publicly accessible areas sufficient to support safety, visibility, and wayfinding. Lighting shall be designed to create a welcoming public realm, minimize glare and light trespass, and incorporate dark-sky principles where feasible. Public safety strategies shall prioritize good lighting, visibility, active public spaces, clear sightlines, and the presence of welcoming staff and programming rather than relying solely on heavy policing or exclusionary design.	Developer to provide pedestrian-scale lighting throughout public streets, sidewalks, plazas, Riverwalk connections, and other publicly accessible areas sufficient to support safety, visibility, and wayfinding. Lighting to be designed to create a welcoming public realm, minimize glare and light trespass, and incorporate dark-sky principles where feasible. Public safety strategies to prioritize good lighting, visibility, active public spaces, clear sightlines.			A	37	**C.1.H** Developer to provide pedestrian-scale lighting throughout public streets, sidewalks, plazas, Riverwalk connections, and other publicly accessible areas sufficient to support safety, visibility, and wayfinding. Lighting to be designed to create a welcoming public realm, minimize glare and light trespass, and incorporate dark-sky principles where feasible. Public safety strategies to prioritize good lighting, visibility, active public spaces, clear sightlines.
			I. Supports waterfront tourism and maritime activity while protecting public access — Developer shall evaluate and establish a clear, publicly documented plan for any proposed marina or maritime-related commercial activity, including potential transient docks, fuel and pump-out facilities, a waterfront welcome center or international gateway, and coordination with existing marinas and the Port. Any such facilities shall complement rather than displace public Riverwalk access and shall be designed to provide public benefit.	**See C.1.b above:** Developer to maintain continuous public access to the Detroit River and the full length of the Riverwalk within the project boundary. If a marina or other maritime facility is developed as part of the project, its design, operation, and associated infrastructure will not obstruct or materially restrict public access to the riverfront. In coordination with the Detroit/ Wayne Port Authority, Developer to establish a clear, publicly documented plan for any proposed marina or maritime-related commercial activity, including potential transient docks, fuel and pump-out facilities, a waterfront welcome center. Such facilities will complement public Riverwalk access and shall be designed to provide public benefit.			A	31, 34, 35	**C.1.I** See C.1.b above: Developer to maintain continuous public access to the Detroit River and the full length of the Riverwalk within the project boundary. If a marina or other maritime facility is developed as part of the project, its design, operation, and associated infrastructure will not obstruct or materially restrict public access to the riverfront. In coordination with the Detroit/ Wayne Port Authority, Developer to establish a clear, publicly documented plan for any proposed marina or maritime-related commercial activity, including potential transient docks, fuel and pump-out facilities, a waterfront welcome center. Such facilities will complement public Riverwalk access and shall be designed to provide public benefit.
	Housing Affordability, Access, and Stability	C.2	**A. Protection from exclusion** — Developer shall establish Detroit-resident preferences and targeted neighborhood marketing for new housing opportunities. Affordability and eligibility policies shall be structured to ensure that affordable housing is accessible to Detroit residents.	Developer will comply with all applicable Fair Housing Laws. Housing opportunities will be marketed through all city affordable housing networks.	**ADD:** Developer shall market housing units in the Project through Detroit-based broker networks, including, for the affordable units, the City of Detroit's home connect program.		A	26	**C.2.A** Developer will comply with all applicable Fair Housing Laws. Housing opportunities will be marketed through all city affordable housing networks. **Developer shall market housing units in the Project through Detroit-based broker networks, including, for the affordable units, the City of Detroit's home connect program.**
			B. Protection from displacement and rising housing costs — Developers shall establish rent protections for Bedrock properties within the impact area and adjacent zip codes.	Developer will comply with all applicable Fair Housing Laws. We are committed to 20% deeply affordable housing in the development, 30% across our portfolio, and a significant investment in affordable housing and equitable neighborhood development, as identified below			A	39.a	**C.2.B** Developer will comply with all applicable Fair Housing Laws. We are committed to 20% deeply affordable housing in the development, 30% across our portfolio, and a significant investment in affordable housing and equitable neighborhood development, as identified below
			B. Protection from displacement and rising housing costs — Developer shall establish a rental stabilization fund, contributing a total of $5,000,000, for long-term Detroit renters within the impact area and adjacent zip codes to mitigate displacement and rising housing costs.	Developer respectfully does not agree to this proposal. Developer believes that the creation of a rental stabilization fund will result in inverse outcome from intended goal, as it is likely to cause landlords to raise their rents since subsidy exists to cover the higher rent.	See NAC Counter response to C.2 in Lines 60 - 65		A	44, 45	**Housing Investments addressed with C.2.G below**
			B. Protection from displacement and rising housing costs — The City and Developer shall evaluate available state and local mechanisms for limiting excessive annual rent increases and shall identify enforceable protections for existing and future renters within the impact area.	MCL 123.411 Expressly prohibits the City from enacting, maintaining, or enforcing any ordinance or resolution which would control the amount of rent charged for leasing private property. The City does have some programs, including the recently-enacted Workforce Housing PILOT Ordinance, which uses preferential tax treatment as a means to ensure long-term affordability, which qualifying housing developments in the impact area can participate in.					**Housing Investments addressed with C.2.G below**
			C. Provides housing affordability across income levels — New housing units constructed as part of this development shall include affordable units at the following AMI levels and percentages of total units: i. 15% of units at 30% AMI ii. 15% of units at 50% AMI iii. 10% of units at 80% AMI	Developer commits to the following: - Within the Project, at least 20% of all residential rental units will be affordable at 60% AMI. Developer agrees to work in good faith to incorporate units at 30%-60% AMI to the extent feasible based on the availability of federal and state credits, housing vouchers, and other affordable housing resources. - Within the Project, Developer agrees to deliver, as part of the Phase 1 scope, to deliver housing, at least 20% affordable units at 60% AMI or lower (and will make the same good faith commitment regarding deeper affordability as stated above). The Developer also commits to maintaining 30% at 60% AMI across our portfolio.	At least 20% residential units in the project will be offered at 60% AMI or lower with affordable units distributed across all residential buildings and unit types across the project Additionally: At least 5% of residential units in the project will be offered at 30% AMI with affordable units distributed across all residential buildings and unit types across the project At least 5% of residential units in the project will be offered at 100-120% AMI with affordable units distributed across all residential buildings and unit types across the project.		A	39 a. 39 b. 39 c.	**C.2.C** Developer commits that at least 20% of all residential rental units will be affordable at 60% AMI. Developer further commits that affordable housing will be delivered as part of Phase One of the Project, such that from the initial delivery of the Project and throughout the life of the Project, 20% of all placed-in-service units will be affordable at 60% AMI. Developer accepts the NAC's 10.20.2026 proposal regarding 100-120% AMI units, with the exception of when such higher income units would violate income averaging rules and prohibit or impair eligibility for Low-Income Housing Tax Credits (LIHTC), state housing tax credits, housing vouchers, or other affordable housing resources. Developer maintains its commitment to work in good faith to dedicate at least 5% of affordable units to households at 30% AMI, to the extent feasible based on the availability and terms of Low-Income Housing Tax Credits (LIHTC), state housing tax credits, housing vouchers, or other affordable housing resources.
			D. Provides affordable senior housing and supports aging in place — Developer shall provide affordable senior housing, including units affordable to households at or below 50% AMI. Senior housing shall provide convenient access to transit, services, groceries, health resources, and community amenities. The Developer shall also support programs and investments that allow seniors already living nearby to age in place.	See above for the Developer's affordable housing commitments. In addition to the numerical commitments above, Developer is willing to pursue affordable senior housing as the housing typology. The affordable housing delivered as part of the Project, by virtue of its location, will provide a high level of access to resources and amenities. Programs that support "aging in place" are beyond the scope of this Project.			A	39 d.	**C.2.D** See above for the Developer's affordable housing commitments. In addition to the numerical commitments above, Developer is willing to pursue affordable senior housing as the housing typology. The affordable housing delivered as part of the Project, by virtue of its location, will provide a high level of access to resources and amenities. Programs that support "aging in place" are beyond the scope of this Project

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Place	Housing Affordability, Access, and Stability	C.2	**E. Provides two- or three-bedroom family housing** — Developers shall provide family-sized housing units suitable for families and larger households. Developer shall designate a minimum of 25% of all affordable housing units as family-sized units with two or three bedrooms.	The ability to deliver affordable housing at the targeted AMI is predicated on the receipt of federal Low Income Housing Tax Credits (LIHTC). LIHTC has strict scoring criteria that may constrain unit size and mix in order to attain the points necessary for award. Developer agrees to make reasonable efforts to maximize two- and three-bedroom units if, and to the extent, possible consistent with LIHTC scoring requirements and underwriting standards.			A	40	**C.2.E** Developer agrees to make reasonable efforts to maximize two- and three-bedroom units if, and to the extent, possible consistent with LIHTC scoring requirements and underwriting standards.
			F. Provides accessible housing — Developer shall provide housing that incorporates universal design principles and exceeds minimum accessibility standards throughout units, common areas, entrances, amenities, and building circulation. Housing shall be designed to be usable by people with disabilities, seniors, and residents with varying mobility needs.	Developer to work with an accessible design consultant to incorporate universal design principles that meet or exceed minimum accessibility standards throughout units, common areas, entrances, amenities, and building circulation.	With ADA liaison appointed by the NAC		A	41, 42, 43	**C.2.F** Developer will hire or engage one or more third-party consultants specializing in ADA, Universal Design standards, and prevailing best practices for accessibility and visit-ability, to consult on the design of each of the proposed projects and related outdoor environments which are part of the RiverEast District Development and provide proposals which make the RiverEast District Development accessible and usable by persons with disabilities beyond the minimum requirements imposed by the ADA. Developer shall provide a copy of the request for proposals to engage its accessibility 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 accessibility consultant selected by Developer within a reasonable time period after Developer hires such accessibility consultant. During the period that each RiverEast District Development Project is under design, prior to the generation of construction drawings, Developer and the accessibility consultant shall hold meetings not less than biannually with a mutually agreed upon member of the NAC identified to serve as a liaison (the "NAC Liaison") 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. Developer shall use reasonable efforts to implement the design and construction proposals of the accessibility consultant.
			G. Creates homeownership pathways — Developer shall provide clear pathways toward homeownership or rent-to-own opportunities within the project and surrounding impact area.	While Developer values the investments proposed, as noted by the NAC, the Gilbert Family Foundation ("GFF") is already substantially making these investments. For important legal reasons, GFF must operate independently from this process. However, GFF is the anchor funder of the Detroit Housing Network and Detroit Housing Resource Helpline, providing $10 million specifically to help connect Detroit residents to homeownership programs and resources. The GFF is also the principal funder of the Make It Home Program, which has helped 1,700 Detroit households move from renting to owning. The GFF will continue to make new and significant investments in attainable homeownership.	$19M total investment into the following equitable housing initiatives: **$5M over 5 Years into Affordable Housing Trust Fund by dedicating the PILOT payments over first 5 years to the Fund.** **$10M for affordable housing development in the neighborhoods**, and for related community infrastructure improvements that support neighborhood vitality, with projects selected in coordination with the Administration. The NAC requests that the Mayor and the proposer maintain the following priorities in the selection of projects: • Try to reach every city district • Prioritize local, Detroit-based developers • Maximize impact of these funds through capacity to attract LIHTC and other funds • Where appropriate, the funds should come with strategic, technical and legal assistance from the Proposer. **$4M - the developer shall contribute to a Residential Relocation and Homeownership & Down Payment Assistance Fund** to mitigate the potential displacement of existing residents in the impact area resulting from increased housing costs associated with redevelopment and neighborhood reinvestment. The Fund shall provide direct housing stability assistance **to eligible existing residents of the designated project impact area and agreed-upon adjacent ZIP codes** through the following programs: **A. Relocation Assistance:** Provide targeted financial assistance to eligible renter households experiencing significant housing cost increases or documented risk of displacement. Eligible uses may include: • Relocation assistance with security deposits, moving expenses, and other necessary relocation costs	**$15M total investment into the following initiatives:** -$5,000,000 to Affordable Housing Trust Fund (from PILOT)	A	44, 45	**Housing Investments addressed with C.2.H below**
			G. Creates homeownership pathways - Developer shall invest $5,000,000 in a down payment assistance fund to support Detroit residents purchasing homes, with priority for first-time homebuyers and households that otherwise face barriers to homeownership.						**Housing Investments addressed with C.2.H below**
			G. Creates homeownership pathways - As part of the community benefits process, Developer shall identify: -Existing homeownership programs offered by the Gilbert family of companies and opportunities to expand their benefit to residents of the impact area. -Potential homeownership programs, financing tools, down-payment assistance, shared-equity models, rent-to-own programs, and other alternatives that could promote homeownership district-wide and along the riverfront. -Specific opportunities for Detroit residents to build and retain wealth through ownership associated with the project.						**Housing Investments addressed with C.2.H below**
			H. Affordable Housing Fund: Developer shall contribute $5,000,000 over five years to the Detroit Affordable Housing Development and Preservation Fund.	While Developer values the range of investments proposed, as noted above, the GFF is again already making certain of these investments. With respect to home repair, the Gilbert Family Foundation has been the leading philanthropic funder of home repair in the city, anchoring an historic $20 million investment, and is actively working on the next phase of its commitment.					**C.2.H** Deloper commits to: $5M over 5 Years into Affordable Housing Trust Fund by dedicating the PILOT payments over first 5 years to the Fund. $10M for affordable housing development in the neighborhoods, and for related community infrastructure improvements that support neighborhood vitality, with projects selected in coordination with the Administration. The NAC requests that the Mayor and the proposer maintain the following priorities in the selection of projects: • Try to reach every city district • Prioritize local, Detroit-based developers
			H. Home Repair Fund: Developer shall establish a separate, permanent $5,000,000 Home Repair Fund to support existing homeowners in the impact area and adjacent zip codes. Home repair funding shall be distinct from contributions to the Affordable Housing Development and Preservation Fund.	Developer recognizes that the other NAC proposals here, and in Part E, share the common goal of advancing equitable development in Detroit's neighborhoods. Developer is prepared to make a specific and significant **$10 million** financial commitment to equitable neighborhood development, centered—as the NAC					

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Place	Housing Affordability, Access, and Stability	C.2	**H. Community Land Trust**: Developer shall contribute $2,000,000 over 5 years to capitalize a community land trust (CLT) and, where feasible, transfer developable residential land elsewhere in the impact area and adjacent zip codes to the CLT	proposes—on quality, affordable housing development in the neighborhoods. Developer, however, believes that it is critical to do so in alignment with the Mayor's neighborhood strategy so as to maximize leverage, alignment, and impact. Accordingly, Developer commits to working expeditiously with the NAC and Administration to formulate and finalize such a commitment as part of this Agreement.	expenses, and other necessary relocation costs. Assistance shall be based on demonstrated financial need, housing cost burden, and documented displacement risk. **B. Homeownership and Down Payment Assistance:** Establish a dedicated pathway to homeownership for eligible long-term renters residing within the designated impact area and agreed-upon adjacent ZIP codes. Assistance may include: • Down payment and closing cost assistance for the purchase of a primary residence within the City of Detroit. • Homebuyer education, mortgage readiness, and financial counseling. • Supplemental assistance for eligible households that do not qualify for existing income-restricted homeownership programs, subject to defined program criteria. The intent is to provide existing residents with an opportunity to transition from rental housing into sustainable homeownership, reducing long-term exposure to rising rents while supporting neighborhood stability and wealth building.	-$10,000,000 for affordable housing development in the neighborhoods			• Maximize impact of these funds through capacity to attract LIHTC and other funds • Where appropriate, the funds should come with strategic, technical and legal assistance from the Proposer.
	Neighborhood Amenities	C.3	**A. Provides housing linked to everyday needs** — Developer shall ensure that new housing provides convenient access to groceries, pharmacies, everyday retail, services, and other basic needs. Housing development shall be coordinated with Complete Neighborhood principles so residents can meet daily needs without requiring a vehicle.	Developer shall make commercially reasonable efforts ensure that new housing provides convenient access to everyday neighborhood support amenities. (also see C.3.b below) The Project area is currently served by the Meijer Rivertown Market, which is approximately 0.3 miles from the Project area. Developer does not wish to compete with the Rivertown Market and does not believe it is beneficial to do so.			A	39 e.	**C.3.A** Developer shall make commercially reasonable efforts ensure that new housing provides convenient access to everyday neighborhood support amenities. (also see C.3.b below)
			A. Provides housing linked to everyday needs —Developers shall actively attract, recruit, and secure a large, full-service grocery retailer within the project area to serve new residents, existing Detroit residents, workers, and visitors.						
			B. Provides amenities for all income levels — Developer shall include neighborhood amenities that accommodate a mix of affordability by income level. Neighborhood amenities include everyday retail and services, food and dining, health and wellness, family services.	Developer is committed to curating food and beverage, retail, and entertainment options on the riverfront that are broadly accessible to individuals across incomes.	NAC would like to add language - The Developer will make commercially reasonable efforts to include family, health and wellness services (daycare, doctor's office, fitness center, etc...)		A	46	**C.3.B** Developer will work in good faith to include, in any ground-level retail space that is part of the new multi-family buildings, retail and services that support residents, including, but not limited to, small markets or bodegas, fitness centers, or other health and wellness services.
			C. Provides entertainment and family-serving amenities — Developer shall provide or attract entertainment and amenities that serve Detroit residents and families, including opportunities for a movie theater, aquarium, family entertainment, cultural attractions, and other year-round activities. Pricing shall include accessible and affordable options for Detroit residents.	Developer is committed to providing broadly accessible, family-friendly, and year-round entertainment options and amenities. This is core to Developer's plan and represents a foundational community benefit.			A	47	**C.3.C** Developer is committed to providing broadly accessible, family-friendly, and year-round entertainment options and amenities. This is core to Developer's plan and represents a foundational community benefit.
			C. Provides entertainment and family-serving amenities — Developer shall prioritize the inclusion of a movie theater within the Renaissance Center as a major community-serving entertainment use.	Developer affirms its intent and desire, subject to commercial forces beyond its control, to develop a movie theater as an anchor component of the East Riverfront development Project.			A	47	**C.3.D** Developer affirms its intent and desire, subject to commercial forces beyond its control, to develop a movie theater as an anchor component of the East Riverfront development Project.
	Retail and Commercial Development	C.4	**A. Provides entertainment, family amenities, and Detroit-serving experiences** — Developer shall provide or attract entertainment and amenities that serve Detroit residents and families, including opportunities for a movie theater, aquarium, family entertainment, cultural attractions, and other year-round activities. Pricing shall include accessible and affordable options for Detroit residents.	Developer is committed to providing broadly accessible, family-friendly, and year-round entertainment options and amenities. This is core to Developer's plan and represents a foundational community benefit.			A	47	**C.4.A** Developer is committed to providing broadly accessible, family-friendly, and year-round entertainment options and amenities. This is core to Developer's plan and represents a foundational community benefit.
			B. Attracts regional and national retailers while prioritizing Detroit businesses — Developer shall attract complementary regional and national retailers, restaurants, entertainment, and destinations while maintaining opportunities for Detroit-based businesses and Detroit-serving uses	Developer agrees with this request and will make its best efforts, consistent with its established track record, to achieve a balance of national and local retailers.			A	47	**C.4.B** Developer shall attract complementary regional and national retailers, restaurants, entertainment, and destinations while maintaining opportunities for Detroit-based businesses and Detroit-serving uses

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Place	Retail and Commercial Development	C.4	**C. Prioritizes Detroit-based and historically disadvantaged businesses** — Leasing and tenant-selection policies shall provide preference for Detroit-based, legacy Detroit, Black-owned, historically disadvantaged, women-owned, and small businesses.	Developer intends to replicate the highly successful model of the Cadillac Square Winter Markets by delivering permanent, year-round riverfront pavilions dedicated to small businesses and specifically prioritizing Detroit-based small businesses. Over the past several years, the highly successful Winter Markets have served a launch pad for more than 175 businesses, the majority of which are Detroit-based and BIPOC- or female-owned. The year-round, permanent riverfront pavilions will be located at a premier location along the riverfront and will accommodate between 12 and 18 retail vendors within approximately 10,000SF of dedicated retail space. Following the proven Winter Markets model, Developer will (1) make the pavilions available to small businesses at substantially below market rents; (2) provide each vendor with $3,000 in business support to access wraparound business services including coaching and financial support; (3) facilitate the provision of that wrap-around support through a contract with a dedicated small business development partner or partners; and (4) continuously evaluate opportunities to "graduate" high-potential small businesses into larger retail space within the riverfront or elsewhere in Developer's portfolio.	NAC to add language: The Developer will accelerate time on temporary pop-up shops to support small businesses during the construction period.	**$6M TOTAL including:** -**$3M to construct the Small Business Pavilion** -**$3M Coaching and General Operations Budget over 10 years** which includes: - -$3,000 per vendor (between 12-18 at a time) Valued at ~360K for 12 vendors a year over a 10 year period	A	48, 49, 50	**C.4.C** Developer intends to replicate the highly successful model of the Cadillac Square Winter Markets by delivering permanent, year-round riverfront pavilions dedicated to small businesses and specifically prioritizing Detroit-based small businesses. Over the past several years, the highly successful Winter Markets have served a launch pad for more than 175 businesses, the majority of which are Detroit-based and BIPOC- or female-owned. The year-round, permanent riverfront pavilions will be located at a premier location along the riverfront and will accommodate between 12 and 18 retail vendors within approximately 10,000SF of dedicated retail space. Following the proven Winter Markets model, Developer will (1) make the pavilions available to small businesses at substantially below market rents; (2) provide each vendor with $3,000 in business support to access wraparound business services including coaching and financial support; (3) facilitate the provision of that wrap-around support through a contract with a dedicated small business development partner or partners; and (4) continuously evaluate opportunities to "graduate" high-potential small businesses into larger retail space within the riverfront or elsewhere in Developer's portfolio. Developer commits to delivering the small business pavilions in a premier location as part of Phase One of the Project. Developer reaffirms that this commitment is anticipated to cost $3 million in up-front capital costs and $3 million over ten years for small business coaching and general operations.
			D. Provides dedicated cultural and community-serving commercial space — Developer shall provide opportunities for Detroit-serving cultural and community uses, including dedicated gallery, exhibition, food, entertainment, and other spaces that contribute to the identity and vitality of the Riverfront.	in addition to the publicly accessible indoor facility outlined in Section C.1.E above, Developer: - Commits not only to delivering approximately 18 acres of publicly accessible civic space, but to regularly activate and program that space with culturally relevant programming. Developer has a strong track record of popular programming and activations, including the Monroe Midway, the activation of Nick Gilbert Way, alley activations, holiday activations, and the Stories of Us activation throughout Downtown and the East Riverfront. - Commits to including an Observation Deck as a core feature of the Renaissance Center redevelopment, which is anticipated to include gallery/exhibit space with uniquely Detroit offerings and programming.	NAC requests that the Developer hires a culturally competent advisor to assist with placemaking and cultural activations.		A	52, 58, 59, 61	*Developer's 10.21.2026 commitment will be combined with the commitment in E.2.A.*
			E. Provides advance notice, relocation assistance, and right to return for existing Renaissance Center businesses — Developer shall provide advance notice and appropriate relocation assistance to businesses displaced by redevelopment. Renaissance Center businesses operating during 2022–2026 shall receive a right of first refusal to return to comparable commercial space following redevelopment, with consideration given to commercially reasonable and affordable lease terms.	All tenants that have relocated from the Renaissance Center prior to the end of their lease term have already reached voluntary agreements that responded to, and met, the specific requests and needs of each tenant.			N/A		**Item Removed**
	Small Business, Local Ownership, and Economic Opportunity	C.5	**A. Creates opportunities for Detroit-based businesses** — Developer shall reserve a defined share of retail and commercial space for Detroit-based, legacy, and small businesses at below-market or otherwise protected rents. Developer shall reserve a defined share of retail and commercial space for disadvantaged businesses, Detroit-based businesses, Detroit-based small businesses, Detroit headquartered businesses, and Detroit-resident businesses at below-market or otherwise protected rents, including opportunities within food halls, incubators, pop-up spaces, and other high-visibility commercial locations.	See C.4.c Above. (Detroit Small Business Pavilions)	NAC would like to add additional language to ensure that prime real estate locations are offered to DBB.		A	48, 49, 50	**C.5.A** Developer affirms its intent to deliver the small business pavilions in a prime real estate location within the Project area, and, more than that, in a location specifically intended to maximize foot traffic and visibility.
			B. Provides affordable retail, pop-up, and tenant opportunities — Developer shall provide affordable temporary and permanent commercial opportunities for emerging businesses, entrepreneurs, artists, food businesses, and other small businesses. Pop-up and incubator opportunities shall create measurable pathways to permanent leases and commercial ownership opportunities for businesses that demonstrate viability.	See C.4.c Above. (Detroit Small Business Pavilions)	NAC would like to add additional language to ensure that prime real estate locations are offered to DBB.		A	48, 49, 50	*Combined with Above C.4.C and C.5.A*

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Place	Small Business, Local Ownership, and Economic Opportunity	C.5	**C. Creates a small business commercialization pathway** — Developer shall establish a small business incubator and commercialization hub that helps disadvantaged businesses, Detroit-based businesses, Detroit-based small businesses, Detroit headquartered businesses, and Detroit-resident businesses strengthen, grow, and scale their existing businesses and prepare to successfully operate in high-value commercial locations within the project and along the Riverfront. The program shall provide affordable space, technical assistance, mentorship, business planning, financial management, marketing, access to capital, procurement support, and other resources needed to prepare businesses for permanent commercial opportunities. The program shall prioritize Detroit-based, legacy Detroit, historically disadvantaged, Black-owned, and women-owned businesses and shall create measurable pathways for businesses to progress from training and technical assistance, to pop-ups and temporary locations, to permanent storefronts and other prime commercial opportunities within the project and Riverfront.	See C.4.c Above. (Detroit Small Business Pavilions)			A	49, 50, 51	*Combined with Above C.4.C and C.5.A*
			D. Establishes small business funding and access to capital — Developer shall provide $3,000,000 in grants for eligible Detroit small businesses and entrepreneurs and an additional $3,000,000 investment in an established Community Development Financial Institution (CDFI) to establish or expand a revolving loan fund for small businesses.	While Developer values these investments, as noted with respect to other proposals, the Gilbert Family Foundation is already making these investments. Providing capital access and technical assistance to Detroit entrepreneurs and small businesses is a core pillar of The Gilbert Family Foundation. In addition to active grantmaking to small business development partners, the Gilbert Family Foundation has launched direct capital access initiatives including committing over $15 million to the Venture 313 program and $6.5 million to the Motor City Contractor Fund. **Additionally, we will invest $3 million in a leveraged fund for small business operating and investing in Detroit neighborhoods.**		**$3M**	A	49, 51	**C.5.D** Developer will invest $3 million in a leveraged fund for small business operating and investing in Detroit neighborhoods.
			E. Provides small business representation and advocacy — Developer shall maintain a structured small-business voice in project planning, leasing, procurement, commercial programming, and ongoing project operations. Small business representatives shall have meaningful opportunities to provide input on policies and decisions affecting Detroit-based businesses throughout redevelopment and long-term operation.	The Ren Cen and RiverEast NAC includes robust representation from the small business community. Developer is committed to ongoing engagement with the NAC through Project execution, providing an existing, structured forum for engagement on small business issues.			A Recitals	11 3	**C.5.E** The Ren Cen and RiverEast NAC includes robust representation from the small business community. Developer is committed to ongoing engagement with the NAC through Project execution, providing an existing, structured forum for engagement on small business issues.
Opportunity	Wages, Labor Standards, and Worker Protection	D.1	**A. Living wage standards** — Developer shall pay no less than the Living Wage, as calculated using the State of Michigan living wage calculator, for all jobs across the project site, including on-site operations, maintenance, hospitality and retail jobs. This standard applies to the Developer and its subcontractors and shall be adjusted annually. Currently, the living wage is calculated at $22.07 per hour.	With respect to the construction of the Project, Developer has a 15-year track record of utilizing union labor and is expressly committing to do so for this historic investment. Developer is confident that union pay scales, plus fringe benefits, achieve the NAC's objective. With respect to the operation of the Renaissance Center complex: •Developer intends to operate the hotel through a management agreement with a leading national hotel brand that is a signatory to a collective bargaining agreement. Developer is confident that the negotiated union pay scales, plus benefits, achieve the NAC's objective. •Developer intends to contract for core building services (janitorial and engineering) with vendors that are also signatories to collective bargaining agreements. Developer is confident that the negotiated union pay scales, plus benefits, achieve the NAC's objective. With respect to those components of the RiverEast Development that are leased to third-parties, hiring and contracting is not within Developer's control.			A	53	**D.1.A.** With respect to the operation of the Renaissance Center complex: •Developer intends to operate the hotel through a management agreement with a leading national hotel brand that is a signatory to a collective bargaining agreement. Developer is confident that the negotiated union pay scales, plus benefits, achieve the NAC's objective. •Developer intends to contract for core building services (janitorial and engineering) with vendors that are also signatories to collective bargaining agreements. Developer is confident that the negotiated union pay scales, plus benefits, achieve the NAC's objective. With respect to those components of the RiverEast Development that are leased to third-parties, hiring and contracting is not within Developer's control.
			B. Maintains union and labor-peace standards — Developer shall maintain union and labor-peace standards across construction, maintenance, and operations. Developer shall require all contractors and subcontractors performing work on the project to comply with applicable union agreements, labor-peace requirements, and project labor standards, and shall include these requirements in all applicable contracts.				A	53	*Combined with D.1.A Above*

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Opportunity	Hiring Detroit Residents and Impacted Employees	D.2	**A. Detroit resident hiring for construction and development** — Developer shall commit to a minimum 51% Detroit resident workforce for all construction and development jobs related to the project, across the full career ladder from entry-level and skilled-trade positions through management and executive positions. Hiring shall comply with all applicable City of Detroit resident hiring requirements and other applicable laws and regulations.	Developer will comply with EO 2024-2.	City of Detroit EO 2021-2: Sets a goal for development projects receiving city financial assistance or tax abatements to hire at least 51% bona-fide Detroit residents to work on the construction of the project. Projects that do not meet this goal are required to make financial contributions to the city's workforce development programs.		A	54	**D.2.A** Developer will comply with EO 2024-2: for development projects receiving city financial assistance or tax abatements to hire at least 51% bona-fide Detroit residents to work on the construction of the project. Projects that do not meet this goal are required to make financial contributions to the city's workforce development programs.
			B. Detroit resident hiring for permanent jobs — Developer shall commit to a minimum 51% Detroit resident workforce for permanent jobs associated with the project, including executive, leadership, management, professional, hospitality, retail, operations, maintenance, and entry-level positions. Developer shall provide first-source hiring consideration to Detroit residents and comply with all applicable City of Detroit hiring requirements.	Developer is committed to the implementation of a robust employment plan. For employment opportunities under the control of Developer or its direct agents, Developer commits to working with Detroit at Work and to publicizing and holding job fairs to increase and facilitate Detroit resident awareness of employment opportunities. For employment opportunities with third-party tenants, Developer commits to including language in its leases requiring its third-party tenants to make commercially reasonable efforts to work with Detroit and Work, and to host job fairs, to meet their employment needs.	The NAC would like clarity on employment plan and employment goals, explain the opposition to sourcing Detroit first talent.		A	55	**D.2.B** Developer is committed to sourcing Detroit-first talent within the elements of the Project that it actually controls. The primary operating business that Developer will control through its direct management agent is the 858 room hotel, which is anticipated to create 300 jobs. In response to the NAC's proposal, Developer is committed to establishing a target of 51% Detroit resident employment within the hotel, subject only to the terms of a collective bargaining agreement governing the hotel. Developer will, with and through its agents, partner with Detroit at Work and host job fairs in furtherance of this target. Virtually all permanent employment opportunities resulting from this redevelopment Project, however, are expected to be created by third-party tenants and other vendors occupying, servicing or operating within the Project. For example, Developer cannot control the hiring decisions made by the independent owner-operator of a movie theater. With respect to all such tenants or vendors, Developer will include language in the applicable lease or contract requiring tenant or vendor to utilize commercially reasonable efforts to partner with Detroit at Work towards the goal of maximizing Detroit resident employment.
			C. Job retention, rehire, and worker transition protections — Developer shall provide rehire priority for former Renaissance Center workers for positions involving the same or similar duties and shall provide appropriate transition, retraining, and career-support services for affected workers.	With respect to unionized hotel, janitorial, engineering, and security employees transitioned to allow for the redevelopment, the positions are covered by collective bargaining agreements which specifically address and govern transition and rehire priority.	The Developer shall use its best efforts to encourage any successor contractor, regardless of affiliation or identity, to hire former employees of the Renaissance Center for positions involving the same or substantially similar duties.		A	56	**D.2.C** Developer affirms its desire that any former employee of the Renaissance Center Complex will be welcomed back to the redeveloped Renaissance Center Complex, subject to standard qualifications. However, Developer must reiterate that hiring for these positions will be governed by the terms of a collective bargaining agreement and Developer can in no way abrogate collectively bargained terms.
	Training, Apprenticeship, and Career Advancement	D.3	**A. Construction and skilled-trades training and apprenticeships** — Developer shall invest a minimum of $6,000,000, beginning upon execution of the Community Benefits Agreement, in skilled-labor training and apprenticeship programs for people who live and work in Detroit. The program shall be integrated into project construction, continue beyond the project, and connect participants to existing workforce development and training programs, including Wayne County Community College District, Detroit at Work, Detroit Employment Solutions Corporation, Detroit Public Schools Community District, unions, and other qualified training providers.	Developer fully shares the NAC's commitment to workforce development, focused not only on the skilled trades but on other STEM and in-demand fields as proposed by the NAC in Section E.1.C below. Developer is prepared to make a specific and significant **$6 million** financial commitment to workforce development. Developer, however, believes that it is critical to do so in alignment with the Mayor's workforce development strategy. As part of her poverty elimination and economic opportunity strategy, Mayor Sheffield has placed particular emphasis on building a more focused, coordinated, and effective workforce system. Accordingly, Developer commits to working expeditiously with the NAC and Administration to formulate and finalize a robust workforce development commitment as part of this Agreement.	NAC would like to incorporate the City's language: 6M investment in workforce development over 4 years as follows: (1) $3M over 4 years dedicated to the skilled trades, specifically through scaling up and enhancing proven programs like TRADE Connect. By scaling up, we mean investing directly into the program to fund more participants. By enhancing, we mean funding around the program for barrier removal, like transportation solutions. (2) $3M over 4 years dedicated to STEM and other in-demand careers with a post-secondary partner that will work in partnership with DPSCD.	**$6M total including:** **-$3M for skilled Trades** **-$3M for STREAM training**	A	57	**D.3.A** Developer commits to $6M investment in workforce development over 4 years as follows: (1) $3M over 4 years dedicated to the skilled trades, specifically through scaling up and enhancing proven programs like TRADE Connect. By scaling up, we mean investing directly into the program to fund more participants. By enhancing, we mean funding around the program for barrier removal, like transportation solutions. (2) $3M over 4 years dedicated to STEM and other in-demand careers with a post-secondary partner that will work in partnership with DPSCD.
	Training, Apprenticeship, and Career Advancement	D.3	**B, Expands workforce development on Detroit's east side** — Developer shall provide an investment to support an existing Detroit-based workforce development organization serving Detroit's east side to supplement existing workforce and skilled-trades training programs operating on the west side and elsewhere in the city.						
		D.3	**C. Provides career advancement and long-term economic mobility** — Developer shall invest in workforce development for Detroiters that connects training to advancement, higher wages, entrepreneurship, and management-level opportunities. Programs shall include skilled trades, upskilled labor, professional services, technology, and other knowledge-economy careers and shall create pathways beyond entry-level employment.						
	Community Wealth	D.4	**A. Establishes a Community Wealth and Anti-Displacement Fund** — Developer shall contribute $7,500,000 to a Community Wealth and Anti-Displacement Fund to advance economic inclusion, shared prosperity, community ownership, and long-term neighborhood stability. The fund shall support priorities identified by Detroit residents and communities and focus on investments that help ensure that redevelopment-generated value is shared with surrounding communities. The fund shall be governed through a transparent process that provides meaningful community participation in establishing priorities, allocating funds, and monitoring outcomes.	Because it is not feasible to fund all proposals, Developer respectfully proposes to focus our investments on affordable housing, workforce development, and access to capital for small minority neighborhood partners.			N/A		**Item Removed**

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Experience	Youth Engagement and Opportunity	**E.1**	**A. Creates dedicated space and opportunities for youth** — Developer shall dedicate space within the project area for flexible community use, with a focus on youth, seniors, education, workforce development, and professional development, including a youth center and safe places for young people to gather. Developer shall establish and fund a 30-year operations, maintenance, activation, and programming fund for the dedicated space, with contributions made over 30 years to support its long-term viability.	See C.1.E Above. (Community Resilience Hub) Developer is committed to programming the Project as a broadly-accessible, family friendly district specifically intended to provide safe, fun, and accessible opportunities for youth. Developer affirms its intent and desire, subject to commercial forces beyond its control, to program the district with experiential and entertainment options specifically oriented towards youth and families. As part of its commitment to activate and program public space, Developer also commits to youth-oriented programming. Developer will collaborate with partners with extensive experience in youth programming, including the Detroit Riverfront Conservancy and Joe Louis Greenway Partnership, to implement best practices for youth-oriented programming in the 18-acres of publicly accessible civic space anchoring the riverfront.	The NAC seeks clarity on funding for programming and the maintenance of the facility (Community Resilience Hub) to ensure that the allocation proposed is sufficient.		A	27, 28, 29	**E.1.A** As committed in C.1.E, in response to the NAC's feedback, Developer will increase the budgeted operating support for the Community Center to $350,000 annually. As further requested by the NAC, across the Community Center and all programmed public space, Developer will ensure that at least $150,000 is invested annually in youth-oriented programming. The construction of the Community Center is anticipated to cost $3 million, the ten-year commitment to operations is anticipated to cost $3.5 million, and the ten-year commitment to youth programming is anticipated to cost $1.5 million. Developer will ensure that the foregoing commitments to annual investments in budgeted operating support and youth programming will be for a minimum of ten years from the date the Community Center receives a Certificate of Occupancy, and will have the ability to reassess the continuation of such commitments thereafter.
			B. Provides continuous youth engagement throughout the project lifecycle — Developer shall create sustained youth participation, youth-centered programming, and opportunities for young people to shape the project's future. Youth, beginning at the middle-school level, shall be engaged throughout project planning, construction, development, environmental justice, programming, and long-term operation. The program shall build upon existing City youth initiatives rather than duplicate or compete with them and shall leverage existing schools, training agencies, unions, after-school programs, youth organizations, and other community partners.	Developer will work with the City of Detroit, Office of Youth Affairs, to maintain ongoing and long-term engagement with Detroit youth on programming that young people would like to experience on the riverfront.			A	58	**E.1.B** Developer will work with the City of Detroit, Office of Youth Affairs, to maintain ongoing and long-term engagement with Detroit youth on programming that young people would like to experience on the riverfront.
			C. Establishes school, university, and skilled-trades partnerships — Developer shall establish partnerships with existing Detroit-area programs in urban design. architecture, landscape architecture, planning, engineering, construction, and skilled trades. Partnerships shall include DPSCD schools such as University Prep High School, Martin Luther King Jr. Senior High School, and Cass Technical High School; Wayne County Community College District; local universities including Wayne State University, the University of Michigan and its Taubman College of Architecture and Urban Planning, and Michigan State University; and Detroit-based trade schools and workforce development organizations. Partnerships shall provide students with field trips, project-based learning, internships, mentorship, career exposure, and pathways to employment and further education in design, urban development, the built environment, skilled trades, and related fields.	Developer will work with the City of Detroit, Office of Youth Affairs, to maintain ongoing and long-term engagement with Detroit youth on programming that young people would like to experience on the riverfront.	See Response in D.3		A	29, 57 b.	**E.1.C** Developer agrees in full to the NAC's workforce development proposals, including the specific youth focus outlined therein. As stated immediately above in E.1.A, Developer further agrees to a $150,000 commitment annually for youth-oriented programming in the Community Center and surrounding public space.
			D. Provides career, technical, STEM, and training opportunities — Developer shall provide accessible technical, STEM, vocational, and career training linked to project jobs and broader career opportunities.	Developer will work with the City of Detroit, Office of Youth Affairs, to maintain ongoing and long-term engagement with Detroit youth on programming that young people would like to experience on the riverfront.					
			E. Creates a youth talent pipeline through paid experience and mentorship — Developer shall provide a minimum of 100 paid internships and year-round youth employment opportunities, with mentorship and pathways connecting participants from schools and training programs to employers and permanent careers.	Because Developer is committed to investing in effective workforce development models, and because such models include internship and mentorship pipelines, Developer intends this proposal to be addressed through the aforementioned commitments.					
			F. Supports opportunities that help retain Detroit youth and families — Developer shall support education, career, entrepreneurship, housing, and family opportunities that strengthen Detroit's ability to retain young people, graduates, and families in the city.	Developer, through its affiliates, is the leading sponsor of the Move Detroit initiative specifically formed and operating for this purpose.			A	44, 45, 57 b.	*Combined with other commitments and removed*

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Experience	History, Heritage, and Detroit Identity	E.2	**A. Honors Black Detroit history and heritage** — Developer shall work with the City of Detroit, historians, cultural organizations, and Detroiters to ensure that the redevelopment authentically reflects, honors, and carries forward the history, culture, and legacy of Black Detroit, with particular emphasis on Black Bottom, Paradise Valley, the Underground Railroad, and Mayor Coleman A. Young. A. The project's commercial district, public spaces, architecture, art, programming, wayfinding, and interpretive elements shall collectively reflect Black Bottom as a historic Black business and cultural district, including its role as a center of Black entrepreneurship, commerce, community, music, arts, and social life.	Developer recognizes the close nexus between Mayor Coleman A Young, the Renaissance Center, and the Detroit Riverfront. Developer commits to working with the Coleman A. Young Statute Initiative to fund, build, and prominently place a statute of Mayor Young within the signature public space being developed as part of the Project. Developer will also commit to the maintenance and cleaning of Underground Railroad Statue in Hart Plaza subject to an agreement with the city	The NAC would like the Developer to incorporate the language from the previous ask and consult a cultural historian to capture the history of the project and impacted community.		A	52	**E.2.A** Developer to consult a cultural historian/ advisor to capture the history of the project and impacted community and endeavor that the redevelopment authentically reflects, honors, and carries forward the history, culture, and legacy of Black Detroit, with particular emphasis on Black Bottom, Paradise Valley, the Underground Railroad, and Mayor Coleman A. Young. Developer commits to working with the Coleman A. Young Statute Initiative to fund, build, and prominently place a statute of Mayor Young within the signature public space being developed as part of the Project. Developer will also commit to the maintenance and cleaning of Underground Railroad Statue in Hart Plaza subject to an agreement with the city. **This advisor may also assist with placemaking and cultural activations, per C.4.D**
			A. Developer shall coordinate with the City of Detroit, I-375 Reconnecting Communities Project partners, and affected neighborhoods on related planning, programming, business development, and pedestrian connections.	Developer shall coordinate with the City of Detroit and MDOT-led I-375 Reconnecting Communities Projects, and affected neighborhoods on related planning, programming, business development, and pedestrian connections.			A	52	**E.2.A** Developer shall coordinate with the City of Detroit and MDOT-led I-375 Reconnecting Communities Projects, and affected neighborhoods on related planning, programming, business development, and pedestrian connections
			B. Promotes Detroit neighborhoods, attractions, and local businesses — Developer shall create and prominently display an accessible and regularly updated map showcasing Detroit neighborhoods, cultural and historic destinations, attractions, restaurants, retail establishments, entertainment venues, and key local businesses throughout the city. The map shall provide visitors with information and wayfinding that encourages exploration beyond the project site and highlights the diversity, history, culture, and businesses that make Detroit unique.	Developer commits that, within the Renaissance Center observation deck, there will be materials specifically intended to inform and inspire visitors about opportunities and experiences in Detroit's neighborhoods.			A	59	**E.2.B** Developer commits that, within the Renaissance Center observation deck, there will be materials specifically intended to inform and inspire visitors about opportunities and experiences in Detroit's neighborhoods.
			C. Preservation of Renaissance Center history and Detroit identity — Before any demolition, Developer shall complete formal historic documentation (drawings, photos, oral histories) of the Renaissance Center and John Portman's design along with Mayor Coleman A. Young's leadership to create a permanent exhibit of its history. Developer shall work with historical societies and the City of Detroit to incorporate historical art, landmarks, placards and design features into the project area at the cost of the Developer.	Developer is confident that robust historical records exist of the Renaissance Center but commits to consulting with the Detroit Historical Society and to donating any artifacts from the Renaissance Center that will not be incorporated into the redevelopment to the Historical Society as requested and to the extent practicable.			A	60	**E.2.C** Developer commits to consulting with the Detroit Historical Society and to donating any artifacts from the Renaissance Center that will not be incorporated into the redevelopment to the Historical Society as requested and to the extent practicable.
			C. In order to promote the preservation of historically significant buildings and sites throughout the Impact Area, the Developer shall fund an application to nominate appropriate sites in Impact Area to the National Register of Historic Places. A successful application will allow for the utilization of federal historic tax credits for the preservation and rehabilitation of historically significant sites and structures in the Impact Area.		The NAC seeks clarity from the Developer on the counter proposal/add language from the City		N/A		**Item Removed**
	Events, Programming, and Recreation	E.3	**A. Affordable cultural and entertainment experiences and festivals** — Developer shall provide free or affordable concerts, festivals and cultural activities accessible to Detroit residents.	This is a core commitment of Developer with respect to the public and civic space. Developer commits to providing free or affordable concerts, festivals and cultural activities accessible to Detroit residents, including youth and senior programing			A	61	**E.3.A** Developer commits to providing free or affordable concerts, festivals and cultural activities accessible to Detroit residents, including youth and senior programing
			B. Youth, senior and family programming — Developer shall provide recurring programming for youth, seniors and families, including senior-specific programs and a replacement for youth attractions lost when the Midway closed. Programming shall be delivered through the dedicated flex space and the overall youth and senior engagement strategy.	As part of its commitment to active and programmed public space, Developer is prepared to commit not only to youth-oriented programming, but also to programming tailored to seniors. Developer will collaborate with partners with extensive experience in programming for all ages, including the Detroit Riverfront Conservancy and Joe Louis Greenway Partnership, to implement best practices for community programming in the 18-acres of publicly accessible civic space anchoring the riverfront.	The NAC would like clarity on the plan for the 18 acre activation space. - See A(4)(B)-Give residents ongoing opportunities to review material changes and provide recommendations regarding the project during the construction period on at least a biannual basis. Included report on engagement activities in the biannual report.		A	11, 58, 61	**E.3.B** Developer has previously accepted the NAC's proposal in A.4.B to provide residents ongoing opportunities to review material changes to the project, and for ongoing engagement with the project, on a biannual basis; and that the project website will be updated with material changes to the project and will maintain continuous opportunities for public feedback. Developer further accepts the NAC's proposal to include reporting on engagement activities in the biannual report to CRIO. **Additionally, see responses in E.1B, E.3.A, E.3.E.**

Category	Sub-Category	Section	NAC Recommendation Per Item - 10.06.2026	Developer Response - 10.13.2026	NAC Response - 10.20.2026	$ Amount Proposed	Exhibit	Provision #	Final Proposed Commitment 10.23.2026
Experience	Events, Programming, and Recreation	**E.3**	**C. Preserves and Invests in the Aretha Franklin Amphitheatre** — Developer shall invest $2,500,000 in the ongoing preservation, capital improvements, maintenance, and long-term viability of the Aretha Franklin Amphitheatre. The investment shall support improvements necessary to preserve and enhance the facility and sustain its historic and cultural significance as the surrounding Renaissance Center and East Riverfront area is redeveloped. Eligible improvements may include deferred maintenance, building and site improvements, façade improvements, stormwater management, accessibility improvements, and other capital needs identified in coordination with the Amphitheatre. The investment shall consider improvements necessary to achieve and maintain full ADA compliance and universal design beyond minimum ADA requirements throughout the entire visitor experience, including parking and drop-off areas,	Developer is committed to working collaboratively with The Right Productions on the future of live music on the riverfront and has made such commitment directly to The Right Productions.			A	62	**E.3.C** Developer is committed to working collaboratively with The Right Productions on the future of live music on the riverfront and has made such commitment directly to The Right Productions.
			D. Free and low-cost events, recreation and entertainment — Developer shall provide a minimum number of free public events each year, year-round programming including winter, and a mix of free and paid experiences. Developer shall provide Detroit residents with low-cost access to paid events and programming and shall reserve a defined number of free tickets for Detroit residents and Detroit-based community organizations through a transparent distribution process, such as a lottery or first-come, first-served system.	Developer intends that all riverfront programming under its control, i.e., on the publicly accessible civic space, will be either free or at a low-cost following the model of the Monroe Midway, Nick Gilbert Way, Bedrock's street-level and alley activations, the Winter Markets, and our holiday programming.			A	61	**E.3.D** Developer intends that all riverfront programming under its control, i.e., on the publicly accessible civic space, will be either free or at a low-cost following the model of the Monroe Midway, Nick Gilbert Way, Bedrock's street-level and alley activations, the Winter Markets, and our holiday programming.
			E. Waterfront programming, maritime activities and visitor engagement — Developer shall provide opportunities for waterfront commerce, recreation, and visitor engagement, including water-based activities such as a fishing pier, kayak or paddle launch, boat tours, or similar activities, subject to applicable permits and approvals.	This is a core commitment of Developer. Developer shall provide opportunities for waterfront commerce, recreation, and visitor engagement, including water-based activities such as a fishing pier, kayak or paddle launch, boat tours, or similar activities, subject to applicable permits and approvals.	NAC seeks clarity on the pricing of the events to ensure that the events are affordable for Detroiters.		A	61	**E.3.E** Developer is expressly committing to the creation of a broadly accessible, family-friendly waterfront entertainment district. While Developer cannot control tenants' pricing, Developer is specifically committing to curating the types of tenants and experiences that are characteristically offered at attainable price points, and that have been identified by Detroit residents as the types of activities and experiences that Detroit residents want to see on the Riverfront through the unprecedented engagement process.
			F. Space for community events and programming — Developer shall provide dedicated space that is free or available at a low cost for Detroit based organizations, block clubs, and associations to host community events, festivals, cultural activities, meetings, conferences, and other programming. Space shall be made available through a transparent and accessible reservation process. This may be included in the business model of the dedicated flex space.	See C.1.E Above. (Community Resilience Hub) Developer will work with the Riverfront Conservancy and Joe Louis Greenway Partnership to implement models for outside organizations to host community events within the publicly accessible civic space, subject to any permitting and other legal requirements.			A	27, 28, 29	*See C.1.E Above*
	Arts and Creative Economy	**E.4**	**A. Public art, existing artwork and cultural preservation** — Developer must transition existing artwork, including at the podium and People Mover, to the same or better place, in coordination with the artist and/or with City Walls Detroit	Developer commits to best efforts to preserve, retain, or relocate existing artwork within the project boundaries. Where this is not feasible, the developer will coordinate with institutions such as City Walls Detroit, Detroit Historical Society, and/ or Detroit art and gallery institutions to relocate artwork to offsite locations.			A	63	**E.4.A** Developer commits to best efforts to preserve, retain, or relocate existing artwork within the project boundaries. Where this is not feasible, the developer will coordinate with institutions such as City Walls Detroit, Detroit Historical Society, and/ or Detroit art and gallery institutions to relocate artwork to offsite locations.
			B. A place for Detroit Artists — Developer shall prioritize Detroit-based artists for artwork, murals, installations, public art commissions, exhibitions, and other creative opportunities throughout the project area. Opportunities shall include both emerging and established Detroit artists, including Legacy Detroit Artists, and shall provide meaningful opportunities for Detroit artists to create, display, perform, and sell their work.	Developer shall prioritize Detroit-based artists for artwork, murals, installations, public art commissions, exhibitions, and other creative opportunities throughout the project area. Opportunities shall include both emerging and established Detroit artists, including Legacy Detroit Artists, and shall provide meaningful opportunities for Detroit artists to create, display, perform, and sell their work.			A	64	**E.4.B** Developer shall prioritize Detroit-based artists for artwork, murals, installations, public art commissions, exhibitions, and other creative opportunities throughout the project area. Opportunities shall include both emerging and established Detroit artists, including Legacy Detroit Artists, and shall provide meaningful opportunities for Detroit artists to create, display, perform, and sell their work.

Section E.

NAC SUPPORT LETTER AND RENAISSANCE CENTER AND EAST RIVERFRONT COMMUNITY BENEFITS AGREEMENT

November 5, 2026

Dara O'Byrne
Interim Director of Planning and Development - City of Detroit
2 Woodward Ave., Suite 808
Detroit, MI 48226

Re: Letter of Support for the Community Benefits Agreement – Renaissance Center and East Riverfront Projects

Dear Interim Director O'Byrne:

On behalf of the Renaissance Center and East Riverfront Neighborhood Advisory Council, we write to express our support for the adoption of the Community Benefits Agreement (CBA) for the Renaissance Center and East Riverfront projects.

The Renaissance Center and East Riverfront Neighborhood Advisory Council (the "NAC") was established as required by the Detroit Community Benefits Ordinance (the "CBO"). Through this public process, the NAC met with representatives of Bedrock Detroit and General Motors (the "Developer"), City of Detroit staff, and members of the public to better understand the proposed Renaissance Center and East Riverfront projects, listen to community concerns, and ultimately provide a list of impacts and community benefit proposals to the development team.

Bedrock Detroit and General Motors are proposing to transform nearly 40 acres of the east riverfront into a premier waterfront destination with new retail, housing, entertainment, office, hospitality, civic space and public amenities. Perhaps most significant will be the redevelopment of the iconic Renaissance Center complex to position it for new success and vitality for the foreseeable future. The CBO process offered the NAC the opportunity to highlight both the opportunities presented by this proposed development and the important concerns of Impact Area residents and Detroiters from across the city.

Beginning with the installation of the NAC on September 15th, 2026, the City of Detroit Planning and Development Department (PDD) facilitated nine hybrid (in-person at the Erma Henderson Auditorium in the Coleman A. Young Municipal Cener with Zoom option for remote attendees) CBO meetings with the NAC and Developer. These meetings allowed members of the NAC to learn about the details of the Renaissance Center and East Riverfront projects, hear from residents about priorities and concerns for the Impact Area, and engage in extensive dialogue with the Development team about proposed impact mitigations and community benefits.

The NAC has embraced our responsibility to represent our community in the Impact Area through the CBO process. As volunteers in service to our fellow Detroiters, we have spent months diligently reviewing the project's potential impacts as well as engaging with residents, local organizations, and city partners to shape an agreement that reflects the priorities, concerns, and aspirations of our community. In addition to the formal CBO meetings, NAC members spent countless hours working together during internal working sessions, reviewing

documents, and engaging our neighbors. We prioritized hearing from our neighbors at the CBO meetings and received additional feedback via email and from the citywide engagement activities conducted by the Developer. The NAC extensively documented and cataloged all feedback received for consideration when developing our recommendations for how to address project impacts. This included feedback from the NAC's engagement activities during the CBO meetings in addition to nearly 600 public comments, numerous messages and proposals received via email, and over 2,800 responses to the Developer's city-wide project survey.

This valuable community input guided the NAC to focus on the following key project pillars for the Developer to address project impacts and potential benefits:

- **Delivery:** How the project is delivered and governed
- **Connection:** How the project connects to the existing city and environment
- **Place:** The type of place the project physically creates
- **Opportunity:** Who gets to participate, benefits, and build opportunity
- **Experience:** What makes the place meaningful, livable and connected

In considering all the project impacts and potential benefits, The Renaissance Center and East Riverfront NAC emphasized the desire for this project to produce outcomes that positively impact the quality of life for our neighborhood and invest in opportunity for Detroiters.

The Renaissance Center and East Riverfront NAC and the Developer have agreed to specific and significant commitments for each of the identified areas of project impact. We are proud that our engagement in the CBO process has yielded a historic Community Benefits Agreement with over $43 million in financial commitments – the largest CBA package in City of Detroit history. Specific financial commitments include: $15 million for housing initiatives, $10 million for small business support, $8 million to build and operate a community hub with specific youth programming, $6 million for workforce and education training, and a free parking benefit for Detroit residents valued at $4.5 million over 10 years. Additionally, the Developer has made over 60 specific and significant commitments that address important community priorities for the project relating to construction management, environmental protection, public space access, entertainment, culture and amenities, project accessibility, housing affordability, transportation, future community engagement, and hiring Detroiters.

These commitments secured in the attached Tier 1 Community Benefits Agreement are the result of persistent advocacy from Detroit residents and a willingness of the Developer and the City to engage in this dialogue and propose solutions. We recognize that the CBO process operates within the limits of what can be negotiated. However, the framework established through this effort sets a foundation for future collaboration, transparency, and measurable community outcomes. It also affirms the principle that development in Detroit must include direct benefits to the people who have sustained Detroit through decades of disinvestment.

At the Renaissance Center and East Riverfront CBO meeting on October 27, 2025, a majority of the members of the NAC voted to accept these commitments as described in the attached provision. We, the undersigned NAC members, are pleased to offer this letter of support and encourage the Detroit City Council to approve the Renaissance Center Tier 1 Community

Benefits Provision. This agreement represents an important step forward in ensuring community voice and accountability are built into Detroit's ongoing growth.

It has been our honor to serve our neighbors and the City of Detroit through the CBO process. The NAC looks forward to the completion of this major redevelopment of the Renaissance Center and East Riverfront and the lasting impact of these investments and this historic agreement for generations of Detroiters.

Please reach out if you have any questions or the NAC can be of further assistance.

Sincerely,

The Renaissance Center and East Riverfront Neighborhood Advisory Council
Email Contact: rencenac@gmail.com

Jamaine Dickens
NAC Chair

Bernard Morgan II
NAC Vice-Chair,
Community Engagement

Catherine Cheung
NAC Vice-Chair,
Project Management

Jeff Mastej
NAC Parliamentarian

Teron Haynes, Jr.
NAC Member

Aloshia Jackson
NAC Member

Deirdre Jackson
NAC Member

Linda Middlebrooks-Talbot
NAC Member

Gail Perry-Mason
NAC Member

Patrice Love
NAC Alternate Member – Non-Voting

EXHIBIT A

DEVELOPER COMMUNITY BENEFITS

DELIVERY

1. Developer will use best efforts to ensure continuous Americans with Disabilities Act ("ADA")-compliant access to the Detroit Riverwalk within the Project area through the duration of Project construction. Where detours are required for public safety, Developer will use best efforts to limit distance and duration of detours. Developer will coordinate with key transportation and Riverwalk partners including but not limited to the Detroit Riverfront Conservancy, DDOT, Detroit-Windsor Tunnel Authority, and the People Mover to preserve accessibility and experience within the Project site throughout construction.

2. Developer will implement a Construction Logistics and Impact Management Plan ("CLIMP"), addressing delivery, staging, loading, worker parking, heavy haul routes, schedules, business access, emergency routes, and make this plan available on Developer's informational website for the Project (the "Project Website"). The schedule will be provided on the Project Website on a phase-by-phase basis and will use reasonable efforts to coordinate construction logistics with major events and nearby projects. As used throughout this Agreement "Phase One" means the deconstruction and adaptive reuse of the Renaissance Center and the development of civic space south of Atwater Street.

3. Developer to coordinate with small businesses in the Impact Area to minimize any access disruptions. Developer will work with the City of Detroit to address any construction-related public transit access and road closures.

4. Developer will provide a grant of up to $1,000,000 to an appropriate third-party fiduciary and management entity, such as the Detroit Economic Growth Corporation ("DEGC"), to administer an Impacted Businesses Assistance Program for businesses located within the Impact Area. The program will be funded on a draw basis and such awards will be based upon objective criteria to establish adverse impact from the construction and appropriate financial mitigation.

5. Developer commits to voluntarily comply with the terms of City of Detroit Executive Order 2014-5, which establishes a target of thirty percent (30%) Detroit-based businesses and Detroit-headquartered businesses participation. In doing so, Developer shall make commercially reasonable efforts to procure, or cause to be procured, thirty percent (30%) of the total development costs of the Project, to the extent such procurement complies with all federal, state, and local laws, 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. Developer agrees to use good faith efforts to consider and utilize, when feasible, local vendors, consultants, contractors, suppliers, and materialmen throughout all stages of construction.

6. Developer agrees, as part of the construction bid process, to utilize a scoring system that specifically awards points for disadvantaged businesses, Detroit-Based Businesses, Detroit-Based Small Businesses, Detroit Headquartered Businesses and Detroit-Resident Businesses. Developer will additionally provide public, open, fair, and transparent bidding for every phase of construction. Developer agrees to post bid packages on a publicly available website in order to maximize the opportunity for qualified bidders to respond. Developer will use a value-based process in considering bid awards. Upon each contract award, Developer agrees to post the identity of the selected bidder.

7. Developer will implement a Construction Environmental Management Plan ("CEMP"), including physical and procedural monitoring, controls, and reporting, and make this plan available on the Project Website. The CEMP will be phase appropriate and will include water quality monitoring, air quality monitoring, material containment, spill prevention, sediment controls, turbidity monitoring, pest control, vibration monitoring and control, and emission monitoring and control.

8. Developer will provide, via the Project Website, timely (within 48 hours) notice to residents located within a one-mile radius from the center of the central tower of the Renaissance Center when construction activity causes air quality to exceed health alert thresholds as established by local and federal agencies.

9. Developer will utilize deconstruction methods for each segment of the Renaissance Center Complex with sufficient protective means and measures to contain dust, debris, and particulate matter.

10. Developer will provide advance notice of every road or sidewalk closure via site signage and the Project Website at least 72 hours prior to any road or sidewalk closure.

11. The Project Website will be updated with material changes to the Project and will maintain continuous opportunities for public feedback, but not less than biannually. Developer shall report engagement activities in the biannual report to CRIO.

CONNECTION

12. Developer will work with an accessible design consultant to incorporate Universal Design principles that meet or go above and beyond ADA and barrier-free standards that serve youth, people with disabilities, seniors, families, and people with varying mobility and

sensory needs. This will include new buildings, public spaces, housing, sidewalks, and enhanced access to the riverfront within the Project area. Buildings incorporating adaptive reuse will meet ADA standards.

13. Developer, in partnership with the City of Detroit for any public rights-of-way, will construct continuous, accessible pedestrian routes with wheelchair-accessible sidewalks, safe and accessible crossings, clear wayfinding, appropriate lighting, and accessible connections between the buildings, parking, and public transit within the Project area and adjacent and contiguous areas of the Detroit Riverwalk.

14. Developer, in partnership with the City of Detroit for any public rights-of-way, will construct safe pedestrian and bicycle infrastructure, including, where appropriate, separated walking and biking paths and bicycle racks within the Project area.

15. Developer will complete a Transportation and Traffic Impact Analysis ("TIA") addressing Project-generated traffic, event traffic, Detroit-Windsor Tunnel access, loading and deliveries, pedestrian and bicycle movements, transit demand, parking demand, peak event demand, potential impacts on surrounding neighborhoods, identifying alternatives and plans to address parking demand and supply.

16. Developer will provide for an increased number of ADA-compliant van-accessible parking spaces in parking facilities controlled by Developer within the Project area, in an amount equal to twice such amount required for ADA-compliant van-accessible parking spaces, within the overall ADA-compliant space requirements under law, subject to the approval of the Buildings, Safety Engineering, and Environmental Department (BSEED) during the site plan review and permitting process.

17. Following the final delivery of Phase One and continuing for a period of ten (10) years, Developer will provide ninety (90) minutes of free parking for Detroit residents in parking facilities controlled by Developer within the Project area, subject to clearly established eligibility and verification procedures, at an estimated monetary value of $4,500,000.

18. Developer will facilitate parking validation programs for businesses located within the Project area for customers parking in parking facilities in the Project area owned by Developer, consistent with the general practices of Bedrock.

19. As part of Developer's construction of the Project, Developer will not move or alter the operation of the People Mover, excepting the temporary closure of the Renaissance Center People Mover station during the removal of the elevated tunnel connecting it to the Renaissance Center. The People Mover station's podium will be replaced with new and improved ADA-compliant access from the station to the ground-level that will be

integrated into the Project's pedestrian and bicycle network. Developer will fund such access improvements and the necessary improvements to the People Mover station to re-enclose the exterior envelope after removal of the elevated tunnel.

20. Developer will study and, if feasible, support a pilot program for a publicly accessible (including for those with disabilities) shuttle service to support convenient access to buildings, parking, public spaces, the Riverwalk, transit connections, and other destinations within the Project area. The shuttle service will include the Project area, with a terminus at Jos Campau and Atwater. Developer will work with the Detroit Riverfront Conservancy to study and, if feasible and approved by the Detroit Riverfront Conservancy, support a pilot program for non-motorized transit services (such as pedi-cabs) on the Riverwalk. These commitments will be subject to continued and sufficient demand.

21. Developer will designate specific parking locations for all construction workers and will instruct its general contractor and union partners to park in such designated areas.

22. Developer will pursue construct site-appropriate green infrastructure, nature-based stormwater management, native and climate-resilient landscaping, tree canopy, permeable surfaces, and other sustainable site practices that manage stormwater, reduce flooding and runoff, benefit water quality, support habitat, and minimize impacts to the river.

    Consistent with the City of Detroit's Post-Construction Stormwater Ordinance, and as approved by the Detroit Water and Sewerage Department (DWSD): (1) Developer shall prevent contaminated runoff, sediment, chemicals, and other pollutants from entering the Detroit River, sewer system, or groundwater from the Project; and (2) Developer shall provide appropriately sized stormwater and sewer infrastructure, including green infrastructure and other nature-based systems where appropriate, to capture, retain, infiltrate, and treat stormwater; reduce flooding and runoff; improve water quality; and protect the Detroit River and surrounding waterways.

    As part of Developer's continuing design of the Project, where feasible, Developer shall explore green stormwater infrastructure including nature-based exploration areas, educational features, native habitat, rain gardens, bioswales, and floodable landscapes.

23. Developer will cause its deconstruction contractor to maximize material reuse and salvage where feasible. Developer will work with its contractors and vendors to institute practices that help reduce construction waste through material reuse and salvage, recycling, and other waste-diversion practices.

24. Developer will pursue the installation of convenient recycling infrastructure throughout residential, commercial, and public areas of the Project, including composting infrastructure where appropriate.

25. Developer will comprehensively update all mechanical, electrical, and plumbing systems within the Renaissance Center Complex, generally replacing inefficient, 50-year old systems with modern, energy efficient technology.

26. With respect to newly constructed Project elements, Developer shall pursue recognized high-performance building standards, such as LEED; explore available financing mechanisms, including PACE, to support energy efficiency and renewable energy investments; and make commercially reasonable efforts to map applicable carbon footprint levels during construction.

27. Developer will construct and operate a year-round, climate-protected community space (the "Community Building"), estimated to cost approximately $3,000,000, with seating, restrooms, space for free pop-ups, community programming, and cultural activities. The design will prioritize year-round public access and usability and weather-resilient design.

28. For ten (10) years following completion of construction of the Community Building, Developer will support the operations, maintenance, activation, and programming for the Community Building with a $350,000 annual operating budget.

29. For ten (10) years following completion of construction of Phase One, Developer will ensure that at least $150,000 annually is focused on youth-oriented programming across the Community Building and all programmed public space at the Project.

30. As part of the conceptual design process for the Project, Developer will consult with a qualified bird and wildlife organization, such as the Detroit Bird Alliance, regarding building, lighting, landscape, and site design.

PLACE

31. Developer commits that the civic space identified in the master plan submitted as part of the Transformational Brownfield Project ("TBP") shall be operated, maintained, activated, and programmed as publicly accessible civic space for the duration of the Renaissance Zone; provided, that Developer acknowledges that the Michigan Department of Transportation and Detroit Water and Sewerage Department have certain easement rights in the Project area, and nothing in this commitment is intended to impair their access rights.

32. Developer will operate, maintain, repair, and actively conduct programming at the publicly accessible civic space identified in the TBP, which operation, maintenance, repair and programming may be performed by a third-party conservancy or non-profit entity through an operations agreement with Developer.

33. While Developer may host occasional, limited private events within portions of the civic space, such events shall not restrict public access along the Detroit Riverwalk.

34. If Developer develops a marina or other maritime facility as part of the Project, Developer will design such facility and associated infrastructure to not obstruct or materially restrict public access to the riverfront.

35. In coordination with the Detroit/Wayne County Port Authority, Developer will establish a clear, publicly documented plan for any proposed marina or maritime-related commercial activity, including potential transient docks, fuel and pump-out facilities, and a waterfront welcome center. These facilities will complement public Riverwalk access and will be designed for use by the public.

36. Developer will provide public-space amenities including but not limited to sufficient public restrooms, seating, shade structures, drinking water fountains, and covered areas, throughout the public realm. Amenities shall be distributed throughout the Project so that public spaces are comfortable and usable for extended periods and across seasons.

37. Developer will provide pedestrian-scale lighting throughout public streets, sidewalks, plazas, Riverwalk connections, and other publicly accessible areas within the Project sufficient to support safety, visibility, and wayfinding. Lighting will be designed to create a welcoming public realm, minimize glare and light trespass, and incorporate dark-sky principles where feasible. Developer will implement public safety strategies that prioritize good lighting, visibility, active public spaces, and clear sightlines.

38. Developer shall market housing units in the Project through Detroit-based broker networks, including, for the affordable units, the City of Detroit's affordable housing network (Detroit Home Connect or successor program).

39. Affordable Housing:

    a. While the Renaissance Zone is in effect, Developer will lease at least 20% of all residential rental units at rental rates which are affordable to families earning up to 60% of area median income ("AMI"). Such affordable housing units will be included in Phase One of the Project, such that, 20% of all placed-in-service units will be leased at affordable rates at or below 60% AMI for the duration of the Renaissance Zone.

b. While the Renaissance Zone is in effect, Developer will lease 5% of the residential units at the Project at rental rates which are affordable to families earning between 100% and 120% AMI; provided, that if such higher income units would violate income averaging rules and prohibit or impair eligibility of a residential building at the Project for Low-Income Housing Tax Credits ("LIHTC"), state housing tax credits, housing vouchers, or other affordable housing resources then Developer may reduce the rental rates of such units as necessary to meet the requirements of such credits, vouchers, or other resources.

c. Developer will apply for LIHTC or other affordable housing resources available to its affordable housing developments at the Project to provide greater affordability within the Project, and if it receives a LIHTC or other award will lease the affordable units funded with such LIHTC award at the lowest rental rates supported by such LIHTC award and other available funding, with a goal of leasing at least 5% of the affordable units within the Project at rental rates that are affordable to families earning up to 30% AMI.

d. In addition to the numerical commitments above, Developer is willing to pursue affordable senior housing as a housing typology.

e. The affordable housing delivered as part of the Project, by virtue of its location, will provide a high level of access to resources and amenities.

40. Developer will use reasonable efforts to maximize two- and three-bedroom units within the residential units at the Project if, and to the extent, possible with LIHTC scoring requirements and underwriting standards. The ability to deliver affordable housing at the targeted AMI is predicated on the receipt of federal LIHTC. LIHTC has strict scoring criteria that may constrain unit size and mix in order to attain the points necessary for award.

41. Developer will hire or engage one or more third-party consultants specializing in ADA, Universal Design standards, and prevailing best practices for accessibility and visit-ability, to consult on the design of each of the proposed projects and related outdoor environments which are part of the RiverEast District (as defined in the TBP) and provide proposals which make the RiverEast District development accessible and usable by persons with disabilities beyond the minimum requirements imposed by the ADA, and to provide proposals to make the Renaissance Center more accessible consistent with the planned redevelopment and ADA accessibility standards.

42. Developer shall provide a copy of the request for proposals to engage its accessibility 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 accessibility consultant selected by Developer within a reasonable time period after Developer hires such accessibility consultant.

43. During each phase of the Project, prior to the generation of construction drawings, Developer and the accessibility consultant shall hold meetings not less than biannually with a mutually agreed upon member of the NAC identified to serve as a liaison (the "NAC Liaison") 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. Developer shall use reasonable efforts to implement the design and construction proposals of the accessibility consultant.

44. Developer will coordinate with the City to direct the first five (5) years of PILOT payments to be made by Developer pursuant to a separate agreement with the City (estimated to be approximately $5,000,000) to the City's Affordable Housing Development and Preservation Trust Fund.

45. Developer will fund grants totaling $10,000,000 for affordable housing developments in City of Detroit neighborhoods throughout the City, and for related community infrastructure improvements that support neighborhood vitality, with projects selected in coordination with the City's Housing and Revitalization Department and other appropriate City departments with prioritization on maximizing the fund impact by filling funding gaps on affordable housing projects receiving LIHTC or other state/federal incentives, supporting Detroit-based developers, and providing strategic or technical assistance. Such grants will be made as selected projects begin construction, with a goal of committing the full amount of funds to eligible projects within four (4) years after the approval of the Renaissance Zone.

46. Developer will work in good faith to construct, in any ground-level retail space that is part of the multi-family buildings at the Project, retail and services that support residents, including but not limited to small markets or bodegas, fitness centers, or other health and wellness services.

47. Developer shall attract complementary regional and national retailers, restaurants, entertainment, and destinations while maintaining opportunities for Detroit-based businesses and Detroit-serving uses that provide broadly accessible, family-friendly, and year-round entertainment options and amenities. Developer affirms its intent and desire,

subject to commercial forces beyond its control, to develop a movie theater as an anchor component of the RiverEast District development.

48. As part of Phase One of the Project, Developer will construct permanent, year-round riverfront pavilions dedicated to small businesses and specifically prioritizing Detroit-based small businesses, similar to the business model of the Cadillac Square Winter Markets. The small business pavilions are estimated to require approximately $3,000,000 in capital investment to construct.

49. Developer will provide ongoing operational and programming support, including coaching and business development services, estimated at approximately $3,000,000 over ten (10) years following construction of such pavilions.

50. Following the proven Winter Markets model, Developer will (1) make the pavilions available to small businesses at substantially below-market rents; (2) provide each vendor with $3,000 in business support to access wrap-around business services including coaching and financial support; (3) facilitate the provision of that wrap-around support through a contract with a dedicated small business development partner or partners; and (4) continuously evaluate opportunities to "graduate" high-potential small businesses into larger retail space within the Project or elsewhere in Developer's portfolio.

51. Developer will commit to, within three (3) years of the approval of the Renaissance Zone, invest $3,000,000 in a leveraged fund for small businesses operating and investing in Detroit.

52. Developer will consult with a cultural historian/advisor to capture the history of the Project area and impacted community and endeavor that the redevelopment authentically reflects, honors, and carries forward the history, culture, and legacy of Detroit, with particular emphasis on Black Bottom, Paradise Valley, the Underground Railroad, and Mayor Coleman A. Young. Developer will work with the Coleman A. Young Statue Initiative to fund, build, and prominently place a statue of Mayor Young within the signature public space being developed as part of the Project. Developer will also commit to the maintenance and cleaning of the Underground Railroad Statue in Hart Plaza, subject to an agreement with the City. This cultural historian/advisor shall also assist in placemaking and cultural activations. Developer shall additionally coordinate with the City of Detroit and MDOT-led I-375 Reconnecting Communities Project, and affected neighborhoods on related planning, programming, business development, and pedestrian connections.

OPPORTUNITY

53. Developer will utilize union labor consistent with its 15-year track record of development within the City of Detroit including union pay scales and fringe benefits.

    With respect to the operation of the Renaissance Center Complex:

    (a) Developer intends to operate the hotel through a management agreement with a leading national hotel brand that is a signatory to a collective bargaining agreement which will include union pay scales and fringe benefits.
    (b) Developer intends to contract for core building services (janitorial and engineering) with vendors that are also signatories to collective bargaining agreements which will include union pay scales and fringe benefits.

54. Developer will comply with Executive Order 2024-2 for construction of the Project, which establishes a Workforce Target of 51% bona-fide Detroit residents (as defined in the Executive Order). Consistent with Executive Order 2024-2, Developer will make the required financial contributions to the city's workforce development programs if the Workforce Target is not achieved.

55. The primary operating business that Developer will control through its direct management agent is the 858 room hotel, which is anticipated to create 300 jobs. During the term of the Renaissance Zone, Developer will establish a target of 51% Detroit resident employment within the hotel, subject to the terms of a collective bargaining agreement governing the hotel. Developer will, with and through its agents, partner with Detroit at Work and host job fairs in furtherance of this target.

    With respect to all third-party tenants or vendors operating at the Project, during the term of the Renaissance Zone Developer will include language in the applicable lease or contract requiring such tenant or vendor to utilize commercially reasonable efforts to partner with Detroit at Work and/or other appropriate Detroit-based employment programs towards the goal of maximizing Detroit resident employment.

56. Developer affirms its desire that any former employee of the Renaissance Center Complex will be welcomed back to the redeveloped Renaissance Center Complex, subject to standard qualifications; provided, however, hiring for these positions will be governed by the terms of applicable collective bargaining agreements and Developer can in no way abrogate collectively bargained terms.

57. Developer will fund grants totaling $6,000,000 for workforce development over four (4) years following approval of the Renaissance Zone by the Michigan Strategic Fund, as follows:

(a) Developer will fund $3,000,000 over such four (4) year period dedicated to the skilled trade workforce development, specifically through scaling up and enhancing proven programs like TRADE Connect. "Scaling up" means investing directly into the program to fund more participants. "Enhancing" means funding around the program for barrier removal, like transportation solutions.

(b) Developer will fund $3,000,000 over such four (4) year period dedicated to Science, Technology, Reading and Writing, Engineering, Arts, and Mathematics ("STREAM") programs and other in-demand careers with a post-secondary partner that will work in partnership with DPSCD.

EXPERIENCE

58. During the design period for each phase of the Project, Developer will work with the City of Detroit Office of Youth Affairs to maintain engagement with Detroit youth on programming that young people would like to experience on the riverfront. Developer will collaborate with partners with extensive experience in programming for all ages, including the Detroit Riverfront Conservancy and Joe Louis Greenway Partnership, to implement best practices for youth, senior, and family programming in the 18-acres of publicly accessible civic space anchoring the riverfront.

59. Developer will install, within the Renaissance Center Complex observation deck, materials specifically intended to inform and inspire visitors about opportunities and experiences in Detroit's neighborhoods.

60. Developer will consult with the Detroit Historical Society and will, to the extent requested by the Detroit Historical Society and reasonably practicable, donate any artifacts from the Renaissance Center Complex that will not be incorporated into the Project to the Detroit Historical Society.

61. Beginning at the final delivery of Phase One and continuing for a period of ten (10) years, Developer will provide free or affordable concerts, festivals and cultural activities accessible to Detroit residents, including youth and senior programing. Developer intends that all riverfront programming under its control, i.e., on the publicly accessible civic space, will be either free or at a low-cost following the model of the Monroe Midway, Nick Gilbert Way, Bedrock's street-level and alley activations, the Winter Markets, and other seasonal programming produced by Bedrock.

62. The Developer will consult with the City of Detroit and the Right Productions on the future of ticketed live music venues at the Riverfront.

63. Developer will use best efforts to preserve, retain, or relocate existing artwork within the Project area. Where this is not feasible, the developer will coordinate with institutions such as City Walls Detroit, Detroit Historical Society, and/ or Detroit art and gallery institutions to relocate artwork to offsite locations.

64. During the design period for each phase of the Project, Developer shall prioritize and provide meaningful opportunities for Detroit-based artists (including emerging and established Detroit artists, and legacy Detroit artists) for the provision of artwork, murals, installations, public art commissions, exhibitions, and other creative opportunities throughout the Project area.

EXHIBIT B

CITY COMMUNITY BENEFITS

1. The City will continue to partner with Developer and Michigan Department of Transportation (MDOT) to make improvements to the E. Jefferson corridor. As part of the MDOT I-375 project, MDOT and/or the City, will add curb extensions, reduce crossing distances, and improve overall non-motorized connectivity along E. Jefferson at various points between Randolph and I-375.

2. The City will partner with MDOT to study transportation infrastructure along the E. Jefferson corridor for long term changes to the roadway between I-375 and M-10 which may include extending bike lanes from I-375 westward into the downtown.

3. As the Renaissance Center Complex and RiverEast District Projects are developed, the City will work with the Developer to implement appropriate DDOT transit stops and increase the City's bus service to the Project area to accommodate demand, consistent with other key downtown attractions.

4. DDOT provides paratransit services to its service area, and will provide such services to the Project area as it is constructed. The City will require that all streets are accessible to the standards of the ADA to aid in movement between the development and transit stops or paratransit pick-up points.

5. The City will participate in the Detroit Transportation Corporation's continuing planning efforts following up to the People Mover System Plan and Downtown Mobility Study to evaluate and improve intermodal transportation connections.

Appendix 1.

COMMUNITY BENEFITS ORDINANCE NO. 2021-4

NOTICE OF ENACTMENT

TO: THE PEOPLE OF THE CITY OF DETROIT, MICHIGAN

On November 23, 2021, the City Council passed the following ordinance:

ORDINANCE NO. 2021-4
CHAPTER 12
ARTICLE VIII

AN ORDINANCE to amend Chapter 12 of the 2019 Detroit City Code, *Community Development,* by amending Article VIII, *Community Benefits,* by amending Section 12-8-2, *Definitions,* to add a representative from the Legislative Policy Division and the Neighborhood Advisory Council to the definition of the Enforcement Committee; and Section 12-8-3, *Tier 1 Projects,* to add additional provisions to the Community Engagement Process for Public Meeting, to add additional provisions to the requirements related to the Neighborhood Advisory Council, to add additional provisions to the Community Benefits Report, to provide additional provisions to the Enforcement Committee, and to make other technical amendments.

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

Section 1. Chapter 12 of the 2019 Detroit City Code, *Community Development,* Article VIII, *Community Benefits,* be amended by amending Section 12-8-2 and Section 12-8-3, to read as follows:

CHAPTER 12. COMMUNITY DEVELOPMENT
ARTICLE VIII. COMMUNITY BENEFITS

Sec. 12-8-2. Definitions.

Community Benefits Provision means the agreement made by and between the Planning Director and the developer which specifically addresses the issues raised by the Neighborhood Advisory Council.

Enforcement Committee means a committee led by the Corporation Counsel and composed of representatives from the Planning and Development Department, Law Department, Human Rights Department, the Legislative Policy Division, relevant City departments as determined by the Planning Director, and a member of the respective Neighborhood Advisory Council as a non-voting member.

Impact area means an area determined by the Planning Director that includes all census tracts or census block groups in which the Tier 1 Project is located, and any other areas as determined by the Planning Director.

Planning Director means the Director of the City of Detroit Planning and Development Department, or a member of the Planning Director's staff working on behalf of the Planning Director.

Tier 1 Development Project means a development project in the City that is expected to incur the investment of $75,000,000.00 or more during the construction of facilities, or to begin or expand operations or renovate structures, where the developer of the project is negotiating public support for investment in one or both of the following forms:

(1) Any transfer to the developer of City-owned land parcels that have a cumulative market value of $1,000,000.00 or more, as determined by the City Assessor or independent appraisal, without open bidding and priced below market rates where allowed by law; or

(2) Provision or approval by the City of tax abatements or other tax breaks that abate more than $1,000,000.00 of City taxes over the term of the abatement that inure directly to the developer, but not including Neighborhood Enterprise Zone tax abatements.

Tier 2 Development Project means a development project in the City that does not qualify as a Tier 1 Project and is exposed to incur the investment of $3,000,000.00 or more, during the construction of facilities, or to begin or expand operations or renovate structures, where the developer is negotiating public support for investment in one or both of the following forms:

(1) Land transfers that have a cumulative market value of $300,000.00 or more, as determined by the City Assessor or independent appraisal, without open bidding and priced below market rates; or

(2) Tax abatements that abate more than $300,000.00 of City taxes over the term of the abatement that inure directly to the developer, but not including Neighborhood Enterprise Zone tax abatements.

Sec. 12-8-3. Tier 1 Projects.

(a) *Community Engagement Process for Public Meeting.*

(1) Prior to submitting to City Council a request for approval of Land transfers or Tax abatements related to a Tier 1 Project, the Planning Director shall hold no fewer than five public meetings, subsequent to the seating of the Neighborhood Advisory Council, in the impact area as defined in Section 12-8-2 of this Code, unless a majority of the Neighborhood Advisory Council vote to waive one or more of the required meetings.

(2) The City Clerk shall forward notice of the first public meeting via First Class Mail no less than ten days before such meeting to all City of Detroit residents within 300 radial feet of the Tier 1 Project Impact Area. The notice shall include:

a. The time, date and location of the public meeting;

b. General information about the Tier 1 Project;

c. A description of the impact area and the location of the Tier 1 Project; and

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

(3) In addition to the notice requirement contained in Subsection (a)(2) of this sec-tion, the Planning Director shall work with the District Council Member or Members representing the district or districts where the Tier 1 Project is located and at least one At-large Council Member to ensure that local residents, businesses, and organizations, especially those located in the impact area and those expected to be directly impacted by the Tier 1 project are informed of the public meeting.

(4) At the first public meeting, which shall allow for questions from the community, the Planning Director will present the Community Benefits Ordinance process in detail, which shall include but not be limited to, information on the following:

a. General information about the Tier 1 Project and the manner in which the Tier 1 Project is anticipated to impact the local community;

b. Preliminarily identified measures by which the developer and the Planning Director plan to address or mitigate anticipated negative impacts of the Tier 1 Project;

c. Manner in which the Neighborhood Advisory Council fits within the broader Community Benefits Ordinance process;

b. Responsibilities of the Neighborhood Advisory Council;

c. Proposed timeline for the Neighborhood Advisory Council meetings;

d. Outcomes and best practices utilized by previous Neighborhood Advisory Councils;

(5) City Council shall appoint a liaison from the Legislative Policy Division to monitor the community engagement process and provide updates to the City Council.

(6) The Planning Director shall provide notice to the liaison of all upcoming meetings and activities associated with the community engagement process related to the Tier 1 Project.

(b) *Neighborhood Advisory Council.*

(1) The Planning Director will accept nominations to the Neighborhood Advisory Council from any person that resides in the impact area.

(2) All residents over the age of 18 that reside in the impact area are eligible for nomination, provided that, any person who is an agent, employee, or official of the developer, or an employee of a City department or authority directly involved in the development, must disclose such relationship prior to the selection of the Neighborhood Advisory Council members, provided that if a conflict exists, the person is prohibited from serving on the Neighborhood Advisory Council. A conflict of interest for this purpose means any financial interest held personally or by an immediate family member in the Tier 1 Development Project developer entity.

(3) The Neighborhood Advisory Council shall consist of nine members who are selected as follows:

a. Two Members selected by residents of the impact area chosen from the resident nominated candidates;

b. Four Members selected by the Planning Director from the resident nominated candidates, with preference given to individuals the Planning Director expects to be directly impacted by the Tier 1 Project;

c. One Member selected by the Council Member in whose district contains the largest portion of the impact area from the resident nominated candidates; and

d. One Member selected by each of the At-Large Council Members from the resident nominated candidates.

(4) If the Planning Director receives less than nine nominations, the Planning Director may seek out additional nominations from individuals that live outside the impact area but within the City Council district or districts where the Tier 1 Project is located.

(5) All actions of the Neighborhood Advisory Council may be taken with the consent of a majority of Neighborhood Advisory Council members serving.

(6) Unless advance written notice, including electronic transmission, is provided to the Neighborhood Advisory Council, attendance is mandatory for members at all meetings.

(7) Should any Neighborhood Advisory Council Member miss more than one meeting, a permanent replacement may be appointed by, and at the discretion of, the Neighborhood Advisory Council.

(c) *Distribution of essential information.*

(1) The Planning Department and the Detroit Economic Growth Corporation shall provide all essential documents to the Neighborhood Advisory Council Members, all City Council Members in whose district the development takes place, and the At-Large City Council Members as follows:

a. Documents shall be provided within 72 hours of the selection of the Neighborhood Advisory Council;

b. Documents shall include:

i. A copy of the current Community Benefits Ordinance;

ii. All development agreements between the City and the respective developer;

iii. Projected revenue from the development;

iv. The developer's RFP response;

v. All renderings related to the project;

vi. The But/For economic analysis conducted by the Detroit Economic Growth Corporation;

vii. All environmental studies completed on the respective property; and

viii. Documents related to Brownfield funding.

(d) *Engagement with developer.*

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

(2) City Council by a two-thirds vote of members present or the Planning Director may facilitate meetings which the developer, or the developer's designee, shall participate in as directed.

(3) As part of community engagement the developer, or their designee, shall be required to meet as directed.

(e) *Community Benefits Report.*

(1) The Planning Director shall provide a Community Benefits Report to City Council regarding the Tier 1 Project prior to the request for any approvals related to the Tier 1 Project.

(2) The Community Benefits Report shall contain:

a. A detailed account of how notice was provided to organize the public meeting;

b. A list of the Neighborhood Advisory Council members, and how they were selected;

c. An itemized list of the concerns raised by the Neighborhood Advisory Council;

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

e. A detailed list of community outreach strategies, inclusive of a language access plan, that have been used to solicit and record feedback.

(3) The Planning Director, where possible, shall provide a copy of the Community Benefits Report to the Neighborhood Advisory Council prior to submission to City Council, said Neighborhood Advisory Council shall have at least one week to review the Community Benefits Agreement prior to receiving a request from the City to either vote to approve or sign letter in support of the proposed benefits, provided that, if a majority of the Neighborhood Advisory Council votes against the proposal, then additional time shall be provided for discussion and negotiation.

(4) To ensure an expeditious community engagement process, the Planning Director, where possible, shall submit the initial Community Benefits Report within six weeks from the date the notice is sent of the public meeting.

(5) The Planning Director shall work with City Council to assure that, to the maximum extend possible, all of the approvals required of City Council may be considered simultaneously and subject to one approval vote.

(6) The Planning Director shall work with other City departments to facilitate that Tier 1 Projects receive expedited City-required approvals.

(f) *Development Agreement.*

(1) All development agreements made between the developer and the City related to the land transfers or tax abatements associated with a Tier 1 Project shall include the Community Benefits Provision, which shall include:

a. Enforcement mechanisms for failure to adhere to Community Benefits Provision, that may include but are not limited to, clawback of City-provided benefits, revocation of land transfers or land sales, debarment provisions and proportionate penalties and fees; and

b. The procedure for community members to report violations of the Community Benefits Provision to the Neighborhood Advisory Council;

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

d. Continued community engagement or community meeting requirements.

(2) The developer shall not be required to enter into a legally binding agreement with any individual or organization other than the City for the express purpose of fulfilling the requirements of this ordinance or other City-mandated community engagement processes.

(3) The developer may voluntarily enter into any contract or agreement related to the Tier 1 Project that does not pose a conflict of interest with the City.

(g) *Enforcement.*

(1) An Enforcement Committee shall be established to monitor Tier 1 Projects.

a. The Enforcement Committee shall be comprised of, at minimum, the following four individuals:

i. Corporation Council for the City of Detroit; or their designee;

ii. A representative from the Planning and Development Department;

iii. A representative from the Law Department;

iv. A representative from the Human Rights Department;

v. A representative from the Legislative Policy Division; and

vi. A member from the respective Neighborhood Advisory Council as a non-voting member.

b. In addition to the members of the Enforcement Committee as identified in Subsection (1)a of this section, the Planning Director may require that other departments participate in the Enforcement Committee as needed.

(2) The Enforcement Committee shall provide a biannual compliance report to the City Council and the Neighborhood Advisory Council for the time period identified in the Community Benefits Provision.

(3) The Planning Director shall facilitate at least one meeting per calendar year between the Neighborhood Advisory Council and the developer to discuss the status of the Tier 1 Project for the time period identified in the Community Benefits Provision.

(4) The Neighborhood Advisory Council shall review any allegations of violations of the Community Benefits Provision provided to it by the community, and may report violations to the Enforcement Committee in writing.

(5) Upon receipt of written notification of allegations of violation from the Neighborhood Advisory Council, the Enforcement Committee shall investigate such allegations and shall present their written findings to the Neighborhood Advisory Council based upon the following:

a. Whether the developer is in compliance with the Community Benefits Provision; and

b. How the Community Benefits Provision will be enforced or how violations will be mitigated.

(6) The findings of the Enforcement Committee shall be presented to the Neighborhood Advisory Council no later than 21 days from the date the violations were reported to the Enforcement Committee, unless the need for additional time is reported to City Council and the Neighborhood Advisory Council within the original 21-day time frame.

(6) The findings of the Enforcement Committee shall be presented to the Neighborhood Advisory Council no later than 21 days from the date the violations were reported to the Enforcement Committee, unless the need for additional time is reported to City Council and the Neighborhood Advisory Council within the original 21-day time frame.

(7) If the Neighborhood Advisory Council disagrees with the findings of the Enforcement Committee or determines that the Enforcement Committee is not diligently pursuing the enforcement or mitigation steps outlined in its findings, the Neighborhood Advisory Council may send notice to the Enforcement Committee, and the Enforcement Committee shall have 14 days from receipt of notice to respond to the concerns outlined.

(8) If the Neighborhood Advisory Council is not satisfied with the Enforcement Committee's response, the Neighborhood Advisory Council may petition the City Clerk and request that City Council schedule a hearing with opportunity for both the Enforcement Committee and the Neighborhood Advisory Council to present information related to the alleged violations of the Community Benefits Provision and any enforcement or mitigation efforts that have occurred.

(9) If City Council elects to hold a hearing, or based upon the written information submitted, City Council shall determine whether the Enforcement Committee has made reasonable efforts to ensure that the developer has complied with the Community Benefits Provision.

a. If City Council determines that the Enforcement Committee has made reasonable efforts, City Council shall notify the Neighborhood Advisory Council and the Enforcement steps that need to be taken to comply with the Community Benefits Provision.

i. The Enforcement Committee shall provide City Council and the Neighborhood Advisory Council monthly updates on compliance actions until City Council adopts a resolution declaring that the developer is in compliance with the Community Benefits Provision or has taken adequate steps to mitigate violations.

ii. City Council may hold additional hearings related to enforcement of the Community Benefits Provision as needed.

Sec. 12-8-4. Tier 2 Projects.

(a) Developers shall:

(1) Partner with the City, and when appropriate, a workforce development agency to promote the hiring, training and employability of Detroit residents consistent with State and Federal Law.

(2) Partner with the Planning Director to address and mitigate negative impact that the Tier 2 Project may have on the community and local residents.

(b) The Developer's commitment as identified in Subsection (a) of this section shall be included in the development agreements related to any land transfers or tax abatements associated with the Tier 2 Project for which the Developer seeks approval.

Section 12-8-5. Exemptions.

The requirements of this ordinance may be waived by resolution of the City Council upon submission by either the Planning Director or the Developer identifying reasons that the requirements of this ordinance are impractical or infeasible and identifying how the Developer will otherwise provide community benefits.

Section 2. This ordinance is declared necessary to preserve the public peace, health, safety, and welfare of the People of the City of Detroit.

Section 3. All ordinances, or parts of ordinances, that conflict with this ordinance are repealed.

Section 4. In the event this ordinance is passed by two-thirds majority of City Council Members serving, it shall be given immediate effect and become effective upon publication in accordance with Sec-tion 4-118 of the 2012 Detroit City Charter. Where this ordinance is passed by less than two-thirds majority of City Council Members serving, it shall become effective on the 30th day after enactment, or on the first business day thereafter, in accordance with Section 4-118 of the 2012 Detroit City Charter.

(J.C.C. Page): October 19, 2021
Passed: November 23, 2021
Approved: November 29, 2021
December 8, 2021
Effective: December 8, 2021

JANICE M. WINFREY
City Clerk

Appendix 2.

LEGAL MEETING NOTICE

THE CITY OF DETROIT
INVITES YOU TO ATTEND THE
COMMUNITY BENEFITS PUBLIC
MEETINGS FOR THE

RENAISSANCE CENTER - EAST RIVERFRONT PROJECT



FOR MEETING SCHEDULE AND ALL PROJECT INFORMATION VISIT WWW.DETROITMI.GOV/RENCEN

HOW TO PARTICIPATE IN THE COMMUNITY BENEFITS (CBO) MEETINGS

PUBLIC CBO MEETINGS WILL TAKE PLACE IN PERSON AT THE COLEMAN A. YOUNG MUNICIPAL CENTER WITH AN OPTION TO WATCH REMOTELY VIA ZOOM
ALL MEETINGS BEGIN AT 6:00PM – DOORS OPEN AT 5:30PM FOR REGISTRATION AND REFRESHMENTS

ATTEND IN PERSON

Coleman A. Young Municipal Center
Erma Henderson Auditorium – 13th Floor
2 Woodward Ave. Detroit, MI 48226 – Enter at the Randolph Street Entrance
Transit access via DDOT, SMART, QLine, The People Mover, and MoGo Bike Share
Parking available at Ford Underground Garage – 30 E. Jefferson Ave.

VIEW REMOTELY VIA ZOOM

Register to receive meeting link
Dial by phone: +1 312 626 6799
Meeting ID: 875 7404 3872
Passcode: 685579

Register at: https://bit.ly/rencen-cbo

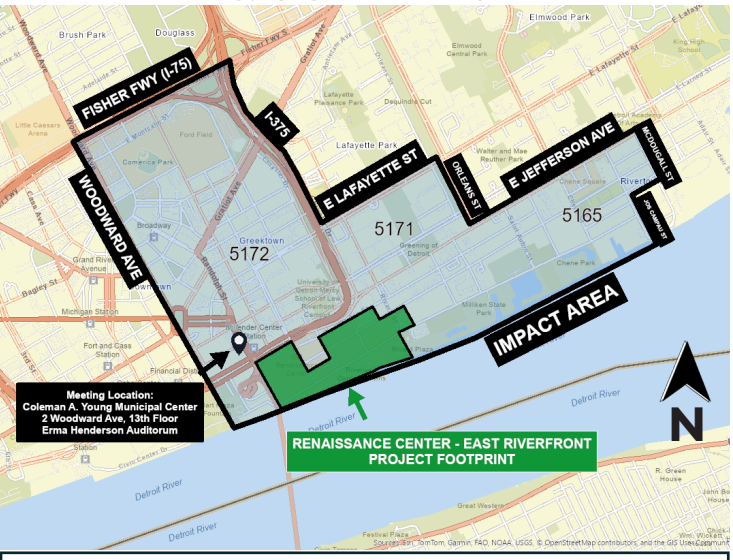
1ST MEETING

TUESDAY, AUGUST 18, 2026 AT 6:00PM
CBO PROCESS AND PROJECT INFORMATION

2ND MEETING

TUESDAY, SEPTEMBER 1, 2026 AT 6:00PM
ELECTION OF TWO (2) NEIGHBORHOOD ADVISORY COUNCIL MEMBERS – ONLY IMPACT AREA RESIDENTS ATTENDING IN PERSON MEETING MAY VOTE

RENAISSANCE CENTER - EAST RIVERFRONT PROJECT SITE AND IMPACT AREA



IMPACT AREA: The project Impact Area contains all of Census Tracts 5171 and 5172 and parts of 5165. As shown on the map, this area is bounded by E. Jefferson Ave., E. Lafayette St. and the Fisher Fwy (I-75) to the north, the Chrysler Fwy (I-375), Orleans St., McDougall St., and Joseph Campau St. to the east, the Detroit River to the south, and Woodward Ave. to the west. The Impact Area includes parts of the following neighborhoods: Downtown, Greektown, Rivertown and, Lafayette Park.

WHAT IS DETROIT'S COMMUNITY BENEFIT ORDINANCE?

The Community Benefits Ordinance (ORDINANCE NO. 2021-4) is a law that requires developers to proactively engage with the community to identify community benefits and address potential impacts of certain development projects. The ordinance was approved by Detroit voters in 2016 and amended by Detroit City Council in 2021.

The project's Impact Area (see map on the left) was determined by the Planning & Development Department. As per the Community Benefits Ordinance (CBO), a nine (9) member Neighborhood Advisory Council (NAC) will be established for this community benefits process. Any Detroit resident who lives in the Impact Area and is over the age of 18 is eligible to serve on the Neighborhood Advisory Council.

Members of the NAC are expected to attend all scheduled public meetings during the CBO process: consisting of at least 5 meetings over a period of 2 – 3 months. **Attend the first CBO meeting on August 18th to learn more about this project and how you can participate in this public process. During the second CBO Meeting on September 1st, two (2) NAC members will be elected. Only Impact Area Residents attending the in-person meeting on September 1st may vote in the NAC election. For more information visit: www.detroitmi.gov/rencen or contact Aaron Goodman at goodmana@detroitmi.gov**

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at 313-224-4950, through the TTY number 711, or email crio@detroitmi.gov to schedule these services.

Mediante un aviso previo de siete días calendario, la ciudad de Detroit proporcionará servicios de interpretación en las reuniones públicas, incluida la traducción de idiomas y las adaptaciones razonables de acuerdo con la Ley ADA. Para programar dichos servicios, comuníquese con el Departamento de Derechos Civiles, Inclusión y Oportunidad llamando al 313-224-4950, por medio del número TTY 711, o envíe un correo electrónico a crio@detroitmi.gov.

LEGAL MEETING NOTICE

Your address is located within 300FT of the Community Benefits Ordinance (CBO) IMPACT AREA for the "Renaissance Center - East Riverfront Project" development proposed at 400 Renaissance Center Dr. Detroit, MI 48243 and various adjacent parcels in the area bounded by E. Jefferson Ave., Rivard St., the Detroit River, and Renaissance Center Dr.

PLEASE READ THIS IMPORTANT NOTICE FOR INFORMATION ABOUT COMMUNITY BENEFITS AND OTHER IMPACTS THAT MAY AFFECT YOU

GENERAL INFORMATION FOR PROPOSED TIER 1 CBO DEVELOPMENT: RENAISSANCE CENTER - EAST RIVERFRONT PROJECT: Bedrock Detroit and General Motors propose to redevelop the Renaissance Center, and the surrounding east riverfront, reimagining more than 40 acres of underutilized land into a mixed-use neighborhood that better connects the city to the Detroit River. It combines the adaptive reuse of the Renaissance Center with the new development of over 10 additional parcels to create a district that will include 934 new mixed-income residential units, more than 470,000 square feet of retail, entertainment, dining, and community recreation space, in addition to a renewed 858-room hotel with meeting rooms, event facilities, and an observation deck. Approximately 17 acres of new civic space, including parks, plazas, waterfront greens, and a newly constructed marina, will strengthen public access to the river while creating new destinations for residents and visitors. Other amenities include 675,000 square feet of modernized office space, over 3,700 parking spaces to support future growth, and improved pedestrian connections to the Detroit Riverwalk.

Together, these investments will transform an underutilized Renaissance Center and vacant surface lots into an active year-round waterfront destination that supports new housing, jobs, recreation, tourism, water access, and long-term economic growth.

The Developers seek governmental and requisite board approvals prior to the end of the fourth quarter 2026 with a goal to commence the first phase of the projects in 2027.

ANTICIPATED PROJECT IMPACTS: The Neighborhood Advisory Council (NAC) will work directly with the developer and establish community benefits, which are included in the final development agreement approved by the Detroit City Council. The City of Detroit Planning and Development Department (PDD) acknowledges the following concerns and opportunities related to this project:

Construction

- Concern: Noise, dust, mud, runoff, vibration, general disturbances to surrounding area resulting from a 5 – 10 year phased construction timeline across 40 acres along the riverfront - including demolition of two 39 story buildings
- Concern: Construction related restrictions / closures impacting local streets, sidewalks, freeway access, the riverfront, public transit systems, and the Detroit-Windsor Tunnel
- Concern: Construction hours, truck traffic, parking / loading areas for construction workers and equipment staging
- Opportunity: Providing appropriate screening, routing, and construction Best Management Practices (BMPs) to mitigate potential impacts

Design and Landscaping

- Concern: Project will significantly alter a defining feature of Detroit's internationally recognized skyline
- Concern: All proposed buildings and public spaces should adhere to City of Detroit Design Principles
- Concern: Light pollution and glass design negatively impacting migratory birds
- Concern: Potential limited public use of the site during private or ticketed events that restrict accessibility
- Opportunity: Activating street-level façade along street and public spaces enhancing overall pedestrian experience
- Opportunity: Creating new publicly accessible green spaces with programming and events that are accessible to Detroiters
- Opportunity: Providing new and enhanced connectivity between the Detroit riverfront and downtown and the city as a whole

Employment Opportunities

- Concern: Prioritization of hiring Detroit-based contractors and sub-contractors during construction and permanent operations
- Opportunity: Providing access to construction and permanent jobs for Detroiters that pay at least a living wage
- Opportunity: Creating new and enhanced educational, career development, and economic opportunities for Detroiters during construction and throughout the permanent operations of the completed projects

Accessibility, Mobility and Traffic

- Concern: Site connectivity, traffic flow, and vehicular access through project footprint, impacting connections to downtown and the riverfront and transportation infrastructure including major roadways, Detroit People Mover, and Detroit-Windsor Tunnel
- Concern: Locations and coordination of vehicle staging, valet queuing, loading docks, truck routes impacting pedestrians
- Concern: Increased traffic congestion impacting pedestrian experience due to new developments interacting with major events
- Concern: Access to affordable parking for residents, employees, and visitors - limiting parking in adjacent neighborhoods
- Opportunity: Providing new retail, housing and public amenities attracting increased visitors to project site and the riverfront
- Opportunity: Enhancing public transportation and mobility via bus systems, Detroit People Mover and bike share
- Opportunity: Enhancing local connectivity between downtown, surrounding neighborhoods, riverfront, and Windsor, Ontario
- Opportunity: Incorporating universal design standards in buildings, public spaces, and housing exceeding Americans with Disabilities Act (ADA) requirements
- Opportunity: Incorporating Transportation Demand Management to reduce vehicle trips and increase mobility options

Housing and Retail

- Concern: Impact on local and small businesses due to disruption of roads and pedestrian access during construction period
- Concern: Access to housing opportunities that are affordable to Detroit residents
- Opportunity: Creating over 900 new affordable and market rate housing units available in a mix of unit types
- Opportunity: Increasing opportunities and support for existing neighborhood-serving retail businesses
- Opportunity: Access to new retail space – attracting / retaining local and small businesses that meet neighborhood needs

Sustainability and Environment

- Concern: Demolition of two 39-story buildings directly adjacent to an environmentally sensitive international waterway
- Concern: Energy use and carbon footprint of building construction and operations across development projects
- Opportunity: Providing on-site stormwater management and upgrades to sewer systems to protect waterways such as the Detroit River
- Opportunity: Increasing access to electric vehicle charging and alternative mobility options
- Opportunity: Offering on-site recycling and composting in both residential and commercial uses
- Opportunity: Encouraging development project to achieve LEED and sustainability standards to support City's climate goals

Appendix 3.

CBO PUBLIC MEETING MATERIALS

CBO Public Meetings and Materials

Meeting Location and Zoom Access: Beginning on Tuesday, August 18, 2026, and ending on Tuesday, October 27, 2025, nine (9) public CBO meetings took place in-person in the Erma Henderson Auditorium on the 13th floor of the Colemen A. Young Municipal Center - located in the impact area at 2 Woodward Ave., Detroit, MI 48226. These meetings were simultaneously broadcast via Zoom where participants were able to hear and see the proceedings and participate through written and spoken comments and questions.

Meeting Link and Registration for all CBO Public Meetings

Meeting Registration Link: **https://bit.ly/rencen-cbo**

Dial-in by phone: **1 (312) 626-6799 and enter Meeting ID: 875 7404 3872**

Meeting Registration and Attendance: To allow for effective communication and follow-up, meeting participants were asked to pre-register or sign into the meetings. Over the course of the CBO process, 1,115 people registered for the meetings and 928 unique individuals attended at least one of the CBO public meetings either in person or remotely via Zoom (excluding City staff and Development team).

CBO Meeting Materials and Recordings: Following each meeting all materials and recordings were posted at www.detroitmi.gov/rencen and distributed electronically. Hard copies of materials were available upon request.

Summaries of each public meeting are provided below in this report's appendix. Additionally, meeting agendas, public comment logs, and related materials for each CBO Public Meeting are available in the: Renaissance Center and East Riverfront Documents and Resources Folder under the "CBO Meetings" subfolder at https://detroitmigov.box.com/v/RENCEN-CBO-Resources

Public Comment and Questions: Each CBO Public Meeting provided attendees with an opportunity to give public comment or ask questions of the Developer, City of Detroit staff, or the NAC. More than 550 comments and questions from attendees were recorded via in-person public comment, comment cards, remotely via Zoom or received through emails sent to PDD or the NAC. The record of all received comments was updated and shared with the NAC members throughout the process. The log of all public comments and questions received is available under the "Community Feedback" subfolder at https://detroitmigov.box.com/v/RENCEN-CBO-Resources

CBO Public Meeting Agendas and Summaries

Renaissance Center CBO Meeting #1: Tuesday, August 18, 2026, at 6pm - *Introduction of project and CBO process*

Number of attendees: 308 (154 in person and 154 remotely via Zoom)

- **Presentation from the August 18th meeting**
- **Recording of the August 18th meeting**

Meeting Agenda + Summary

- Welcome, Introductions, and Opening Remarks - *Aaron Goodman (PDD); Interim Director Dara O'Byrne (PDD)*
    - *City Council Member Remarks and acknowledgement of Elected Officials*
- Community Benefits Ordinance Overview – *Aaron Goodman (PDD)*
    - *Reviewed the Ordinance, CBO Process, and how to participate in the Neighborhood Advisory Council*
    - *Audience Q & A followed presentation*
- Renaissance Center and East Riverfront Proposal – *Development team presentation consisting of Bedrock Detroit and General Motors.*
    - *Steve Ogden, Senior Vice-President of Government Affairs for Bedrock: Introduced the project team organization, past activities in the community, Renaissance Center and East Riverfront project vision and details, and the necessity for a new vision*
    - *Jennifer Stallings Dewey, Senior Counselor for General Motors: Presented the history of the Renaissance Center, General Motors' history of investment and stewardship of the building and riverwalk, and the vision of the future partnership with Bedrock*
    - *Jake Chidester, Vice President, Strategic Initiatives for Bedrock: Presented further details of the future redevelopment plan for the project and the principles which will guide project across the Renaissance Center and the East Riverfront – also highlighted the commitment to robust community engagement*
    - *Brian Watkins, Director of State and Local Affairs for Bedrock: Presented further details about the opportunities for community engagement on the*

project including events across every City Council District, the East Riverfront Community Hub, and the project survey

- General Attendee Q & A and Public Comment (each speaker given 1 minute and 30 seconds) – *Moderated by Aaron Goodman (PDD); Development team and City of Detroit representatives responded to audience questions. Two opportunities were available during this meeting for questions and comments from attendees*
    - *30 audience questions (in-person + Zoom)*
    - *42 comments received via written comment cards or the Zoom Q & A*
- Next Steps
    - *Information about the next CBO meeting and how to access materials.*
    - *Interested NAC candidates were invited to provide their information to City staff and advised that they must attend September 1st meeting to be considered.*

Renaissance Center CBO Meeting #2: Tuesday, September 1, 2026, at 6pm – *Introduction of project and CBO process + Election of two (2) Neighborhood Advisory Council (NAC) Members – Only Impact Area Residents attending in person may vote in the NAC election.*

Number of attendees: 245 (125 in person and 120 remotely via Zoom)

- **Presentation from the September 1st meeting**
- **Recording of the September 1st meeting**

Meeting Agenda + Summary

- Welcome / Agenda Review and Housekeeping – *Aaron Goodman (PDD), Edwina King, Associate Director of Legislative Affairs & Equitable Development (PDD); Bedrock Detroit and General Motors*
    - City Council Member Remarks and acknowledgement of Elected Officials
- Renaissance Center and East Riverfront Projects
- Proposal – *Development team presentation consisting of Bedrock Detroit*
    - *Steve Ogden, Senior Vice President - Government Affairs of Bedrock shared the history of the Renaissance Center, past and current uses, financial challenges with the current configuration and why the proposed development plan is the best and only option for the Renaissance Center to have a viable future.*
    - *Jake Chidester, Vice President of Bedrock shared the technical experts they consulted on this project and their approach to this project, specifically the uses they are proposing and why the proposed uses make the most sense financially and logistically. He also shared ways to engage with the project team beyond the CBO meetings.*
- Community Benefits Ordinance Overview – *Aaron Goodman (PDD)*
    - *Reviewed the Ordinance, CBO Process, and how to participate in the Neighborhood Advisory Council (NAC)*
- Resident Interest in Serving on NAC – *Aaron Goodman (PDD)*
    - *Two (2) Candidates will be elected by Impact Area Residents; the remaining members will be appointed by City Council or PDD as outlined in CBO.*
    - *All NAC candidates (whether elected or appointed) must be nominated at this meeting and will be given two (2) minutes to speak.*
    - *The eligibility of each Impact Area resident in attendance was confirmed to determine eligibility to serve on the NAC and vote in the NAC election. NAC*

Candidates signed a legal affidavit attesting that they meet all criteria to be a potential NAC member.

- *19 candidates were nominated, and each was given two (2) minutes to speak to attendees about their qualifications and desire to serve on the NAC.*
- *One candidate did not come forward to speak, therefore making them ineligible to be considered as a candidate for the NAC.*

- Election of 2 NAC Members by Impact Area Residents – *Aaron Goodman (PDD)*
  - *Each Impact Area resident at the meeting received a ballot and was able to vote for two (2) NAC candidates nominated at the meeting.*
  - *Completed Ballots were deposited into a sealed ballot box.*
  - *Ballot tabulation conducted by City of Detroit Staff: Edwina King (PDD), Brandon Lockhart (JET), and Bryan Coe and Sarmed Jarbra (Law Department)*
  - *Ballot tabulation observed by representatives from the Offices of Council President James Tate (Jacqueline Ramsey), Council Member Mary Waters (Santana Hill), Council Member Renata Miller (Javion Johnson), Council Member Denzel Anton McCampbell (Ray Duncan), Legislative Policy Division (Phillip Keller) and two (2) attendees, Shakira Edwards and Rodney Puckett who were not residents of the Impact Area.*
- General Attendee Q & A and Public Comment (each speaker given 1 minute and 30 seconds) – *moderated by Aaron Goodman (PDD). Development team and City representatives answered audience questions.*
  - *Note: Ballot Tabulation took place during Q & A session*
    - *Public comment was briefly stopped to announce NAC election results and resumed shortly afterwards*
  - *28 audience questions (in-person + Zoom)*
  - *34 comments received via written comment cards or the Zoom Q & A*
- NAC Election Results – *Edwina King (PDD)*
  - *Tabulation report: 41 ballots were distributed, and 41 total valid ballots were cast. 78 total votes counted (each Impact Area resident could vote for up to 2 candidates per ballot).*
  - *The nominated candidates received votes as follows with the two (2) who received the most votes (highlighted) being elected to the NAC.*

- Teron Hayes, Jr.: 16 votes
- Gail Perry Mason: 13 votes
- Aloshia Jackson: 7 votes
- Steven Lavrenz: 7 votes
- Asia Hamilton: 5 votes
- Bernard Morgan, II: 5 votes
- Jamaine Dickens: 5 votes
- Catherine Cheung: 3 votes
- Deidre Jackson: 3 votes
- Patrice Love: 3 votes
- Ray Smith: 3 votes
- Faud Habhab : 2 votes
- Ashley Johnson: 1 vote
- Brandon Shamoun : 1 vote
- Jeff Mastej: 1 vote
- Linda Middlebrook-Talbot: 1 vote
- Megan Throm : 1 vote
- Kara Paliokas : 0 votes

- Close Meeting and Next Steps:
  - *Remaining NAC members to be appointed by City Council and PDD.*
  - *NAC Orientation will take place before the next public CBO meeting.*
  - *Next meeting will take place on September 15th and will be the first meeting with the seated Neighborhood Advisory Council.*

Renaissance Center CBO Meeting #3: Tuesday, September 15, 2026, at 6pm

– 1st convening of NAC and presentation of project details and financial incentives.

Number of attendees: 251 (140 in person and 111 remotely via Zoom)

- **Presentation Slides from the September 15th Meeting**
- **Recording of the September 15th Meeting**

NAC Members in Attendance: *Teron Hayes Jr., Gail Perry-Mason, Aloshia Jackson, Jamaine Dickens, Linda Middlebrooks-Talbot, Deidre Jackson, Catherine Cheung, Jeff Mastej, Bernard Morgan II* **NAC Members Absent:** *Steve Lavernz (Alternate)*

Meeting Agenda + Summary

- Welcome & Introductions / Agenda Review / Housekeeping – *Aaron Goodman (PDD)*
    - *Welcome remarks from PDD Interim Director Dara O'Byrne and Bedrock Senior Vice President of Government Affairs Steven Ogden*
- NAC Introductions & Roles – *Aaron Goodman (PDD)*
    - *Review of CBO Process and Neighborhood Advisory Council (NAC) Role*
    - *Brief NAC Member Intros*
    - *Steve Lavrenz was appointed by PDD to serve as an alternate but is unable to serve in this role.*
- NAC Leadership Roles– *Aaron Goodman (PDD)*
    - *Explanation of NAC leadership roles.*
- Neighborhood Advisory Council (NAC) Activities
    - *NAC shared their contact information:*
        - *Public can email the NAC at RenCenNAC@gmail.com which they are monitoring to receive comments and questions.*
    - *NAC selected their leadership roles consisting of the following*
    - *NAC Chair:*
        - *NAC Chair is responsible for facilitating NAC meetings and activities, working with City staff and project team to develop agendas and action items*
            - *Jamaine Dickens and Teron Haynes were nominated for the position of Chair, and each gave remarks as to why they sought to serve in this position.*

        - *Teron Haynes Jr. received 2 votes*
        - *Jamaine Dickens received 7 votes and was therefore elected as Chair of the NAC*
    - *Bernard Morgan II was nominated and selected without objection as Vice Chair of Community Engagement, responsible for communicating with public, development team, and City staff; assist the chair in duties and serve in the role of chair if they are absent*
    - *Catherine Cheung was nominated and selected without objection as Vice Chair of Project Management, responsible for tracking NAC priorities, action items, assignments and deadlines; responsible for notetaking and recording keeping for the NAC throughout the process (will serve in this dual role if/until another NAC member is nominated)*
    - *Jeff Mastej was nominated and selected without objection as Parliamentarian, responsible for moderating NAC during meetings and ensuring participation and decorum*
- Development Program for Renaissance Center & East Riverfront :
  Updated Plan for Renaissance Center & East Riverfront – *Brief presentation by Steve Ogden, Vice President of Government Affairs (Bedrock) covering the updated development program based on community feedback from CBO meetings #1 and #2.*
    - *Overall Program: Mixed-use including small business retail, destination anchors, hotel and hospitality, and mixed-income housing anchored by civic spaces and waterfront accessibility*

- Economic Benefit and Tax Incentives for Renaissance Center & East Riverfront :
  Project Financials Overview – *Presentation by representatives of the Detroit Economic Growth Corporation (DEGC) and Detroit Brownfield Redevelopment Authority (DBRA). David Howell (DEGC) and Brian Vosburg (DBRA) covering the following:*
    - *DEGC Background*
    - *What are Tax Abatements and why they are necessary for this project*
    - *What is Brownfield Tax Increment Financing (TIF) + Renaissance Zones and how it will be used for this project.*

- *Requested Incentives for the Renaissance Center & East Riverfront*
    - *Commercial Rehabilitation Act (PA 210) - $39.12M of taxes from City of Detroit, and other taxing jurisdictions abated over 10 years.*
    - *Renaissance Zone (PA 376) - $133.81M of taxes from City of Detroit, and other taxing jurisdictions abated over 30 years.*
    - *Brownfield TIF Reimbursement (PA 381) – $300M of taxes from of City of Detroit and other taxing jurisdictions reimbursed for eligible activities over 30 years*
- *DEGC "But-for Analysis" showing that the project would not happen without incentives because:*
    - *The project would ne be able to receive financing without incentives.*
    - *The project would not be worth investing in without incentives.*
- *Why is this a good deal for Detroit?*
    - *Re-envision the riverfront that contributes to Detroit's growth for generations.*
    - *Programs and activates the Renaissance Center*
    - *Increases access to the riverfront*
    - *Bring 2,754 FTE new jobs + 8,243 construction jobs and opportunities for Detroiters*
    - *Generate a net fiscal benefit of $301.5M to the City of Detroit General Fund over the next 30 years*
    - *Generate $3.03B over 30 years in new economic activity from Renaissance Center & East Riverfront visitors*

- NAC Q & A – *Moderated by Aaron Goodman (PDD). Speakers from the Bedrock development team, DEGC, and DBRA answered questions from NAC members. Refer to the Meeting Recording report for specific discussion details.*
- General Attendee Q & A and Public Comment (each speaker given 1 minute and 30 seconds) – *Moderated by Aaron Goodman (PDD); Bedrock, DEGC, and DBRA participated in Q & A*
    - *39 audience questions (in-person + Zoom)*
    - *28 comments received via written comment cards or the Zoom Q & A received*

- Next CBO Meeting – *NAC Working meeting on Tuesday, September 22, 2026 at 6pm*

Renaissance Center CBO Meeting #4: Tuesday, September 22, 2026, at 6pm – *NAC Working Meeting: NAC Impacts Identification Activity*

Number of attendees: 172 (77 in person and 95 remotely via Zoom)

- **Presentation Slides from the September 22nd Meeting**
- **Recording of the September 22nd Meeting**

NAC Members in Attendance: *Teron Hayes Jr., Gail Perry-Mason, Aloshia Jackson, Jamaine Dickens, Linda Middlebrooks-Talbot, Deidre Jackson, Catherine Cheung, Jeff Mastej, Bernard Morgan II*

Meeting Agenda + Summary

- Welcome & Introductions / Agenda Review / Housekeeping – *Aaron Goodman (PDD)*
  - *Welcome remarks from PDD Interim Director Dara O'Byrne*
  - *Acknowledgement of City Council members and staff, and state legislators in attendance*
- NAC Opening Remarks – provided by NAC Chair Jamaine Dickens
  - *Update on work since last meeting*
  - *Alternate will be decided at next meeting on September 29, 2026*
  - *Presented NAC Charter and the NAC voted to adopt the charter*
  - *Share email address to contact the NAC directly*
- Interactive Board Exercise in Lobby and Zoom Breakout Room – provided by Vice President of Project Management/Secretary Catherine Cheung
    - *Explained the in-person activity and provided instructions. There will be eight boards with stations, as well as a virtual breakout on Zoom, each with an NAC facilitator and note-taker.*
    - *Using all feedback collected in the previous CBO meetings, the NAC categorized the feedback into five categories, also known as the five layer framework for impact - Delivery, Connection, Place, Opportunity and Experience.*
    - *The boards and virtual breakout on Zoom will collect feedback on the five-layer framework for impact*
    - *Audience reconvened after about 40 minutes.*

- NAC Member Comments
    - Thanked all attendees for their participation and feedback.
    - Encourage attendees to submit proposals and best practices to the NAC by September 30, 2026, via RenCenNAC@gmail.com
- General Attendee Q & A and Public Comment (each speaker given 1 minute and 30 seconds) – *Moderated by Aaron Goodman (PDD)*
        - *27 audience questions (in-person + Zoom)*
        - *24 comments received via written comment cards or the Zoom Q & A received*
- Next CBO Meeting – Tuesday, September 29, 2026 at 6pm
    - *NAC Working Meeting*

Renaissance Center CBO Meeting #5: Tuesday, September 29, 2026, at 6pm – *NAC Working Meeting: Continued NAC Impacts Identification Activity*

Number of attendees: 154 (92 in person and 62 remotely via Zoom)

- **Presentation Slides from the September 29th Meeting**
- **Recording of the September 29th Meeting**

NAC Members in Attendance: *Teron Hayes Jr., Gail Perry-Mason, Aloshia Jackson, Jamaine Dickens, Linda Middlebrooks-Talbot, Deidre Jackson, Catherine Cheung, Jeff Mastej, Bernard Morgan II*

Meeting #5 Agenda + Summary

- Welcome & Introductions/Agenda Review/Housekeeping – *Aaron Goodman (PDD)*
- NAC Opening Remarks – *provided by NAC Vice Chairperson of Project Management/Secretary Catherine Cheung*
    - *Explained the in-person activity and provided instructions. There will be eight boards with stations, as well as a virtual breakout on Zoom, each with an NAC facilitator and note-taker.*
- Interactive Board Exercise in Lobby and Zoom Breakout Room
    - *The boards and virtual breakout on Zoom will collect feedback on a five-layer framework for impact: Delivery, Connection, Place, Opportunity and Experience.*
    - *Audience reconvened after about 30 minutes.*
- NAC Business – Facilitated by NAC Chair Jamaine Dickens
    - *Shared next steps for capturing feedback heard in board exercise, previous CBO meetings, Neighborhood City Council District meetings, and surveys.*
    - *First draft of potential community benefits/mitigations list will be shared with the development team on October 6, 2026 (CBO meeting #6)*
    - Motion to nominate Patrice Love as NAC Alternate, to replace Steven Larenz.
        - *Motion made by Vice-Chair Morgan, Seconded by Parliamentarian Mastej*
        - *Motion carries by a vote of 9 Yeas to 0 Neas. Chair Dickens noted that the motion passes.*

- General Attendee Q & A and Public Comment (each speaker given 1 minute and 30 seconds) – *Moderated by Aaron Goodman (PDD)*
    - *38 audience questions (in-person + Zoom)*
    - *15 comments received via written comment cards or the Zoom Q & A received*
    - *Zoom was experiencing audio issues – Zoom participants were asked to put their questions and comments in the chat and Q&A box. Aaron Goodman (PDD) read the questions/comments aloud.*
- NAC Member Comments
    - *Thanked the youth participants for their comments and attendance.*
    - *Questions from NAC Member Teron Hayes Jr regarding the financial analysis, marina use, and housing affordability with responses provided by City staff and the Bedrock team. Refer to the Meeting Recording for specific discussion and question detail.*

- Next CBO Meeting – Tuesday, October 6 at 6pm
    - *NAC Presentation of Impacts and Benefits Recommendations*

Renaissance Center CBO Meeting #6: Tuesday, October 6, 2026, at 6pm - *NAC presentation of project impacts and proposed community benefits / mitigations list*

Number of attendees: 281 (145 in person and 136 remotely via Zoom)

- **Presentation Slides from the October 6th Meeting**
- **Recording of the October 6th Meeting**
- **Neighborhood Advisory Council Impacts and Benefits Recommendations**

NAC Members in Attendance: *Teron Hayes Jr., Gail Perry-Mason, Aloshia Jackson, Jamaine Dickens, Linda Middlebrooks-Talbot, Deidre Jackson, Catherine Cheung, Jeff Mastej, Bernard Morgan II, Patrice Love (Alternate)*

Meeting #6 Agenda + Summary

- Welcome & Introductions / Agenda / Housekeeping – *Aaron Goodman (PDD)*
- NAC Opening Remarks - *provided by NAC Chair Jamaine Dickens*
    - *Thanking all the NAC members for their time and effort in this process.*
- NAC Activities Report Back & Impact List Recommendations - *Introductory remarks by Vice Chair of Community Engagement Bernard Morgan II*
    - *Delivery (Riverwalk Access, Construction Management, Construction Health & Safety, Community Engagement), presented by Linda Middlebrook and Teron Hayes, Jr.*
    - *Connection (Universal Accessibility; Transportation, Access & Parking: Regional Transit, Environmental Sustainability), Vice Chair of Project Management/Secretary Catherine Cheung and Gail Perry-Mason*
    - *Place (Public Space & Access, Housing Affordability, Retail & Commercial, Small Business Opportunity), presented by Chair Jamaine Dickens and Aloshia Jackson*
    - *Opportunity (Wages & Labor Standards, Hiring, Training & Development, Community Wealth), presented by Vice Chair of Community Engagement*
    - *Experience (Youth Engagement & Opportunity; History, Heritage & Detroit Identity; Events & Programming, Arts & Creative Economy), presented by Parliamentarian Jeff Mastej and Alternate Patrice Love*

- NAC Member Discussion and Questions – *moderated by Chair Jamaine Dickens.*
    - *Following the presentation of impacts, the members continued to provide additional comments and questions with a response provided by Daivd Howell of DEGC. Refer to the Meeting Recording for specific discussion and question detail.*
- NAC Q&A with Developer – moderated by Chair Jamaine Dickens

  The NAC members poised several questions to the development team. Senior Vice President of Government Affairs Steve Odgen of Bedrock, David Howell of DEGC, Deputy Group Executive of Economic Development for the City of Detroit Britteny Hoszkiw, Vice President of Strategic Initiatives Jake Chidester of Bedrock, and Senior Counsel of Community Engagement Jennifer Stallings Dewey of General Motors provided responses. A summary of the NACs questions and the answers provided are below. Refer to the Meeting Recording for specific questions and response details.

    - *Question: Status of requested documents – projected financial analysis for permanent fixtures and marina analysis*
        - *Answer: The marina analysis information comes from a different mix of partners, and it will take some time to pull that information together. A meeting is set with the NAC members and the DEGC on Thursday to discuss the financial analysis.*
    - *Question: Is there a willingness to work with Black developers and find a pathway for youth interested in becoming future developers?*
        - *Answer: Bedrock has a history of doing so for Blac developers and will continue to do this. Bedrock does have a strategy to youth interest in becoming developers and will share in their response.*
    - *Question: Was there a Request for Proposals (RFP) put out for this development?*
        - *Answer: The City did not release an RFP because this is privately owned land not publicly owned land.*

      Question: Did General Motors conduct outreach on determining additional paths to developing this land?
        - *Answer: This information will be provided in the developer's response to the NAC.*

- *Question: What commitments are you making to ensure the Riverfront is publicly accessible in perpetuity? Can you share conversations you've had with the Riverfront Conservancy?*
    - *Answer: The information on public accessibility will be provided in the developer's response to the NAC. The developer is having ongoing conversations with the Riverfront Conservancy and there is more work to be done including the marina.*
- *Question: It was mentioned in your first presentation that 5,000 parking spaces were being created as a part of this development. Are you counting the existing parking structures as a part of that number?*
    - *Answer: They are proposing to leverage existing parking structures and not creating more parking spaces.*
- *Question: What is your plan if development stalls.*
    - *Answer: This information will be provided in the developer's response to the NAC.*
- *Question: What are your thoughts are continuing community engagement past October?*
    - *Answer: Community Engagement will continue at their community hub located at 521 Atwater and ends shortly before the Grand Prix next year*
- *Question: What will happen to the remaining SEIU and Unite Here employees currently working at the Renaissance Center?*
    - *Answer: General Motors is having ongoing conversations with the third-party vendors maintaining the Renaissance Center and exploring opportunities for them.*

- Presentation from City of Detroit Civil Rights, Inclusion & Opportunity (CRIO) Department – Presented by the Director Jade Mathis (CRIO), Compliance Director Nikita Easley (CRIO), and Manager of Compliance Ariel Hughes (CRIO)
    - Overview of Community Benefits Reports and monitoring
    - CRIO monitors Tier 1 projects under the Community Benefits Ordinance
    - CRIO only monitors the final agreement between the developer and the NAC
    - Prepares two biannual reports on the status of the final agreements
    - Monitoring body for Executive Order 2024-2

    - A brief question and answer period from the NAC followed with various City staff providing responses. Refer to the Meeting Recording for detailed questions and responses.
- General Attendee Q & A and Public Comment (each speaker given 1 minute and 30 seconds) – *Moderated by Aaron Goodman (PDD)*
    - *43 audience questions (in-person + Zoom).*
    - *22 comments received via written comment cards or the Zoom Q & A received*
- Next CBO Meeting – Tuesday, October 13, 2026, at 6pm
    - *Developer presents community benefits proposal in response to the NAC impact recommendations*

Renaissance Center CBO Meeting #7: Tuesday, October 13, 2026, at 6pm – *Developer presentation of Community Benefits Proposal in response to project impacts and proposed community benefits/mitigations.*

Number of attendees: 178 (95 in person and 83 remotely via Zoom)

- **Presentation Slides from the October 13th Meeting**
- **Recording of the October 13th Meeting**
- **Developer's Benefits Proposal Matrix - shared October 13th**

NAC Members in Attendance: Teron *Hayes Jr., Gail Perry-Mason, Aloshia Jackson, Jamaine Dickens, Linda Middlebrooks-Talbot, Deidre Jackson, Catherine Cheung, Jeff Mastej, Bernard Morgan II, Patrice Love (Alternate)*

Meeting #7 Agenda + Summary

- Welcome & Introductions / Agenda / Housekeeping – *Aaron Goodman (PDD) and Edwina King (PDD)*
    - *Highlighted the three ways to engage in the process and shared the development team Website for more information.*
- NAC Remarks – *Chair Jamaine Dickens*
    - *Shared the NAC member's overall sentiment on the developer's response to project impacts and proposed community benefits/mitigations.*
- Bedrock presentation of responses to NAC Impact List – *presentation by Jake Chidester (Bedrock) and Justin Bahri (Bedrock):*
- *The following topics / commitments were covered and included in the meeting presentation and draft agreement using the five-layer framework developed by the NAC.*
    1. *Delivery – Riverwalk Access, Construction Impact, Environmental Impact; Open, Transparent Bidding; Continued Engagement, Detroit-Business Priority, Detroit-Based Procurement, and Impact Relief Fund*
    2. *Connection – Universal Accessibility, Access, Traffic & Parking Impact, People Mover, Environment, On Site Transit, Parking, Regional Transit, and Birds & Wildlife*
    3. Place – Public Space & Access, Waterfront & Public Space Stewardship, Indoor Community Space, Universal Amenities, Detroit Based Businesses, Affordable

Housing, Small Business/Access to Capital, Affordable Housing Fund, Home Repair Fund, Community Land Trust, Displacement Protection, Homeownership Pathway, RenCen Business Location, Small Business Advocacy, and Grocery Store

4. *Opportunity – Detroit Workforce, Union Standards, Employment Plan, Living Wage Standards, Permanent Detroit Jobs, RenCen Employee Return, Apprenticeships, Career Advancement, and Workforce Development Facility*
5. *Experience – Arts & Creative Economy, History & Heritage, Events & Programming, Youth Engagement, and The Arthea (Amphitheater)*

- City high-level responses to NAC Impact List – *Responses provided by Brandon Lockhart (City of Detroit, Mayor's Office)*
    - *The City agreed on the six items that Bedrock identified in their presentation as City led initiatives:*

- Expand safe pedestrian and bicycle infrastructure
- Expand public transportation options
- Coordinate transit improvements
- Maintain accessible paratransit and demand-responsive transportation
- Support Q Line connectivity and future transit expansion
- Protection from displacement and rising housing costs

- NAC dialogue with Developer in response to presentations and proposal
    - *Refer to Meeting Recording for details*
    - *Key questions / concerns raised:*
        - *Clarification on Indoor Community Space and the cost to the community – developer clarified it is free to the community*
        - *Emphasized the importance of Universal Design and that standards are above ADA compliance*
        - *Clarification on bid scoring for Detroit based businesses – developer clarified this has not been determined yet*
        - *Space availability for Detroit based business – developer responded not yet, but it is something they are open to*
        - *Market rate cost for one-to-two-bedroom units - $1,800 to $2,220 a month for one bedroom (this is dependent on the square footage)*

- *Invest in jobs for youth and youth programming*
- *Clarification on financial documents the NAC is required to receive through the CBO ordinance – Response provided by Brian Coe (LAW)*
- *Clarification on revenue sharing – Response provided by Britteny Hoszkiw (Mayor's Office)*
- *Impact Relief Fund*
- *Market rate for parking*
- *Use Black artists for public art*
- *Displacement and Affordable Housing*
- *Concerned with donation to the Riverfront Conversancy*
- *Employment plan*
- *Small business/access to capital*

General Attendee Public Comment (each speaker given 1 minute) – *Moderated by Aaron Goodman (PDD)*

- *45 audience questions (in-person + Zoom)*
- *37 comments received via written comment cards or the Zoom Q & A received*

- Next CBO Meeting – Tuesday, October 20, 2026, at 6pm
  Continued discussion of project impacts and proposed community benefits/mitigations. Possible finalization of community benefits package.

Renaissance Center CBO Meeting #8: Tuesday, October 20, 2026, at 6pm – *Continued discussion of project impacts and proposed community benefits/mitigations. Finalization of community benefits package.*

Number of attendees: 181 (97 in person and 84 remotely via Zoom)

- **Presentation Slides from the October 20th Meeting**
- **Recording of the October 20th Meeting**
- **NAC Benefits Response Matrix - Shared October 20th**

NAC Members in Attendance: Teron *Hayes Jr., Gail Perry-Mason, Aloshia Jackson, Jamaine Dickens, Linda Middlebrooks-Talbot, Deidre Jackson, Catherine Cheung, Jeff Mastej, Bernard Morgan II, Patrice Love (Alternate)*

Meeting #8 Agenda + Summary

- Welcome & Introductions / Agenda / Housekeeping – *Aaron Goodman (PDD)*
- NAC Remarks – *Chair Jamaine Dickens (NAC)*
  - *Thanking everyone for their participation and involvement*
- Overview of announcement by Bedrock regarding ownership/creation of non-profit for the Renaissance Center & East Riverfront – *Jake Chidester (Bedrock)*
  - *Dan Gilbert pledged $1B to capitalize and start a non-profit to develop, own, and operate the Renaissance Center & East Riverfront*
  - *It will neither be owned nor operated by Dan Gilbert or Bedrock*
  - *It will be governed by a board of directors recruited by Reverand R. Wendell Anthony*
  - *Any revenue will go to operating expenses and debt payments.*
  - *Surplus will go to support Detroiters and the community mandated by the board of directors.*
- NAC Response to Bedrock's Announcement – *Chair Jamaine Dickens (NAC)*
  - *Acknowledgement and thanks for the creation of the non-profit*
  - *Acknowledgement and thanks to Edwina King (PDD) and Aaron Goodman (PDD)*
- NAC Benefits Proposal Response – *presented by all NAC members – Refer to Meeting Recording for full details*

- *The following topics / commitments were covered and included in the meeting presentation and response:*
    - ***Summary of asks and alignment with developer + Distribution of Funds to Detroiters*** *– presented by Catherine Cheung*
    - ***Delivery*** *– presented by Linda Middlebrooks-Talbot*
    - ***Connection*** *– presented by Gail Perry-Mason (NAC) and Stephanie Cheung*
    - ***Place*** *– presented by Chair Jamaine Dickens (NAC) and Aloshia Jackson*
    - ***Opportunity –*** *presented by Bernard Morgan II*
    - ***Experience*** *– presented by Jeff Mastej and Patrice Love*
- Developers' response to NAC presentation and proposals
    - *Refer to Meeting Recording for details*
    - *Acknowledged and thanked the NAC for their work.*
    - *Key questions / concerns raised:*
        - *Additional funds for impacted businesses – agree with this but it needs to be objective and measurable*
        - *Procurement/hiring – can commit to this provided terms are provided by CRIO*
        - *Universal design – will go above and beyond*
        - *Ongoing community reporting and feedback – aligned with this*
        - *Parking – countered with 90 minutes of free parking for Detroit residents*
        - *People Mover – they do not intend to demolish it but fund preservation, restoration, and improvements to the Renaissance Center People Mover Station*
        - *Equitable Neighborhood Development/Housing – commit to $10M to affordable housing in neighborhoods and $5M to the housing trust fund*
        - *Workforce Development - aligned*
        - *Small business support – committed to $3M for that and $3M for minority business leverage fund*
- NAC Discussion / Questions to Development Team *– moderated by Chair Jamaine Dickens (NAC) - Refer to the Meeting Recording for details*
    - *Acknowledgement to the developer for the committed investment thus far.*

- *Commitment to Historical Items*
    - *Already committed to an exhibit at the observation deck that is about Detroit neighborhoods, Coleman A Young statue, and engaging subject matter experts during the development process.*
- *Clarification on monetary commitment for community programming to Resilience Hub, the overall vision of the space, and location*
    - *Year-round, fully accessible space with seating, power sources for community when there is an outage, and free community programming. Believes that monetary commitment is sufficient for community programming. Location is East Riverfront.*
- *Compliance with air quality monitoring*
- *Importance of community engagement throughout the process*
- *Progress report – Developer will maintain this through CRIO, their website, and ongoing engagement sessions*
- *Final concept rendering completion – Likely the first quarter of next year*
- *Riverfront access*
- *Commitment to working with youth: Monetary commitment to STEM education, programming on waterfront and civic space, and community resilience hub.*

- General Attendee Public Comment (each speaker given 1 minute) – *Moderated by Aaron Goodman (PDD)*
    - *42 audience questions (in-person + Zoom)*
    - *15 comments received via written comment cards or the Zoom Q & A received*
- NAC Final Questions/Responses to Public Comments
    - *Clarification on Living Wages – response provided by Bryan Coe (City Law)*
        - *The ability to provide a local living wage is preempted by State Law and prohibits local municipalities from passing ordinances, policies, or enforcement of requiring a private company to provide this.*
    - *Thanked everyone for their comments and participation.*
    - *Comments on the non-profit established by Dan Gilbert*
- Next CBO Meeting – Tuesday, October 27, 2026, at 6pm
  Continued discussion of project impacts and proposed community benefits/mitigations. Finalization of community benefits package.

Renaissance Center CBO Meeting #9 Tuesday, October 27, 2026, at 6pm – *Continued discussion of project impacts and proposed community benefits/mitigations. Finalization of community benefits package.*

Number of attendees: 231 (109 in person and 122 remotely via Zoom)

- **Presentation Slides from the October 27th Meeting**
- **Recording of the October 27th Meeting**
- **Final Community Benefits Agreement Matrix – shared October 27th**

NAC Members in Attendance: Teron *Hayes Jr., Gail Perry-Mason, Aloshia Jackson, Jamaine Dickens, Linda Middlebrooks-Talbot, Deidre Jackson, Catherine Cheung, Jeff Mastej, Bernard Morgan II, Patrice Love (Alternate)*

Meeting #9 Agenda + Summary

- Welcome & Introductions / Agenda / Housekeeping – *Aaron Goodman (PDD) and Edwina King (PDD)*
    - *Acknowledged the hard work of the NAC, Council members and their, staff, City employees and the community's participation in the process.*
    - *Reminder that meeting materials are available at the CBO project website*
- NAC Remarks – *Chair Jamaine Dickens (NAC)*
    - *Acknowledged the community's participation in the process*
    - *Thanked Bedrock and General Motors for their participation in the process and responsiveness to the community's comments*
- Bedrock's presentation of responses to NAC Impact List – *presentation by Jake Chidester (Bedrock):*
- *Acknowledgement and thanks to the NAC and everyone who has participated.*
- *The following topics / commitments were covered and included in the meeting presentation and draft agreement.*
    1. *Entertainment & Amenities – Family friendly Riverfront*
    2. Environment – Air, water, and dust monitoring
    3. *Small business – Pavilions and neighborhood fund*
    4. *Housing – Affordable units and development programs*
    5. *Public space & Riverfront – Civic space: Public in perpetuity*
    6. *Workforce & Career Education – 51% Detroit hiring; trades, STEM*

7. *Transportation & Parking – Free parking, People Mover*
8. *Construction Impacts – Business aid program*
9. *Accessibility – Universal Design beyond ADA*
10. *Arts & Culture – Detroit artists priority*
11. *Community Center & Youth – year-round center and youth*
12. *Engagements – Updates and I-375 construction*

- NAC dialogue with Developer in response to presentations and proposal
    - *Refer to Meeting Recording for details*
    - *Key questions raised and comments:*
        - *Thanked developer for $3M STEM commitment*
        - *Praised the retail/commercial development, Detroit-based small-business opportunities, and youth engagement commitments.*
        - *Clarity that universal accessibility would apply throughout the project and that ADA compliance would go beyond normal compliance*
        - *Bedrock answered yes: the project would pursue universal design throughout, while using ADA compliance as a metric especially for adaptive reuse of the Renaissance Center.*
        - *Emphasized the need for a riverfront community center for youth and seniors and described the NAC's vision for accessible arts, music, fitness, culture, education, recreation, wellness, and intergenerational programming.*
        - *Affordable Housing Commitment*
        - *Importance of small businesses, Black-owned and women-owned businesses, artists, The Aretha, youth, schools, and asking Bedrock to do more through available resources.*
        - *Clarification on how Bedrock calculated the $4.5M value for free Detroit-resident parking and when would it start.*
        - *Bedrock clarified it was lost revenue the developer would otherwise charge and viewed it as a monetary benefit to the community. Free parking would start after Phase 1.*
        - *Clarification on source of Affordable Housing Trust Fund commitment*
        - *Bedrock clarified it was the PILOT*

        - *Location of small business pavilions*
- General Attendee Public Comment (each speaker given 1 minute) – *Moderated by Aaron Goodman (PDD)*
    - *47 audience questions (in-person + Zoom)*
    - *7 comments received via written comment cards or the Zoom Q & A received*
- Resolutions of the Neighborhood Advisory Council:
    - *Motion for NAC regarding the Community Benefits Agreement as proposed*
        - *Motion that the Neighborhood Advisory Council recommends approval of the community benefits as presented by the Developer and City of Detroit and request the City of Detroit to prepare a Community Benefits Agreement committing the Developer and the City to provide these community benefits in accordance with the Community Benefits Ordinance. Upon the receipt and review of the Community Benefits Agreement, the Neighborhood Advisory Council will prepare a letter of support for such agreement.*
        - *Motion made by Vice-Chair Morgan, Seconded by Member Jackson*
        - *Chair Dickens moves for Discussion to be followed by a Vote of the NAC*
        - *NAC Members stated why they are in support of the agreement as proposed. Additionally, members shared their appreciation for the process, support of City staff, and the community for their involvement*
        - *Member Haynes stated why he will not support the current agreement*
        - *Motion carries by a vote of 8 Yeas to 1 Neas.*
            - *Chair Dickens noted that the motion passes.*

- Meeting Close + Next Steps:
    - *This concludes the public CBO meeting process, many thanks to everyone who has attended and been involved.*
    - *Items that were agreed to verbally during this meeting will be incorporated into the Community Benefits Agreement and shared with the NAC.*
    - *Upon receipt of the finalized Community Benefits Agreement, NAC members will have one week to review the final agreement before being asked to sign a letter of support for the Community Benefits Provision by PDD. They will also receive the Community Benefits Report from PDD.*

Appendix 4.

NEIGHBORHOOD ADVISORY COUNCIL ACTIVITIES:

EDUCATION SERIES, ORIENTATION, ENGAGEMENT, AND OTHER ACTIVITIES

Neighborhood Advisory Council (NAC) Education Series

On August 25, 2026, the Planning and Development Department in collaboration with the Offices of Council President Pro-Tempore Coleman A. Young II, Council Member Mary Waters, and Council Member Renata Miller held a "Neighborhood Advisory Council 101" educational session about serving on a Neighborhood Advisory Council (NAC). The session was publicized widely in the Impact Area in partnership with the Council Offices for those interested in serving on the Renaissance Center and East Riverfront NAC. The meeting recording and presentation materials are available at https://www.detroitmi.gov/rencen and at the following links:

- Presentation from NAC 101 Session
- Recording of the NAC 101 Session



Figure 4.1: Neighborhood Advisory Council 101 Meeting Flyer - English and Spanish Versions

Neighborhood Advisory Council (NAC) Orientation

On September 8, 2026, the Planning and Development Department held an orientation for the elected and appointed members of the NAC, which took place at the Planning and Development Department's office suite.

This orientation was an opportunity for the NAC members to get to know each other, learn about best practices and responsibilities for serving, ask questions, and plan NAC activities and meetings. All NAC members attended and additional speakers are noted below. The orientation agenda and accompanying materials are shown below and in the following pages. Additional materials are available at: https://detroitmigov.box.com/v/RENCEN-CBO-Resources

RENAISSANCE CENTER AND EAST RIVERFRONT NAC ORIENTATION – AGENDA

September 8, 2026, 6pm – 9pm

1. WELCOME & INTRODUCTIONS / AGENDA REVIEW / ICEBREAKER
2. SERVING ON A NAC:
    a. What is the NAC's Role in the CBO Process
    b. NAC Requirements and expectations
    c. Conflict of interest and ethics ordinance
    d. Process and communication best practices
    e. Structure – election of Chair, Other Roles
3. ESTABLISHING GROUP CHARTER / WORKING AGREEMENTS
4. IDENTIFYING PROJECT IMPACTS AND COMMUNITY BENEFITS RELATED CITY POLICIES
5. CREATING EFFECITVE COMMUNITY BENEFITS AGREEMENTS
    a. Bryan Coe and Sarmed Jabra – City of Detroit Law Department
    b. Best practices from previous CBOs
6. CBO MONITORING AND ENFORCEMENT
7. PREVIOUS NAC MEMBER Q & A
    a. Invited Guest: Stephan Bobalik (Future of Health NAC)
8. CBO MEETING SCHEDULE AND AGENDAS
9. GENERAL DISCUSSION AND NEXT STEPS

NAC Communication Channels and Resources

For the purposes of receiving communications and comments from the public outside of the scheduled CBO public meetings, the NAC established a public email address at rencennac@gmail.com. This address was shared during the CBO Public Meetings, on PDD's Renaissance Center and East Riverfront website, and via the GovDelivery email list updates.

PDD created a shared document and resources folder for the members to receive and updates documents relating to the Renaissance Center and East Riverfront project as required by the Community Benefits Ordinance as well as other relevant items. These resources were also made publicly available on PDD's Renaissance Center and East Riverfront CBO website and can be viewed at: https://detroitmigov.box.com/v/RENCEN-CBO-Resources

NAC Internal Working Sessions

To allow for meeting planning, the drafting of impacts and proposals, and further discussion amongst its members, the NAC organized and held several internal working sessions during the CBO process. City of Detroit staff from the Planning and Development Department and the Law Department attended select working sessions at the request of the NAC to provide information and answer any questions as needed. The internal NAC working sessions took place on the dates shown below. Notes for any internal work sessions were taken by the NAC and where available can be viewed in the Renaissance Center and East Riverfront Documents and Resources Folder.

- September 13, 2026
- September 21, 2026
- September 25, 2026
- September 27, 2026
- September 29, 2026 *(immediately following the scheduled CBO meeting)*
- September 30, 2026
- October 2, 2026
- October 4, 2026
- October 5, 2025
- October 7, 2026
- October 12, 2026
- October 14, 2026
- October 18, 2026
- October 19, 2026

NAC External Meetings

At their request, the NAC participated in the following meetings for the purposes of better understanding the development project and discussing potential community benefit proposals in depth. Note and materials from those meetings are available via the City of Detroit CBO Project Website and Renaissance Cener and East Riverfront Documents and Resources Folder.

- Thursday October 8, 2026 – Meeting with DEGC where additional questions about the project financing and tax incentives were answered.
- Friday October 16, 2026 – Meeting with City of Detroit housing and workforce development officials. Discussion of potential opportunities for aligning proposed community benefits investments with broader City strategies for equitable neighborhood development and workforce training.
- Wednesday October 21, 2026 – Meeting with Bedrock Detroit representatives to further discuss the NAC's community benefits proposal revisions presented 10.20.26 in order to address and reach consensus any outstanding items in the agreement.

NAC Community Engagement Activities

The NAC undertook several additional community engagement efforts to ensure maximum input and participation from Impact Area Residents, particularly those who did not attend the public CBO meetings.

- Public call for proposals on impacts and benefits: The NAC asked interested parties and subject matter experts to submit their ideas and proposals via the NAC email by September 30th in order to be considered as the NAC developed its Impacts and Benefits Recommendations. The NAC received numerous responses from a wide range of stakeholders and residents with specific experience relevant to the proposed development.
- NAC CBO Meeting Activities on Identifying Impacts:
    - During the September 22 meeting, NAC members facilitated small group discussions for attendees on the potential impacts and benefits in the five pillars of *Delivery, Connection, Place, Opportunity, and Experience*.
    - Subsequently, during the September 29th meeting, the NAC led a dot voting exercise with attendees to further focus in on community priorities from the ideas raised at the previous week's meeting.



Figure 4.2: Attendees participate in small group discussion and dot voting facilitated by the NAC during the CBO Meetings

Community Meetings and Citywide Community Engagement

To gain a broad perspective on resident priorities from across Detroit - NAC Members attended numerous outside community meetings between September and October 2026 regarding the development proposal. These included attending meetings hosted by the City of Detroit Department of Neighborhoods, Detroit City Council Members, and the Developer. Additionally, the NAC was provided with the data and summary of resident feedback received from the Developer's Citywide Engagement activities via the reports shown below and available in the Renaissance Cener and East Riverfront Documents and Resources Folder.

- Interim Community Engagement Report – Bedrock Detroit, September 30, 2026
- East Riverfront Framework Plan, Public Engagement Survey Feedback by Zip Code - Bedrock Detroit, September 21, 2026
- Community Outreach Report for the Renaissance Center and East Riverfront Projects District Meetings hosted by Developer and City of Detroit Department of Neighborhoods - City of Detroit Planning and Development Department, October 4, 2026

Appendix 5.

COMMUNITY BENEFIT PUBLIC MEETING #1 – AUGUST 18, 2026 PRESENTATION:

INTRODUCTION OF RENAISSANCE CENTER AND EAST RIVERFRONT PROJECTS

CBO Meeting #1 - Tuesday August 18, 2026

WELCOME TO THE RENAISSANCE CENTER AND EAST RIVERFRONT PROJECT COMMUNITY BENEFITS MEETING



MEETING AGENDA

- Welcome & Introductions
- Presentation of CBO Process + Q & A
- Renaissance Center and East Riverfront Project Presentation
- General Q & A
- Resident Interest for Serving on the NAC
- Next Steps

DETROIT CITY COUNCIL MEMBERS



Council Member
Renata Miller
District 5



Council President
Pro-Tempore
Coleman A. Young II
At-large



Council Members
Mary Waters
At-large

CITY OF DETROIT DEPARTMENTS & AGENCIES

PLANNING AND DEVELOPMENT DEPARTMENT

MAYOR'S OFFICE + JOBS & ECONOMY TEAM

DEPARTMENT OF NEIGHBORHOODS

DETROIT ECONOMIC GROWTH CORPORATION

DEVELOPMENT TEAM

CITY OF DETROIT CBO WEBSITE

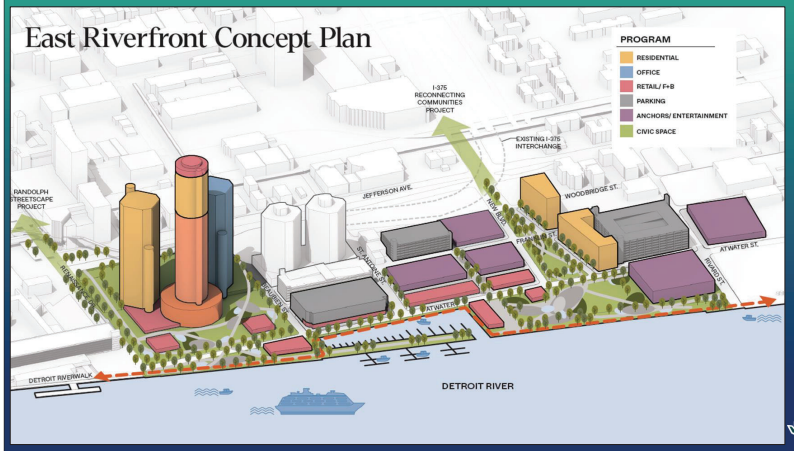
THE CBO WEBSITE IS UPDATED REGULARLY WITH PUBLIC MEETING TIMES, DATES, & PRESENTATIONS + THE SIGNED COMMUNITY BENEFITS PROVISION



SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/RENCEN

DEVELOPER PRESENTATION



RISE HIGHER
MAYOR MARY SHEFFIELD

The Renaissance Center and East Riverfront

CBO MEETING #1, AUGUST 18, 2026

BEDROCK



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01
PROJECT AND TEAM INTRODUCTION

02
THE RENAISSANCE CENTER : YESTERDAY AND TODAY

03
PROJECT OVERVIEW + PRINCIPLES

04
HOW TO ENGAGE

Project + Team Introduction

A joint effort by **Bedrock** and **General Motors**, this project encompasses 35+ acres on the Detroit east riverfront, bounded by E Jefferson to the North, the Detroit Riverwalk and Riverfront to the South, Renaissance Center Drive to the West and Rivard to the East.

Combining two projects:
- Adaptive reuse of the 5.3MM SF Renaissance Center
- Transformation of nearly 30 acres of underutilized waterfront land

BEDROCK gm



The Project Team

Development Partners

BEDROCK gm

In Collaboration With

DETROIT RIVERFRONT CONSERVANCY
PORTDETROIT Detroit/Wayne County Port Authority
VISIT Detroit

Engagement Partners

DCDC DETROIT COLLABORATIVE DESIGN CENTER
ISI SOLOMON&HARRIS CONSULTING GROUP

About Bedrock

Bedrock is a Detroit-based real estate company focused on fueling the growth of our city, including creating iconic cityscapes, rehabilitating historic properties and making space for the community by investing in public space — all with the philosophy to operate for more than profit.

HISTORIC PRESERVATION

45+
Bedrock has preserved over 45 historic buildings.

RETAIL TENANTS

191
Bedrock currently has 191 retail tenants in their portfolio.

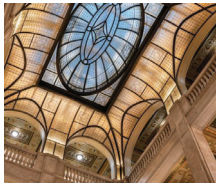
JOBS

233K
The Rock Family of Companies supports nearly 233,000 additional jobs in Michigan, of which 55,000 are located in Detroit.


Hudsons Detroit


Downtown Retail


Monroe Street Midway


Book Tower


Shinola Hotel


Winter Markets

For More Than Profit

Rocket Community Fund

Rocket Community Fund's mission is to help families achieve stable homeownership so they can lead more prosperous lives.

KEY METRICS

Since 2010, Rocket Companies has contributed:

COMMUNITY ORGANIZATION + PROGRAMMING

$815MM+

VOLUNTEER HOURS IN DETROIT

920K+

VOLUNTEER HOURS NATIONWIDE

1.285MM

+ Includes indirect and direct philanthropic efforts

Gilbert Family Foundation

The foundation supports the economic stability and mobility of residents in Detroit by investing in wealth-building opportunities and breaking down systemic barriers.

10-YEAR, $500 MILLION COMMITMENT ALONGSIDE ROCKET COMMUNITY FUND

- Housing Stability
- Economic Mobility
- Public Spaces Arts
- Culture

About General Motors

POWERING MICHIGAN'S ECONOMY

- Contributes $28B+ to Michigan GDP
- 38 facilities and 200,000+ jobs supported statewide
- $17.3B invested in Michigan facilities over the last decade to modernize plants and lead in EVs and advanced manufacturing

INVESTING IN PEOPLE AND COMMUNITIES

- $150MM+ in corporate giving in Michigan over the past 10 years for education, workforce development, neighborhood revitalization, and STEM/STEAM.
- New $50MM corporate giving commitment (through 2030) focused on education, workforce readiness, and community partnerships.
- Michigan employees have contributed ~530,000 volunteer hours and $10MM in personal donations over the past five years.

DEEP ROOTS AND LONG-TERM COMMITMENT

- Proudly headquartered in Detroit with the largest U.S. manufacturing footprint and a leading North American EV supply chain anchored in the region.
- Detroit serves as the decision-making hub for the Michigan operations that generate $28B+ in GDP and 200,000+ jobs statewide.
- Invested $2.2B in Factory ZERO (formerly the Detroit-Hamtramck Assembly Center) in November 2020 for retooling and upgrades.



The Renaissance Center

Designed to be a 'city within a city' during a challenging time in the arc of Detroit's history, the RenCen was conceived as an inward-facing fortress.

"The Renaissance Center sets itself apart from Detroit…The five towers are set on a multistory concrete base, which turns a massive wall to the rest of the city…It wants to stand alone, and it fails to do the crucial thing that all good urban buildings do — relate carefully to what is around them."

– The New York Times, 1977


DETROIT HISTORICAL SOCIETY

Renaissance Center: Yesterday

1977

A RE-INVESTMENT INTO OUR DOWNTOWN

Built by a coalition lead by Henry Ford II, The Renaissance Center was meant to serve as a catalyst for reinvestment into our city and included:

- Office
- Detroit Plaza Hotel
- Food and Beverage
- Signature Retail
- Cinema

But—the disconnected site and exclusionary, inward-facing design isolated the complex from the rest of the City, and broader economic opportunities did not materialize.





Renaissance Center: Today

1996

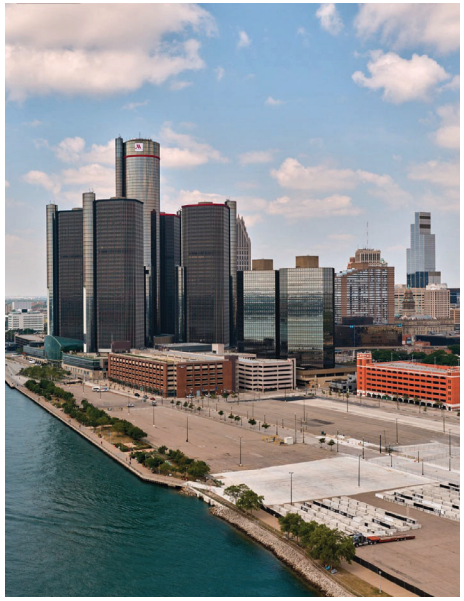
GM BUYS THE RENCEN

Since 1996, General Motors has invested more than $1 Billion into the RenCen, including:

- Removal of the external concrete bunkers that limited entry from Jefferson Avenue.
- The addition of the Wintergarden.
- The first phase of the RiverWalk in partnership with the Detroit Riverfront Conservancy, including the GM Fountain, GM Plaza.

2026

- Despite GM's investment, the 1.5M square foot podium 'shopping center' has suffered from decades of persistent vacancy, and today, the office towers are less than 10% occupied.



Renaissance Center: A Path Forward

Preservation of the entire 3.5MM square foot complex is not possible

- Conversion of additional towers to multifamily requires $800MM in additional investment.
- No current or projected future demand for 2.7MM SF of dated office space and lease-up efforts may drive vacancy in other parts of Downtown.

Idle and "Wait and See" is not an option

- Vacant structures would remain a barrier between downtown and the riverfront.
- No outside developer or partnership group is willing to take on this project.

Full demolition is not attractive

- Maintaining the essential profile of our skyline and the tallest building in Michigan is an imperative.

This collaboration with **General Motors, Bedrock**, and our **public partners** is the best path forward for the RenCen, positioning it for the next 100 years of viability. This plan:

- Adaptively reuses 3.2 Million SF of existing structure.
- Preserves the essential profile of our skyline and the tallest structure in Michigan.
- Creates a more accessible and inclusive experience at the ground level and adds housing.
- Reduces vacancy, ensures facility does not become blighted.

The Opportunity

Turn Exclusion into Inclusion

- WATERFRONT PUBLIC SPACE
- COMMUNITY-DRIVEN PROGRAMING

Turn Isolation into Accessibility

- MIXED-INCOME HOUSING
- FAMILY-FRIENDLY ACTIVITIES

Turn Disconnection Into Connection

- WATERFRONT TO RIVERWALK TO DOWNTOWN





Project Overview + Principles

The Renaissance Center and Detroit's east riverfront represents one of the most important urban redevelopment opportunities.





Project Principles

Our Commitments to the Project, the City and the Community:

PRINCIPLE 01

Create America's Premier Broadly Accessible Waterfront Destination.

PRINCIPLE 02

Build on the Momentum Established bythe Riverwalk.

PRINCIPLE 03

Connect the Renaissance Center and East Riverfront to Downtown and Neighborhoods.

PRINCIPLE 04

Alignmentwith Mayor Sheffield's Pillars to "Empower Community Voice to Stabilize, Strengthen and Grow Detroit Through Civic Space and Programming."

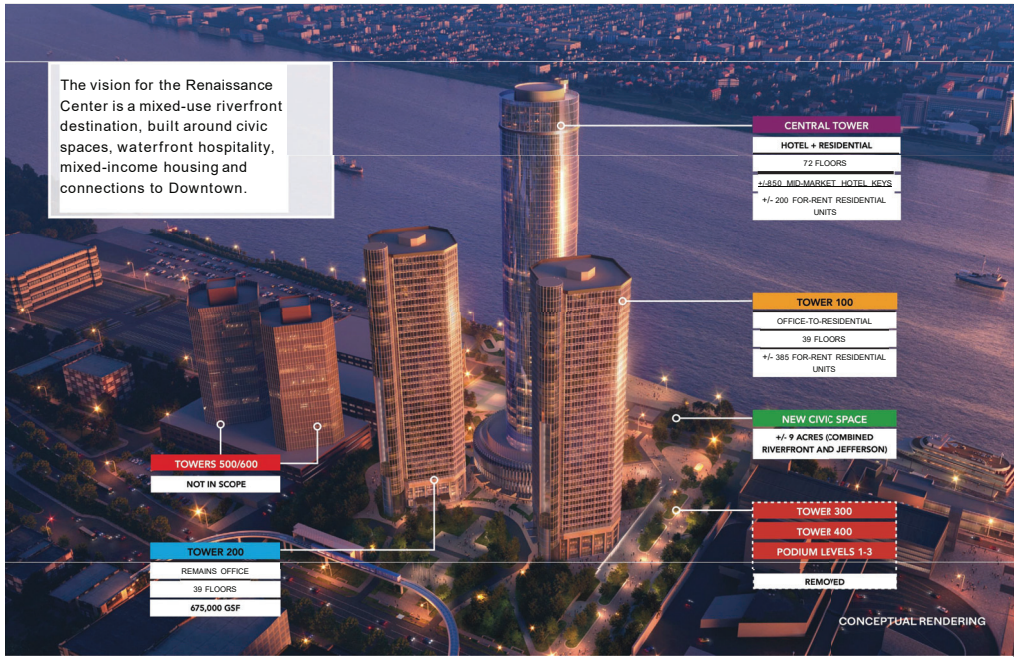
PRINCIPLE 05

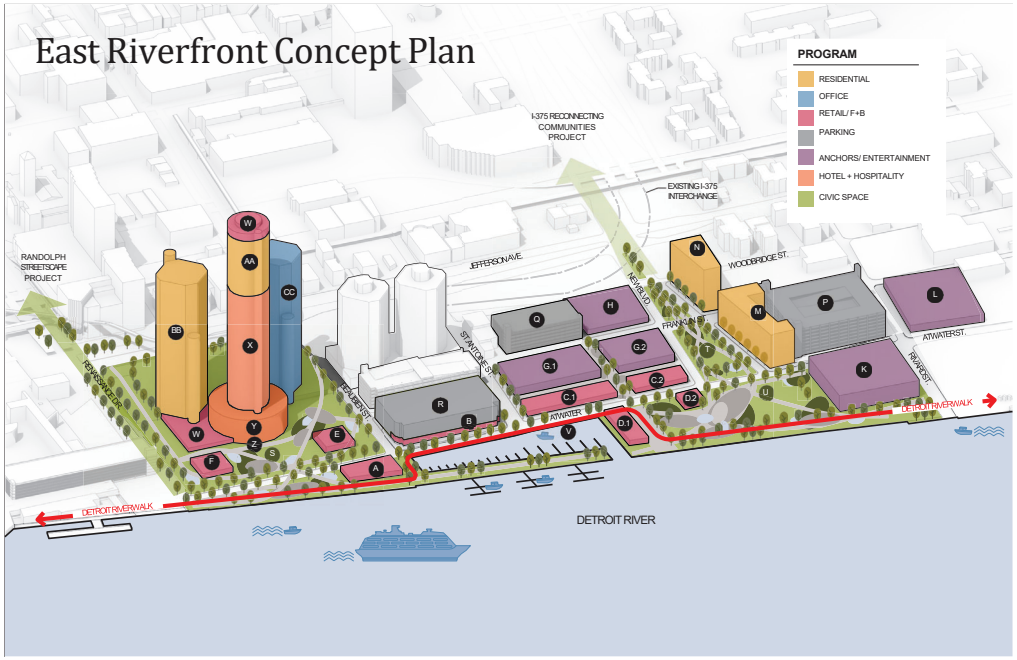
Support Economic Growth, Housing and Waterfront Activity.

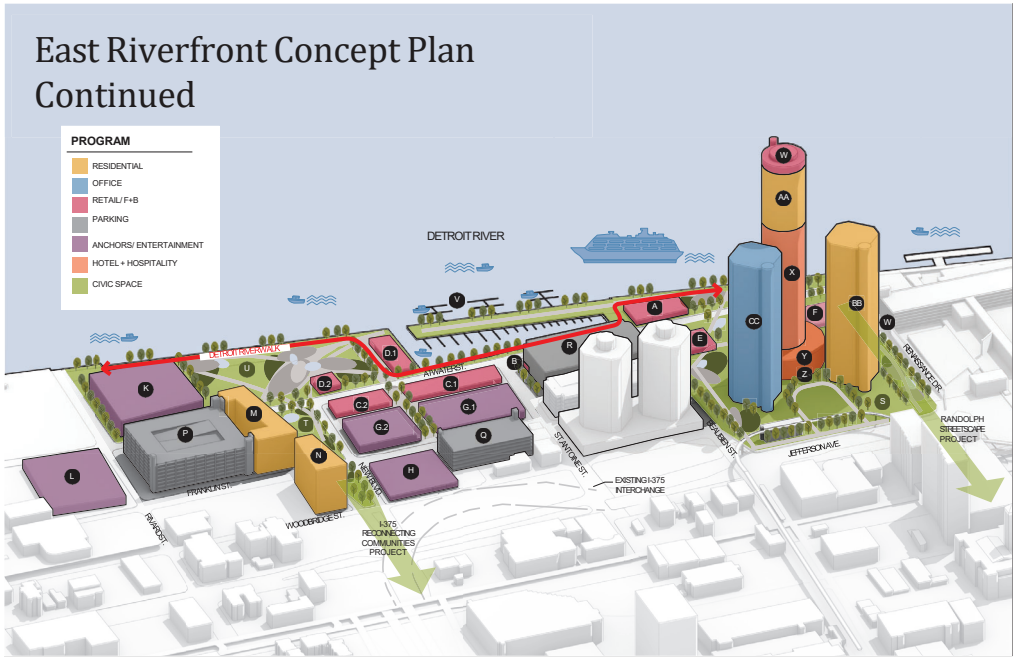
PRINCIPLE 06

Showcase Detroit Globally.









How to Engage

In conjunction with Mayor Sheffield's approach to Detroit's future direction, Bedrock commits to making this the boldest, most rigorous and inclusive CBO process in Detroit's history, creating an open and people-powered process that listens to every voice.

LISTEN. LEARN. COLLABORATE. RESPOND.

- Provide clear and timely project information.
- Listen carefully to residents and stakeholders.
- Address questions and considerations.
- Distinguish between "final" plans and concepts.
- Identify ways to reduce or mitigate negative impacts.
- Fully engage throughout CBO, project implementation and compliance.
- Continue the community engagement process beyond the CBO timeline.



Three Ways to Participate (Beyond CBO)

To maximize touchpoints with the community and stakeholders through this process, we have set up three ways to participate:

THE EAST RIVERFRONT COMMUNITY HUB

OUR STOREFRONT ON THE RIVERWALK

With regular open hours, exhibits, and workshops, the community is invited to directly engage with the project team and have your voice be heard.



THE ROADSHOW

MEET YOU WHERE YOU ARE

Engagement sessions will be conducted in each Council District, with other 'pop-ups' around the city at events and Block Club meetings.



DIGITAL CHANNELS + SURVEY

Participation will be made available on our website, **drf.dev,** through email distribution and on social channels.

An online survey to document your input.

The East Riverfront Community Hub

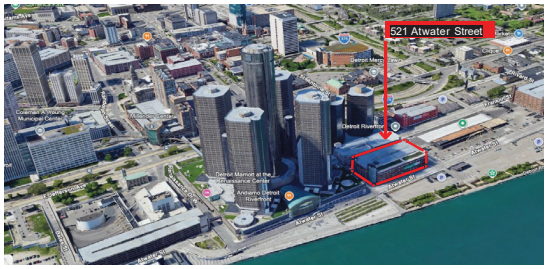
The East Riverfront Community Hub is our publicly accessible storefront where residents can engage directly with the team, learn about the project, and let us know what you would like to see on the Detroit Riverfront.

Location:
Beaubien Place
521 Atwater Street
Detroit, MI 48226

Hours

Wednesday – Thursday – Friday
11:00 am – 6:00 pm
Saturday
11:00 am – 4:00 pm

Calendar of Events:
Posted on website, **drf.dev**
and
https://detroit-riverfront.bedrockdetroit.com/



CALENDAR OF EVENTS (HIGHLIGHTS)
(Visit our website **drf.dev** *OR* **https://detroit-riverfront.bedrockdetroit.com** *for updates and most current information)*

September 10th: Community Open House Event
September 24th: Building an Accessible Riverfront for All (virtual)
September 30th: Riverfront Public Space and Placemaking
October 8th: Detroit's Riverfront as a Maritime Asset
October 16th: Detroit's Riverfront: Opportunities for Small Businesses
October 22nd: Detroit's Riverfront: A Youth Perspective
October 28th: Come Play on the Riverfront

The Roadshow

The Roadshow will bring the East Riverfront Community Hub directly to neighborhoods, meeting residents where they are. Scaled and mobile elements of the Hub will travel throughout the community, creating accessible opportunities for residents to learn about the project, engage with interactive displays and activities and share meaningful feedback.

For updates and most current information, Visit our website **drf.dev** *OR*
https://detroit-riverfront.bedrockdetroit.com



National Night Out | August 4
Occupy the Summer | August 14

Department of Neighborhoods (DON) Community Meetings by District
District 1– August 27
District 2 – September 8
District 3 – August 25
District 4 – September 9
District 5 – September 16
District 6 – September 17
District 7 – August 26

Block Clubs and Neighborhood Associations | Ongoing

Other Partner Touchpoints Throughout the City, including:
Community meetings
Activity centers and parks
Faith-based organizations
Senior centers
Business associations

Note: Additional events still to be scheduled. Visit **drf.dev** for latest calendar of events + locations.

Our Public Collaborators

"The scale of this opportunity holds the extraordinary potential to create a new nexus of activity, a catalyst for growth, and builds on how Detroit meets the water.

Ryan Sullivan, CEO

DETROIT RIVERFRONT CONSERVANCY

"Our partnership has been grounded in open communication, meaningful stakeholder engagement, and a shared commitment to strengthening Detroit's riverfront in a way that supports maritime commerce, economic development, public access, and long-term regional prosperity.

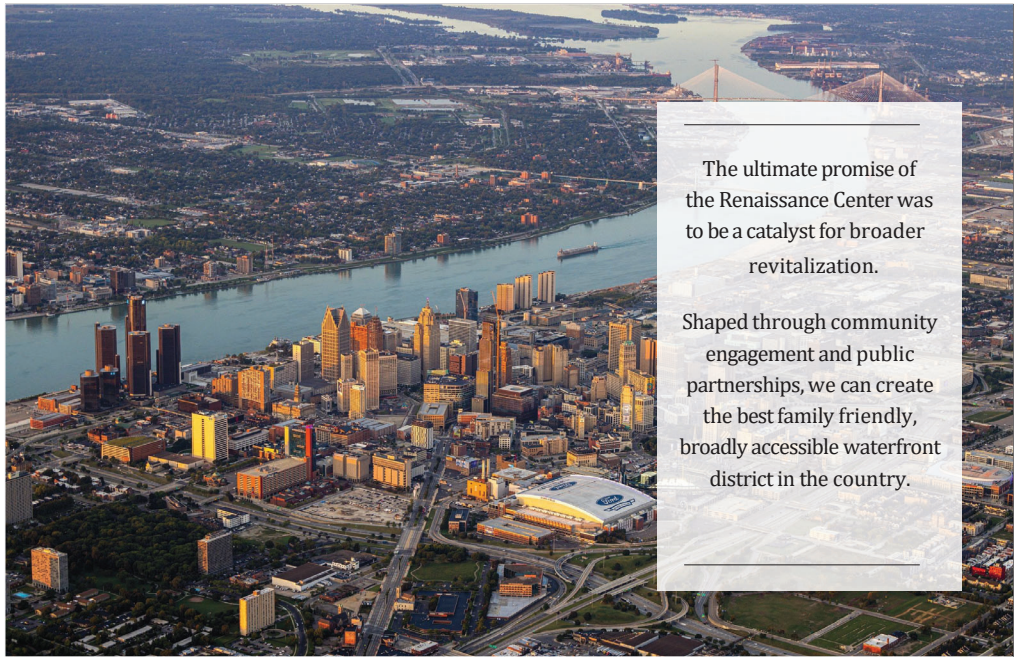
Commissioner Jonathan C. Kinloch, Chairman

PORTDETROIT
Detroit/Wayne County Port Authority

"Bedrock's vision builds on Detroit's momentum as a world-class destination and creates lasting economic opportunity for our region and has the full support of Visit Detroit.

Claude Molinari, President & CEO, Visit Detroit

VISIT Detroit



The ultimate promise of the Renaissance Center was to be a catalyst for broader revitalization.

Shaped through community engagement and public partnerships, we can create the best family friendly, broadly accessible waterfront district in the country.

Appendix 6.

COMMUNITY BENEFIT PUBLIC MEETING #2 – SEPTEMBER 1, 2026 PRESENTATION:

FURTHER INFORMATION ON TIER 1 CBO PROJECT AND OVERVIEW OF CBO PROCESS

ELECTION OF TWO (2) NEIGHBORHOOD ADVISORY COUNCIL (NAC) MEMBERS

CBO Meeting #2 - Tuesday September 1, 2026

WELCOME TO THE RENAISSANCE CENTER AND EAST RIVERFRONT PROJECT COMMUNITY BENEFITS MEETING



MEETING AGENDA

- Welcome & Introductions
- Renaissance Center and East Riverfront Project Presentation
- Presentation of CBO Process
- NAC Candidate Statements & Election
- General Q & A
- NAC Election Results
- Next Steps

DETROIT CITY COUNCIL MEMBERS



Council Member
Renata Miller
District 5



Council President
Pro-Tempore
Coleman A.
Young II
At-large



Council Member
Mary Waters
At-large

CITY OF DETROIT DEPARTMENTS & AGENCIES

PLANNING & DEVELOPMENT DEPARTMENT

MAYOR'S OFFICE + JOBS & ECONOMY TEAM

DEPARTMENT OF NEIGHBORHOODS

DETROIT ECONOMIC GROWTH CORPORATION

DEVELOPMENT TEAM

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

The Past and Future of the Renaissance Center

CBO MEETING #2, SEPTEMBER 01, 2026

BEDROCK





01
THE RENAISSANCE CENTER : HOW DID WE GET HERE?

02
THE RENAISSANCE CENTER : THE FEASIBILITY OF REUSE

03
A PATH FORWARD

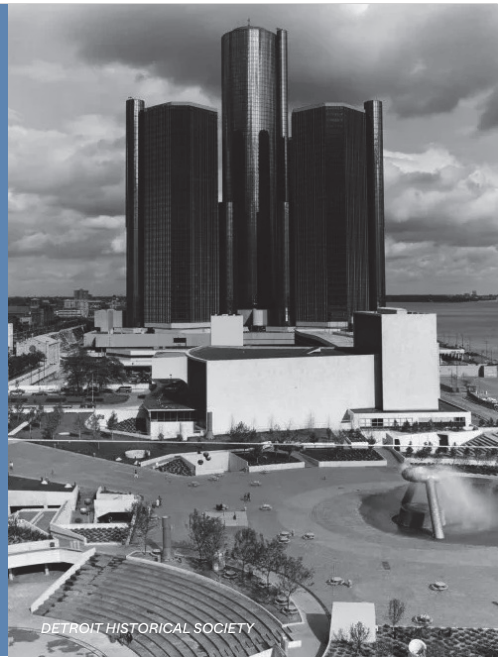
04
THE PROJECT TEAM

1977: The Renaissance Center Opens

Designed to be a 'city within a city' in the 1970s, the RenCen was conceived as an inward-facing fortress— and operated as designed from Day 01.

"The Renaissance Center sets itself apart from Detroit...The five towers are set on a multistory concrete base, which turns a massive wall to the rest of the city...It wants to stand alone, and it fails to do the crucial thing that all good urban buildings do — relate carefully to what is around them."

– The New York Times, 1977



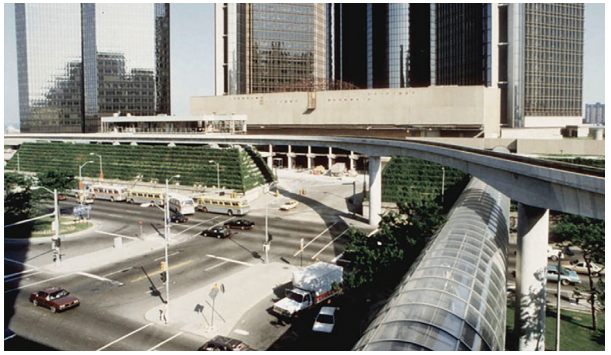
DETROIT HISTORICAL SOCIETY

A Reinvestment into Our Downtown

The RenCen was meant to serve as a catalyst for reinvestment into our city and included:

- Office
- Detroit Plaza Hotel
- Food and Beverage
- Signature Retail
- Cinema

But most people don't know that the RenCen was in deep trouble almost immediately after it opened.







The Reason?

IT WAS OVERBUILT

From the beginning, the building was inefficient. It supplied too much office space to the market, it was difficult to lease, and it was costly to operate.

IT WAS ISOLATED ON AN ISLAND

From the time it opened, RenCen operated as designed. Walled off from city with no community space and no economic spin-off to surrounding businesses.

IT WAS IMPOSSIBLE TO NAVIGATE

As a result, patronage of the podium never came close to projections, and stores opened and closed in rapid succession due to disappointing sales.



THE NEW YORK TIMES, SUNDAY, JULY 3, 1983

Renaissance Center: Ford's Costly and Failing Bid to Revive Detroit

It transformed the city's skyline but has not drawn business back from the suburbs.

By G. BRUCE KNECHT

DETROIT

Ren-Cen and Its Legacy

A Glut of Office Space. . .

Available prime office space, in millions of square feet

Opening of Renaissance Center

Opening of a two-building addition to center

At Bargain-Basement Prices

Average monthly rental per square foot of prime office space, for first six months of 1983

Pittsburgh Washington Detroit Dallas Los Angeles Chicago New York (Midtown)

Source: Building Owners and Management Association, Detroit

Source: Coopers & Lybrand Inc.

THE NEW YORK TIMES, JULY 3, 1983

Decline and Sale to General Motors

1982

By 1982 the RenCen was facing insolvency. Ford defaulted on the mortgage in 1983 and restructured the financing with huge losses.

1996

After weathering years of financial and operational challenges, Ford sold the complex to GM for **7.5¢ on the Dollar.**

"The towers are connected with a notorious maze...Visitors as well as longtime tenants routinely get lost...General Motors has vowed to correct that problem. Until then, Mr. Pearce said, 'I suppose we could hand out some global positioning systems,' the satellite guidance systems GM is developing for some of its cars."



G.M. Buys A Landmark Of Detroit For Its Home

By ROBYN MEREDITH

DETROIT, May 16 — The General Motors Corporation said today that it had bought the flashiest landmark in Detroit's skyline, the Renaissance Center, and would move its world headquarters to the downtown complex of five shiny glass towers.

The purchase means that the city synonymous with the automobile industry will soon house the world's largest auto company in the building shown as Motor City postcards. The move from G.M.'s 15-story building near a highway to the 73-story Renaissance Center in the heart of downtown will make true the old phrase: on a clear day, you can see General Motors.

And in a delicious twist, not only is G.M. taking over a complex that was first championed by Henry Ford 2d, but it also now becomes the landlord of the No. 3 auto maker, the Ford Motor Company, which occupies an entire tower at the center.

The deal also means that the center, which opened in 1977, may finally live up to its name, which promised renewal for a troubled city. General Motors will move 5,400 workers from its current headquarters to the Renaissance Center and will fill up the rest of the space with up to 2,000 more workers from other locations across Michigan. Because so many area companies do business with General Motors, the company's strengthened presence in Detroit may persuade other companies to move downtown as well.

General Motors is essentially moving from one commercial center in Detroit, the New Center area, to another commercial region, the city's downtown along the Detroit River. Both neighborhoods have few department stores, restaurants or residents, so that when office workers go home in the early evening, the streets quickly become deserted.

Mayor Dennis W. Archer said the deal would revitalize Detroit. "Whenever the world thinks automobiles, it thinks Detroit," he said. "The largest corporation in the world has reaffirmed that Detroit has what it takes to be a headquarters city."

That may prove true. But General Motors was also bottom fishing in a weak real-estate market. The Renaissance Center cost $350 million to build nearly two decades ago. By last summer, the asking price was $125 million, and there were no takers.

A Texas company, Highgate Hotels, bought the property this spring, reportedly for $72 million, and General Motors bought it from Highgate for what G.M.'s vice chairman, Harry J. Pearce, would only describe as "the right price." He also said that buying the cut-rate headquarters building was attractive because his company felt the importance of "social responsibility" and sought to strengthen the city.

Indeed, it was Henry Ford 2d whose dream was to build the Renaissance Center, so named because he hoped it would spur urban renewal in the decade after the 1967 race riots here.

The center is 83 percent occupied now, and General Motors said it would soon begin moving into vacant offices. About 600,000 square feet are expected to open up in the next 10 months. G.M. said it would honor current leases — Ford's lease runs out in 2005 — and then fill up the towers with its employees as other companies' leases expired.

Eventually, that will leave empty the company's current Detroit headquarters and threaten to put that part of the city in an economic tailspin. The current General Motors Building, a few miles north of downtown, was designed by the architect Albert Kahn and completed in 1920. The neoclassical building's ornate lobby has vaulted ceilings with gold leaf, brass and iron chandeliers, and three kinds of marble.

General Motors plans to establish an economic development fund for the neighborhood it has called home for 76 years, and to design a transition plan to help it weather the shock. The effects may be softened because the building is in Detroit's Empowerment Zone, making new tenants eligible for Federal tax breaks.

However beautiful, the historic building is outdated. After studying the problems, General Motors concluded that renovating it would be more expensive than building a giant office complex from scratch, and the company was quietly considering moving out of Detroit altogether. When it realized a month ago that the Renaissance Center was about to be sold, it acted quickly to buy it.

The center consists of five glass towers. A 73-story tower houses the Westin Hotel, which has more than 1,400 rooms. It is surrounded by four 39-story office towers. Together, the complex has more than 2.3 million square feet of space.

The towers are connected with a notorious maze of halls housing fast-food restaurants and shops. Visitors as well as longtime tenants routinely get lost going from one part of the confusing complex to another, and General Motors has vowed to correct that problem.

Until then, Mr. Pearce said, "I suppose we could hand out some global positioning systems," the satellite guidance systems G.M. is developing for some of its cars.

General Motors will move from its 76-year-old headquarters, left, to the 73-story Renaissance Center in a deal that civic leaders hope will revitalize downtown Detroit. The area near the old building, though, could suffer.

Peter Yates for The New York Times

EIGHT MILE RD. MICHIGAN Detroit IND. OHIO

General Motors Building MICHIGAN Detroit Renaissance Center CANADA Detroit River Miles

G.M. will move to the Renaissance Center on the Detroit waterfront.

The New York Times

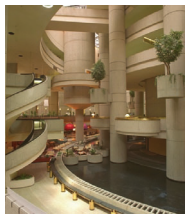
GM Makes Major Investments

Since 1996, General Motors has invested heavily into the RenCen, including:

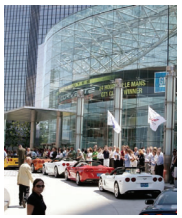
- Removal of the external concrete bunkers that limited entry from Jefferson Avenue.
- The addition of the Wintergarden.
- The first phase of the RiverWalk in partnership with the Detroit Riverfront Conservancy, including the GM Fountain and GM Plaza.

But the fundamental flaws of the RenCen could not be solved.









The Same Enduring Challenges

IT IS OVERBUILT

IT IS ON AN ISLAND

IT IS IMPOSSIBLE TO NAVIGATE

"Where did the office tenants go?"

Some went to the suburbs. Some went to other parts of downtown Detroit.

But overwhelmingly, office tenants moved to places that were more open, connected, and vibrant, reflecting the values of today's companies and workforce.

MICHIGAN BUSINESS

After long run, Ren Cen 4 Theatre closing

Frank Witsil Detroit Free Press

Updated June 30, 2015, 6:31 p.m. ET

Patrons said the theater was difficult to find inside the building. "A lot of people don't even know it's here," said James Merrill, 33, of Detroit, who said he was disappointed the theater was closing. "This place is a maze to get through. Nobody really comes here because they don't know about it."

CRAIN'S DETROIT BUSINESS

COMMERCIAL REAL ESTATE

RenCen has more than half of downtown's empty office space,

MICHIGAN BUSINESS

Ally Financial eyes move to Southfield

JC Reindl Detroit Free Press

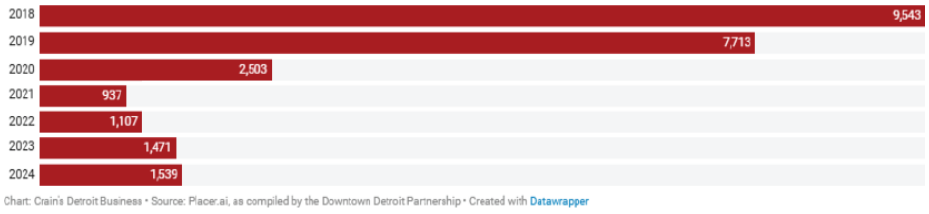
Updated Jan. 26, 2015, 5:49 p.m. ET

Detroit-based Ally Financial, formerly known as the GMAC finance arm of General Motors, is considering a move into Southfield that could potentially affect hundreds of jobs currently situated in downtown Detroit.

The Pandemic

With the rise of hybrid and remote work, the pandemic upended demand for office space. With a 40% decline in office demand, some real estate assets are simply not viable today.

Average work day foot traffic at the Renaissance Center



Today, the 2.7 million SF of office space across the 4 towers is less than 10% occupied.

So.... What do we do?

How to Move Forward

Bedrock and **General Motors** studied what to do for more than two years, considering option after option, and securing cost estimates from the region's most experienced general contractors.

PATH 01



Do nothing.
Put it on the market.
Wait and see.

PATH 02



Attempt to fill the office space.

PATH 03



Convert all four office towers to residential.

We were asked to show our work and talk through the potential paths for the RenCen. This is what we studied:

Do Nothing

With no demand for a massive and obsolete office complex, the RenCen is poised to remain vacant for decades, at constant risk of falling into disrepair.

Vacancy at this scale creates a vicious negative cycle, with everything around it suffering. The east riverfront would likely remain vacant surface lots.

The biggest risk of doing nothing is indefinite vacancy. **An icon of our City cannot become an icon of emptiness.**

The history of "doing nothing" or selling vacant Detroit landmarks to speculative buyers has been tragic:

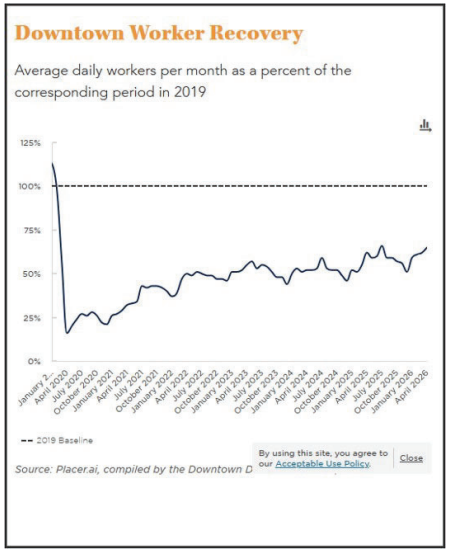
- **Hudson's** building sold to Canadian development group after its closing in 1983. Sat vacant for 15 years, eventually demolished in 1998.
- **Michigan Central** sold to Downriver developer after its closing in 1988 and sat vacant for 35 years.
- **AMC Headquarters Building** sold to Macomb County developer in 2009. Sat vacant for 14 years, eventually demolished in 2023.
- **Cadillac Stamping Plant** eventually sold for storage facility after its closing in 1986. Sat vacant for 35 years, eventually demolished in 2021.

Attempt to Lease Vacant Office Space

The Detroit tri-county area has 17 Million square feet of vacant office space.

According to market reports, Detroit leased up 32,750 SF of net new office space in 2025. **At that rate, it would take 82 years to lease up all the office at the RenCen** (and no other buildings in the City).

There is no current or projected demand for 2.7 million square feet of 50 year-old office space in Detroit.



Convert All Towers to Residential

There are three big challenges with converting all towers to residential:

1. **THE SHEER SCALE**
   Each tower (675,000 SF) is larger than Michigan Central (640,000 SF).
2. **THE ENTIRE 'GUTS' OF THE BUILDING MUST BE REPLACED**
   Not only must the HVAC, electrical, and plumbing systems be replaced across 39 stories, new systems must be fit into a structure not designed for them.
3. **THE SIZE AND SHAPE OF THE TOWERS**
   The towers are octagonal. The elevators are not in the building—but rather attached to the outside.

GM and Bedrock had two of the most experienced contractors in the nation provide detailed cost estimates. **The cost to convert office towers to residential is $400 Million per tower, or approximately $1 Million per apartment.**

Let's Discuss HVAC

Unlike an office floor, every apartment needs to control its own heating and cooling. And that doesn't just mean new units in each apartment.

It means new central plants that supply each of those units... and new distribution systems routed through the building to reach 400 new units.

Every kitchen, laundry room, and bathroom also require exhaust ducting that the office tower was not built to accommodate.



Let's Discuss Electrical

The electrical systems in each office tower are 50-years old: *"The electrical switchgear and associated substations are part of the original construction in year 1977."*

Each tower's electrical infrastructure must be comprehensively overhauled with all new equipment to meet (1) the latest codes and (2) the new electrical load profile for residential use.

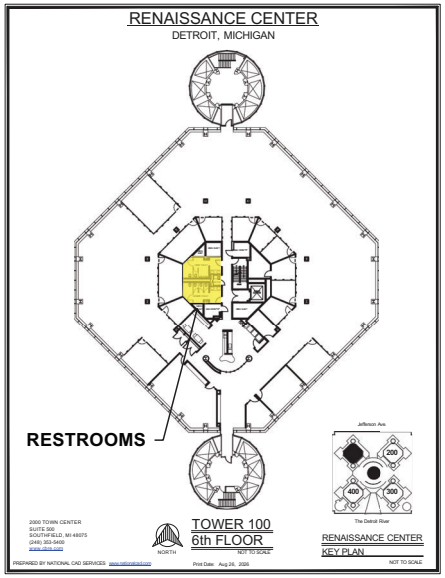


ORIGINAL MOTOR CONTROL PANEL

Let's Discuss Plumbing

This is an existing office floor in the RenCen today... with one men's restroom and one women's restroom. This doesn't work for a floor with 15 apartments.

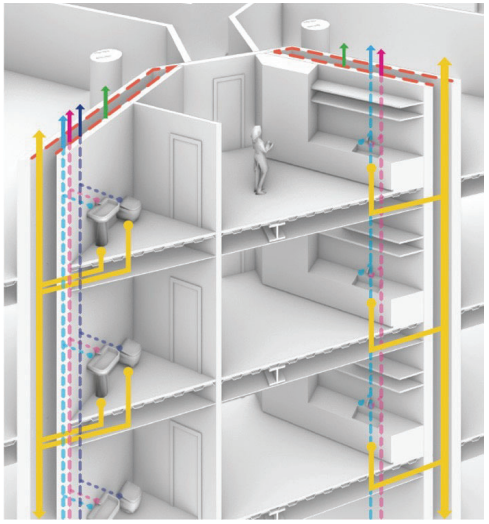
We would need new domestic water heating plants, tanks, pumps, and recirculating systems and distribution systems to meet the demand from 400 apartments.



Let's Discuss Structure

The final and most challenging part is the towers were designed for office use—not for these systems.

To install and route much of the new building infrastructure, it requires penetrating repeatedly through 39 floors of concrete and steel slab...without undermining the building's structural integrity.



MEP PENETRATIONS AT T100

Even if We Could Afford this, it Would Not Make Sense

COST PER UNIT

On average, new affordable housing in Detroit can be built for $300K/ apartment. At a cost of $1 million/ apartment conversion at the RenCen, we can build 3X more housing units across the city for the same investment.

CITY PARTNERSHIP

The City's housing budget for 2026 is $42.5 million.

It would take dedicating the City's entire housing budget for nearly two decades to convert two towers to housing.

LIVING ON AN ISLAND

An apartment development can lease up 10-12 units a month, or three years per tower.

Who is going to move into a new development with nothing but empty towers around it?

Who is going to move into a development that is on an island with no amenities?

LESS INVESTMENT ON THE WATER

An $800 Million investment into two more towers would divert investment away from creating more public space and amenities on our waterfront.

Path Forward

We can't do nothing.
We can't fill up the office.
We can't convert everything to residential.

But... If we can accept changes to the towers, **General Motors**, **Bedrock**, and our **public partners** have a path forward for the RenCen, positioning this Detroit icon for the next 100 years of viability.

THIS PLAN:

- Preserves the tallest structure in Michigan.
- Creates a more accessible and inclusive experience at the ground level and adds housing.
- Reduces vacancy, ensures facility does not fall into disrepair.
- Adaptively reuses 3.2 Million SF of existing structure.

RENCEN

While Maintaining the Essential Profile of Detroit's Skyline



THE RENCEN TODAY FROM BRUSH STREET



RENDERING FROM THE WATERFRONT

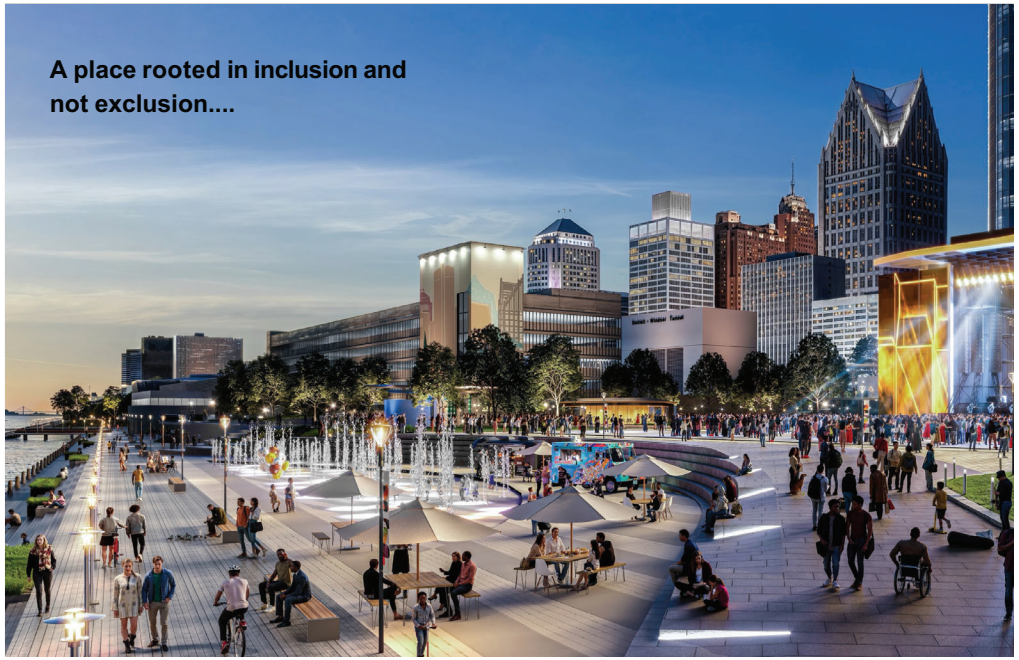
This New Renaissance Center is Not a Compromise

This plan preserves the best parts of the RenCen- hotel, retail, food and beverage, and hospitality...

... And adds in what has been missing: civic spaces, residential, and more public accessibility to our waterfront.

- 35+ acres of coordinated redevelopment
- 950 new mixed-income residential units
- 858-room rehabilitated hotel
- 17 acres of civic space
- Expanded waterfront access
- 470,000 SF of Food, Beverage, Retail, Entertainment
- 675,000 SF of refreshed office space
- Observation Deck



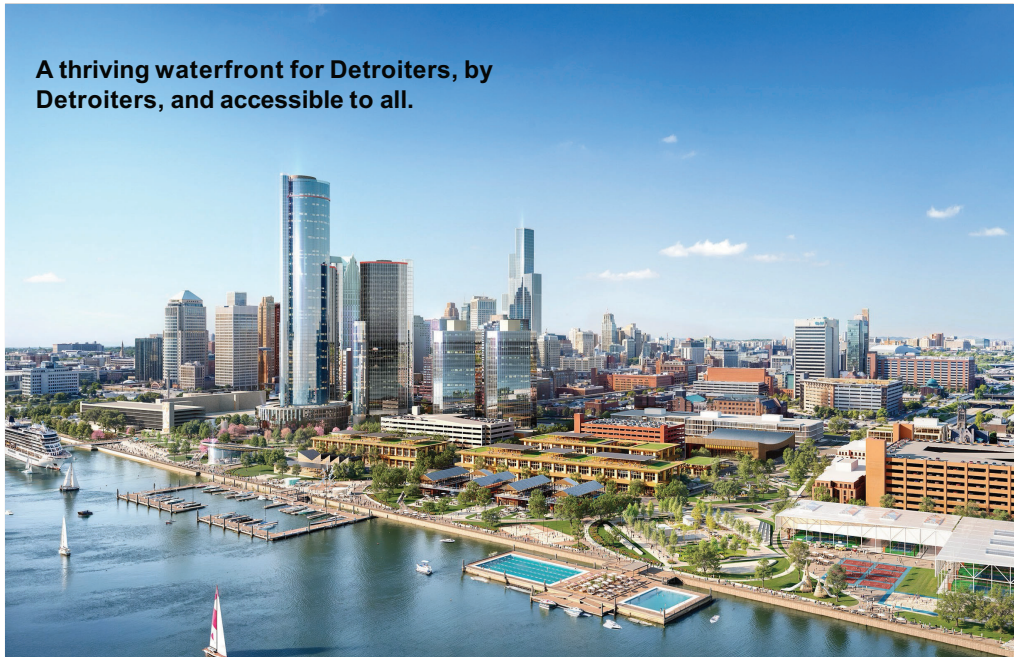

A place rooted in inclusion and not exclusion....


...A place that connects instead of isolates...


...A place that is active, vibrant, and occupied...


...A place that is family friendly and broadly accessible year-round...

A thriving waterfront for Detroiters, by Detroiters, and accessible to all.



The Project Team

This is a joint effort by **Bedrock** and **General Motors**.

We are builders, who have prioritized the preservation and revitalization of Detroit's legacy buildings over the past 15 years.

Our development approach since 2010 has been to create connected, vibrant public spaces in our City for our community to live, shop, work, and stay.

We are committed to creating incredible spaces and the long-term well-being of our City.

Development Partners

BEDROCK

gm

In Collaboration With

Detroit Riverfront Conservancy

PortDetroit Detroit/Wayne County Port Authority

Visit Detroit

Engagement Partners

DCDC Detroit Collaborative Design Center

Solomon & Harris Consulting Group

We Will Do This With Our Partners

"The scale of this opportunity holds the extraordinary potential to create a new nexus of activity, a catalyst for growth, and builds on how Detroit meets the water.

Ryan Sullivan, CEO

Detroit Riverfront Conservancy

"Our partnership has been grounded in open communication, meaningful stakeholder engagement, and a shared commitment to strengthening Detroit's riverfront in a way that supports maritime commerce, economic development, public access, and long-term regional prosperity.

Commissioner Jonathan C. Kinloch, Chairman

PortDetroit Detroit/Wayne County Port Authority

"Bedrock's vision builds on Detroit's momentum as a world-class destination and creates lasting economic opportunity for our region and has the full support of Visit Detroit.

Claude Molinari, President & CEO, Visit Detroit

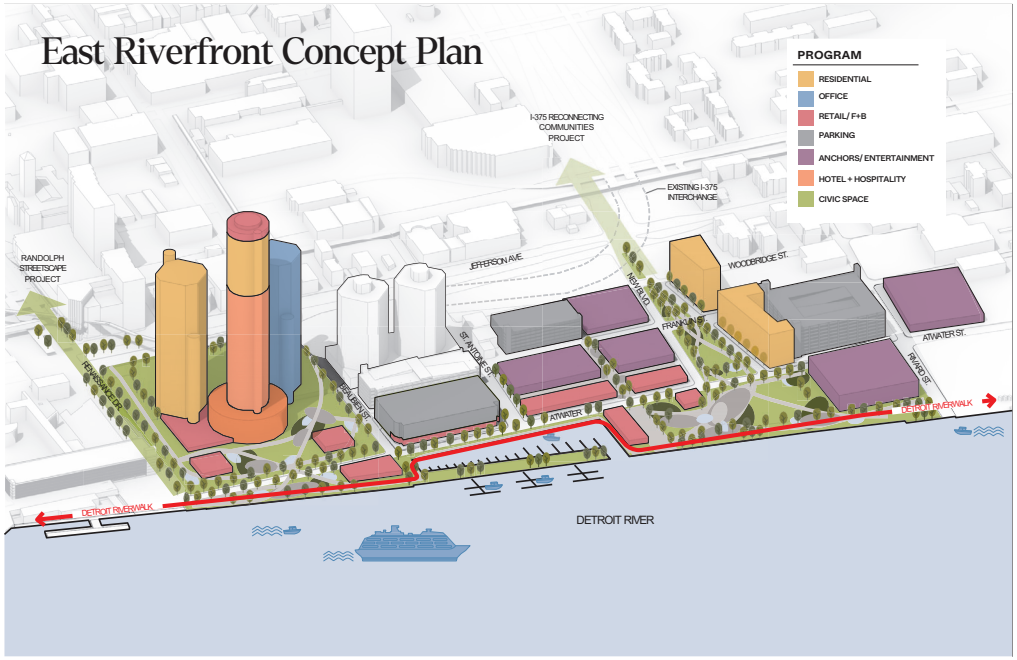
Visit Detroit



The original vision for Renaissance Center in 1977 was to catalyze revitalization.

50 years later— shaped through community engagement and public partnerships— we can deliver on this vision, and create the best family friendly, broadly accessible waterfront district in the country.

East Riverfront Concept Plan



Three Ways to Participate (Beyond CBO)

To maximize touchpoints with the community and stakeholders through this process, we have set up three ways to participate:

THE EAST RIVERFRONT COMMUNITY HUB

OUR STOREFRONT ON THE RIVERWALK

With regular open hours, exhibits, and workshops, the community is invited to directly engage with the project team and have your voice be heard.



THE ROADSHOW

MEET YOU WHERE YOU ARE

Engagement sessions will be conducted in each Council District, with other 'pop-ups' around the city at events and Block Club meetings.



DIGITAL CHANNELS + SURVEY

Participation will be made available on our website, **drf.dev**, through email distribution and on social channels.

An online survey to document your input.

What is the **COMMUNITY BENEFITS ORDINANCE?**

DETROIT'S COMMUNITY BENFITS ORDINANCE (CBO)

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

**The Detroit CBO was the first such law in a major U.S. city*

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 DEVELOPER TO PROVIDE SPECIFIC AMENITIES AND/OR MITIGATIONS TO THE LOCAL COMMUNITY OR NEIGHBORHOOD

COMMUNITY BENEFITS ORDINANCE – TIER 1 PROJECTS

The Community Benefits Ordinance TIER I requirements only applies to a development project if...

$75M OR MORE INVESTMENT IN CONSTRUCTION COSTS, OR TO BEGIN / EXPAND OPERATIONS

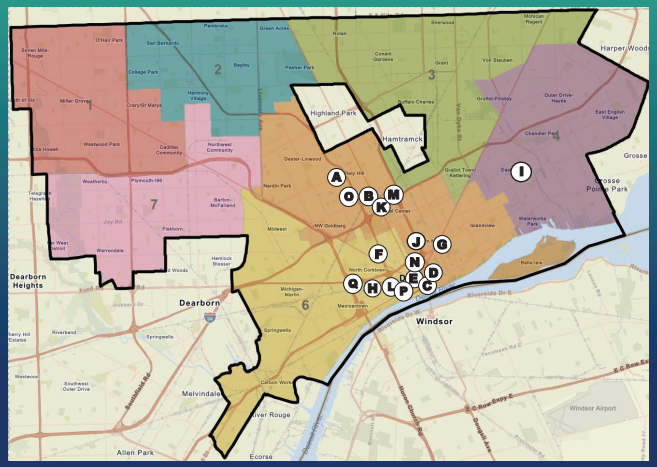
+

$1M OR MORE IN CITY TAX ABATEMENTS IN THE CITY OF DETROIT

OR

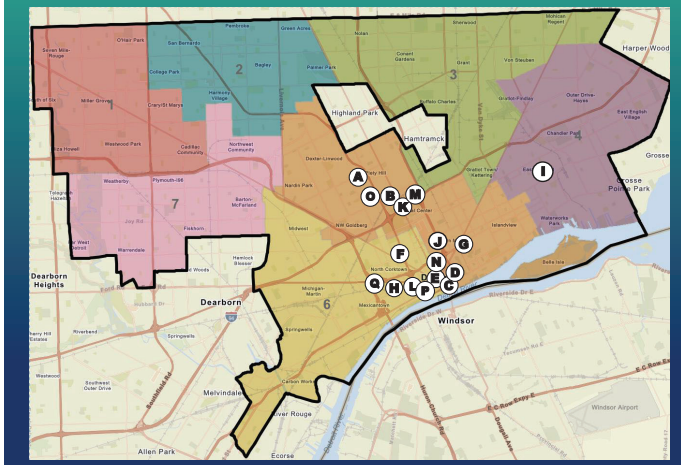
$1M OR MORE IN VALUE OF CITY PROPERTY SALE OR TRANSFER FOR BELOW MARKET VALUE & WITHOUT OPEN BIDDING

CBO OUTCOMES – 16 TIER 1 PROJECTS SINCE 2017*



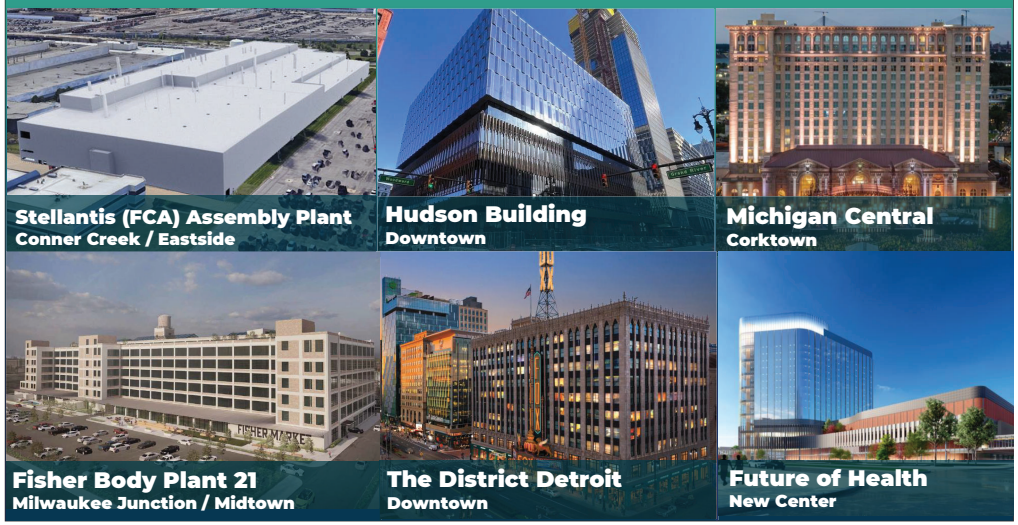
- **A** HERMAN KIEFER - *5 MEETINGS*
- **B** PISTONS - *6 MEETINGS*
- **C** HUDSONS - *5 MEETINGS*
- **D** BOOK TOWER & MONROE BLOCKS *6 MEETINGS*
- **E** DETROIT FREE PRESS BUILDING *4 MEETINGS*
- **F** WIGLE: MIDTOWN WEST - *8 MEETINGS*
- **G** LAFAYETTE WEST - *5 MEETINGS*
- **H** MICHIGAN CENTRAL STATION *8 MEETINGS*
- **I** FIAT CHYRSLER 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



How does the **COMMUNITY BENEFITS ORDINANCE** Work?

PROJECT IMPACT AREA

The Planning and Development Department (P&DD) reviews the project scope and **defines the Impact Area.** The Impact Area includes at least the census tract of the project.

A notice of the first CBO meeting is **mailed to all residents within 300ft of the impact area.**

The Impact Area is determined to identify **who can serve** on the Neighborhood Advisory Council (NAC) and **who can vote** to select two (2) representatives to serve on the NAC.

The CBO process is set up to focus discussion around the Impact Area residents; however, all meetings are open to the public and all are welcome to participate in the process


THE CITY OF DETROIT INVITES YOU TO ATTEND THE COMMUNITY BENEFITS PUBLIC MEETINGS FOR THE

RENAISSANCE CENTER - EAST RIVERFRONT PROJECT

RISE HIGHER

FOR MEETING SCHEDULE AND ALL PROJECT INFORMATION VISIT WWW.DETROITMI.GOV/RENCEN

HOW TO PARTICIPATE IN THE COMMUNITY BENEFITS (CBO) MEETINGS

PUBLIC CBO MEETINGS WILL TAKE PLACE IN PERSON AT THE COLEMAN A. YOUNG MUNICIPAL CENTER WITH AN OPTION TO WATCH REMOTELY VIA ZOOM

ALL MEETINGS BEGIN AT 6:00PM – DOORS OPEN AT 5:30PM FOR REGISTRATION AND REFRESHMENTS

ATTEND IN PERSON

Coleman A. Young Municipal Center
Erma Henderson Auditorium - 13th Floor
2 Woodward Ave. Detroit, MI 48226 – Enter at the Randolph Street Entrance
Transit access via DDOT, SMART, QLine, The People Mover, and MoGo Bike Share
Parking available at Ford Underground Garage - 30 E. Jefferson Ave.

VIEW REMOTELY VIA ZOOM

Register to receive meeting link
Dial by phone: +1 312 626 6799
Meeting ID: 875 7404 3872
Passcode: 685579

Register at https://bit.ly/rencen-cbo

1ST MEETING
TUESDAY, AUGUST 18, 2026 AT 6:00PM
CBO PROCESS AND PROJECT INFORMATION

2ND MEETING
TUESDAY, SEPTEMBER 1, 2026 AT 6:00PM
ELECTION OF TWO (2) NEIGHBORHOOD ADVISORY COUNCIL MEMBERS – ONLY IMPACT AREA RESIDENTS ATTENDING IN PERSON MEETING MAY VOTE

RENAISSANCE CENTER - EAST RIVERFRONT PROJECT SITE AND IMPACT AREA

IMPACT AREA: The project Impact Area contains all of Census Tracts 5171 and 5172 and parts of 5165. As shown on the map, this area is bounded by E. Jefferson Ave., E. Lafayette St. and the Fisher Fwy (I-75) to the north, the Chrysler Fwy (I-375), Orleans St., McDougall St., and Joseph Campau St. to the east, the Detroit River to the south, and Woodward Ave. to the west. The Impact Area includes parts of the following neighborhoods: Downtown, Greektown, Riverfront and, Lafayette Park.

WHAT IS DETROIT'S COMMUNITY BENEFIT ORDINANCE?

The Community Benefits Ordinance (ORDINANCE NO. 2021-4) is a law that requires developers to proactively engage with the community to identify community benefits and address potential impacts of certain development projects. The ordinance was approved by Detroit voters in 2016 and amended by Detroit City Council in 2021.

The project's Impact Area (see map on the left) was determined by the Planning & Development Department. As per the Community Benefits Ordinance (CBO), a nine (9) member Neighborhood Advisory Council (NAC) will be established for this community benefits process. Any Detroit resident who lives in the Impact Area and is over the age of 18 is eligible to serve on the Neighborhood Advisory Council.

Members of the NAC are expected to attend all scheduled public meetings during the CBO process consisting of at least 5 meetings over a period of 2 – 3 months. **Attend the first CBO meeting on August 18th to learn more about this project and how you can participate in this public process. During the second CBO Meeting on September 1st, two (2) NAC members will be elected. Only Impact Area Residents attending the in-person meeting on September 1st may vote in the NAC election. For more information visit: www.detroitmi.gov/rencen or contact Aaron Goodman at goodmana@detroitmi.gov**

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at 313-224-4950, through the TTY number 711, or email cricd@detroitmi.gov to schedule these services.

Mediante un aviso previo de siete días calendario, la ciudad de Detroit proporcionará servicios de interpretación en los reuniones públicas, incluido la traducción de idiomas y las adaptaciones razonables de acuerdo con la Ley ADA. Para programar dichos servicios, comuníquese con el Departamento de Derechos Civiles, Inclusión y Oportunidad Detroit (313-224-4950) por medio del número TTY 711, o envíe un correo electrónico a cricd@detroitmi.gov

LEGAL MEETING NOTICE

Your address is located within the Community Benefits Ordinance (CBO) IMPACT AREA for the "Renaissance Center – East Riverfront Project" development proposed at 400 Renaissance Center Dr. Detroit, MI 48243 and various adjacent parcels in the area bounded by E. Jefferson Ave., Rivard St., the Detroit River, and Renaissance Center Dr.

CBO TIER 1 PROCESS

Identifying Project Impacts and Mitigations



THE NEIGHBORHOOD ADVISORY COUNCIL (NAC) NINE (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

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

WEEK 2: *NAC INTEREST INFORMATIONAL SESSION*

WEEK 3: PUBLIC MEETING 2 - IMPACT AREA RESIDENTS VOTE FOR TWO (2) NAC MEMBERS

WEEK 4: *BYE WEEK for REMAINING NAC APPOINTMENTS & ORIENTATION*

WEEK 5: PUBLIC MEETING 3 - DEVELOPER PRESENTATION & DEGC PRESENTS INCENTIVES PACKAGE

WEEK 6: PUBLIC MEETING 4 - NAC WORKING SESSION

WEEK 7: PUBLIC MEETING 5 - NAC PRESENATION OF IMPACTS

WEEK 8: PUBLIC MEETING 6 - NAC WORKING SESSION

WEEK 9: PUBLIC MEETING 7 - DEVELOPER PRESENTS RESPONSES TO IMPACTS

WEEK 10: PUBLIC MEETING 8 - FINALIZATION AND POTENTIAL NAC VOTE ON AGREEMENT

WEEK 11: PUBLIC MEETING 9 - IF NEEDED: CONTINUED DEVELOPER / NAC DISCUSSIONS

TOWARDS FINAL RESOLITION 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 SPECIFICED IN THE CBO

ONCE TIER 1 MEETINGS ARE COMPLETED

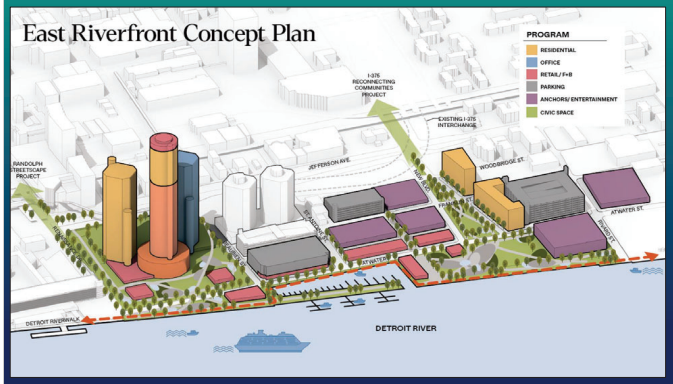


Community Benefits Report is sent to the NAC & posted to website

Monitoring & Enforcement Period: Annual Meetings and Biannual Compliance Reports

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

RENAISSANCE CENTER AND EAST RIVERFRONT PROJECTS



Project's CBO Tier 1 Qualifying Factors

- ~$1.6 Billion investment to renovate the Renaissance Center along with new development across 10 parcels and 17 acres of new civic space and public riverfront amenities.
- Seeking approval of City of Detroit tax abatements valued at more than $1M.

PDD IDENTIFIED POTENTIAL PROJECT IMPACTS

➢ Construction

- *Concern:* Noise, dust, mud, runoff, vibration, general disturbances to surrounding area resulting from a 5 – 10 year phased construction timeline across 40 acres along the riverfront - including demolition of two 39-story buildings
- *Concern:* Construction related restrictions / closures impacting local streets, sidewalks, freeway access, the riverfront, public transit systems, and the Detroit-Windsor Tunnel
- *Concern:* Construction hours, truck traffic, parking / loading areas for construction workers and equipment staging
- *Opportunity:* Providing appropriate screening, routing, and construction Best Management Practices (BMPs) to mitigate potential impacts

PDD IDENTIFIED POTENTIAL PROJECT IMPACTS

➢ Design and Landscaping

- *Concern:* Project will significantly alter a defining feature of Detroit's internationally recognized skyline
- *Concern:* All proposed buildings and public spaces should adhere to City of Detroit Design Principles
- *Concern:* Light pollution and building designs that may negatively impact birds
- *Concern:* Potential limited public use of the site during private or ticketed events that restrict accessibility
- *Opportunity:* Activating street-level façade along street and public spaces enhancing overall pedestrian experience
- *Opportunity:* Creating new publicly accessible green spaces with programming and events that are accessible to Detroiters
- *Opportunity:* Providing new and enhanced connectivity between the Detroit riverfront and downtown and the city as a whole

PDD IDENTIFIED POTENTIAL PROJECT IMPACTS

➢ Employment Opportunities

- *Concern:* Prioritization of hiring Detroit-based contractors and sub-contractors during construction and permanent operations
- *Opportunity:* Providing access to construction and permanent jobs for Detroiters that pay at least a living wage
- *Opportunity:* Creating new and enhanced educational, career development, and economic opportunities for Detroiters during construction and throughout the permanent operations of the completed projects

PDD IDENTIFIED POTENTIAL PROJECT IMPACTS

➢ Accessibility, Mobility, and Traffic

- *Concern:* Site connectivity, traffic flow, and vehicular access through project footprint, impacting connections to downtown and the riverfront and transportation infrastructure including major roadways, Detroit People Mover, and Detroit-Windsor Tunnel
- *Concern:* Locations and coordination of vehicle staging, valet queuing, loading docks, truck routes impacting pedestrians
- *Concern:* Increased traffic congestion impacting pedestrian experience due to new developments interacting with major events
- *Concern:* Access to affordable parking for residents, employees, and visitors - limiting parking in adjacent neighborhoods

PDD IDENTIFIED POTENTIAL PROJECT IMPACTS

➢ Accessibility, Mobility, and Traffic (cont.)

- *Opportunity:* Providing new retail, housing and public amenities attracting increased visitors to project site and the riverfront
- *Opportunity:* Create bicycle-friendly access points with bicycle storage/locking stations.
- *Opportunity:* Enhancing public transportation and mobility via bus systems, Detroit People Mover and bike share
- *Opportunity:* Enhancing local connectivity between downtown, surrounding neighborhoods, riverfront, and Windsor, Ontario
- *Opportunity:* Incorporating universal design standards in buildings, public spaces, and housing exceeding Americans with Disabilities Act (ADA) requirements
- *Opportunity:* Incorporating Transportation Demand Management to reduce vehicle trips and increase mobility options

PDD IDENTIFIED POTENTIAL PROJECT IMPACTS

➢ Housing and Retail

- *Concern:* Impact on local and small businesses due to disruption of roads and pedestrian access during construction period
- *Concern:* Access to housing opportunities that are affordable to Detroit residents
- *Opportunity:* Creating over 900 new affordable & market rate housing units available in a mix of unit types
- *Opportunity:* Increasing opportunities and support for existing neighborhood-serving retail businesses
- *Opportunity:* Access to new retail space – attracting / retaining local and small businesses that meet neighborhood needs

PDD IDENTIFIED POTENTIAL PROJECT IMPACTS

➢ Sustainability and Environment

- *Concern:* Demolition of two 39-story buildings directly adjacent to an environmentally sensitive international waterway
- *Concern:* Energy use and carbon footprint of building construction & operations across development projects
- *Opportunity:* Providing on-site stormwater management and upgrades to sewer systems to protect waterways such as the Detroit River
- *Opportunity:* Increasing access to electric vehicle charging and alternative mobility options
- *Opportunity:* Offering on-site recycling and composting in both residential and commercial uses
- *Opportunity:* Encouraging development project to achieve LEED and sustainability standards to support City's climate goals

Serving on the
NEIGHBORHOOD ADVISORY COUNCIL

CBO TIER 1 PROCESS

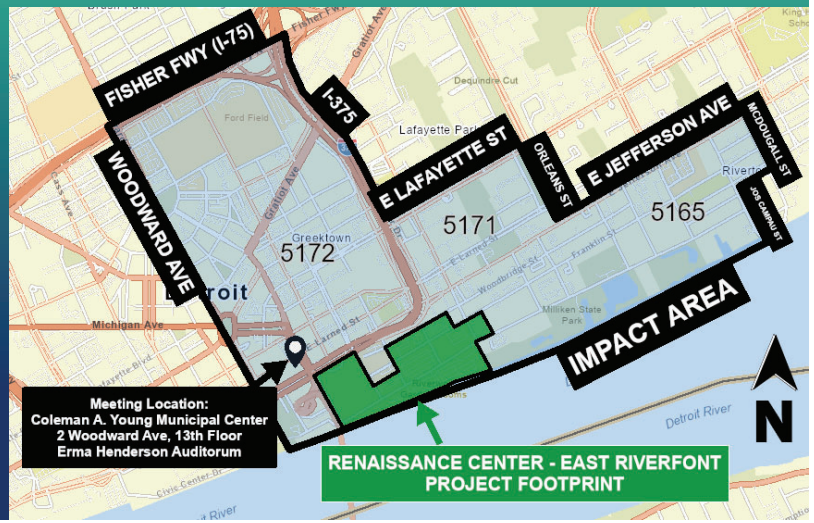
Neighborhood Advisory Council (NAC) Selection - 9 Members

2	+	3*	+	4
COMMUNITY SELECTIONS		APPOINTED BY COUNCIL MEMBERS		APPOINTED BY PLANNING & DEVELOPMENT

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

RENAISSANCE CENTER AND EAST RIVERFRONT PROJECT

CBO IMPACT AREA

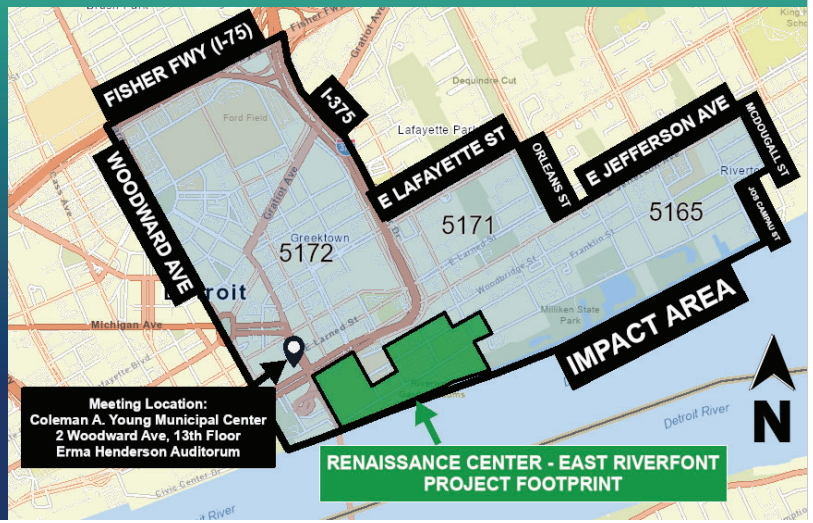


RENAISSANCE CENTER AND EAST RIVERFRONT PROJECT

CBO IMPACT AREA

4,648 Residents

Based on Census Boundaries per the CBO



NAC SELECTION – ROLES & RESPONSIBLITIES

ELIGIBILITY

- Primary residence is within 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.

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 regarding 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.

RESPONSIBILITIES

- You cannot use this position for personal gain and must declare any conflicts of interest.
- You are agreeing to represent your neighbors – receiving and providing community feedback
- You are agreeing to work in a transparent and public manner
- You are agreeing to work collaboratively with fellow NAC members to make official recommendations to mitigate any negative impacts of the project.
- You are advising the City of Detroit and City Council on how best to mitigate impacts.

CBO TIER 1 PROCESS - DETAILED CBO MEETING SCHEDULE

WEEK 1: TUESDAY AUG. 18 - INTRODUCTION TO CBO PROCESS AND DEVELOPER PRESENTATION OF THE PROJECT

WEEK 2: *NAC INTEREST INFORMATIONAL SESSION*

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WEEK 4: *BYE WEEK for REMAINING NAC APPOINTMENTS & ORIENTATION*

WEEK 5: TUESDAY SEPT. 15 - DEVELOPER PRESENTATION & DEGC PRESENTS INCENTIVES PACKAGE

WEEK 6: TUESDAY SEPT. 22 - NAC WORKING SESSION

WEEK 7: TUESDAY SEPT. 29 - NAC PRESENATION OF IMPACTS

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TOWARDS FINAL RESOLITION AND VOTE ON COMMUNITY BENEFITS AGREEMENT

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- MEETING AGENDAS
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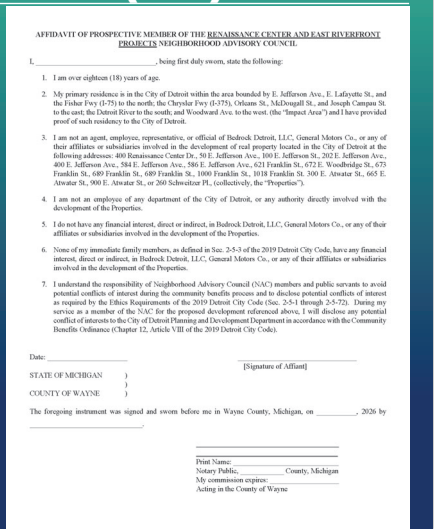
- PREVIOUS EXAMPLES OF CBOS
- NAC CONTACT LIST
- OTHER "ESSENTIAL INFORMATION" AS SPECIFICED IN THE CBO

NEIGHBORHOOD ADVISORY COUNCIL (NAC) NOMINEES

- OPEN TO RESIDENTS OVER 18 WHOSE PRIMARY RESIDENCE IS IN THE IMPACT AREA – CONTACT INFO VERIFIED WITH ID OR OTHER PROOF OF ADDRESS
- CANDIDATES MUST PUT THEMSELVES FORWARD TONIGHT TO BE CONSIDERED FOR ANY NAC SEATS - EITHER ELECTED OR APPOINTED
- MUST DECLARE ANY CONFLICTS OF INTEREST AS DEFINED IN CBO – *SIGN AFFIDAVIT*
- MUST BE AVAILABLE TO ATTEND ALL PUBLIC CBO MEETINGS
- EACH CANDIDATE WILL HAVE 2 MINUTES TO SPEAK ABOUT WHY THEY WANT TO SERVE
- ***ATTN: NAC NOMINEES SHOULD BE AVAILABLE FOR ORIENTATION THE WEEK OF SEPTEMBER 7***

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

AFFIDAVIT OF ELIGIBILITY



AFFIDAVIT OF PROSPECTIVE MEMBER OF THE RENAISSANCE CENTER AND EAST RIVERFRONT PROJECTS NEIGHBORHOOD ADVISORY COUNCIL

I, _____, being first duly sworn, state the following:

1. I am over eighteen (18) years of age.
2. My primary residence is in the City of Detroit within the area bounded by E. Jefferson Ave., E. Lafayette St., and the Fisher Fwy (I-75) to the north; the Chrysler Fwy (I-375), Orleans St., McDougall St., and Joseph Campau St. to the east; the Detroit River to the south; and Woodward Ave. to the west. (the "Impact Area") and I have provided proof of such residency to the City of Detroit.
3. I am not an agent, employee, representative, or official of Bedrock Detroit, LLC, General Motors Co., or any of their affiliates or subsidiaries involved in the development of real property located in the City of Detroit at the following addresses: 400 Renaissance Center Dr., 50 E. Jefferson Ave., 100 E. Jefferson St., 202 E. Jefferson Ave., 400 E. Jefferson Ave., 584 E. Jefferson Ave., 586 E. Jefferson Ave., 621 Franklin St., 672 E. Woodbridge St., 673 Franklin St., 689 Franklin St., 689 Franklin St., 1000 Franklin St., 1018 Franklin St. 300 E. Atwater St., 665 E. Atwater St., 900 E. Atwater St., or 260 Schweitzer Pl., (collectively, the "Properties").
4. I am not an employee of any department of the City of Detroit, or any authority directly involved with the development of the Properties.
5. I do not have any financial interest, direct or indirect, in Bedrock Detroit, LLC, General Motors Co., or any of their affiliates or subsidiaries involved in the development of the Properties.
6. None of my immediate family members, as defined in Sec. 2-5-3 of the 2019 Detroit City Code, have any financial interest, direct or indirect, in Bedrock Detroit, LLC, General Motors Co., or any of their affiliates or subsidiaries involved in the development of the Properties.
7. I understand the responsibility of Neighborhood Advisory Council (NAC) members and public servants to avoid potential conflicts of interest during the community benefits process and to disclose potential conflicts of interest as required by the Ethics Requirements of the 2019 Detroit City Code (Sec. 2-5-1 through 2-5-72). During my service as a member of the NAC for the proposed development referenced above, I will disclose any potential conflict of interests to the City of Detroit Planning and Development Department in accordance with the Community Benefits Ordinance (Chapter 12, Article VIII of the 2019 Detroit City Code).

Date: _____ _____
[Signature of Affiant]

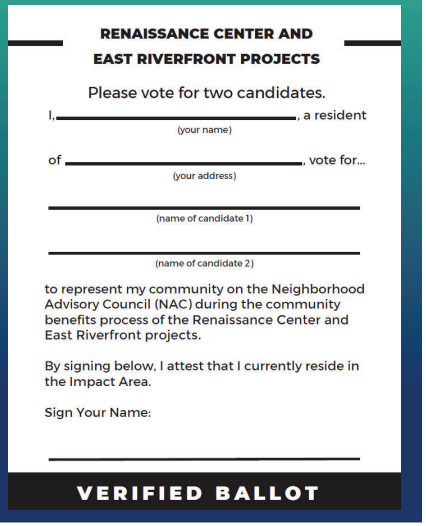
STATE OF MICHIGAN)
)
COUNTY OF WAYNE)

The foregoing instrument was signed and sworn before me in Wayne County, Michigan, on _____, 2026 by _____.

_____
Print Name: _____
Notary Public, _____ County, Michigan
My commission expires: _____
Acting in the County of Wayne

HOW TO VOTE FOR NAC CANDIDATES

- COMPLETE BALLOT:
  - YOUR NAME & ADDRESS
  - 2 CANDIDATE CHOICES
  - AND YOUR SIGNATURE
- ONLY 1 VOTE PER CANDIDATE
- DEPOSIT IN BALLOT BOX
- ONLY IMPACT AREA RESIDENTS ELIGIBLE TO VOTE



RENAISSANCE CENTER AND EAST RIVERFRONT PROJECTS

Please vote for two candidates.

I, _____, a resident
(your name)

of _____, vote for...
(your address)

_____
(name of candidate 1)

_____
(name of candidate 2)

to represent my community on the Neighborhood Advisory Council (NAC) during the community benefits process of the Renaissance Center and East Riverfront projects.

By signing below, I attest that I currently reside in the Impact Area.

Sign Your Name:

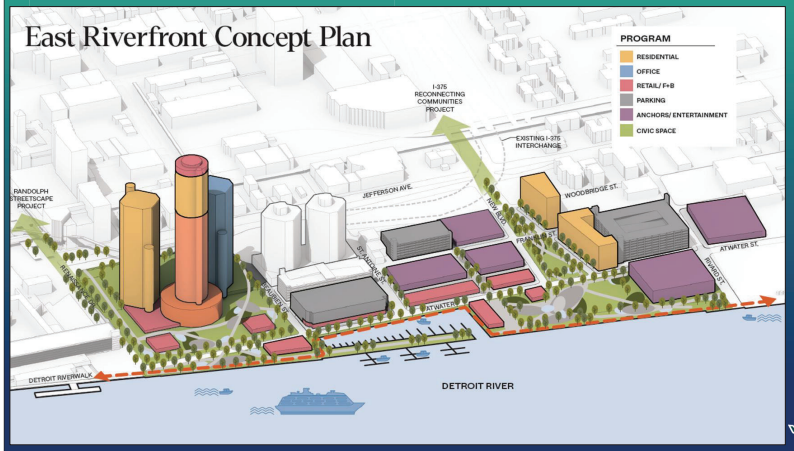
_____

VERIFIED BALLOT

NEIGHBORHOOD ADVISORY COUNCIL CANDIDATES

- Aloshia Jackson
- Ashley Johnson
- Asia Hamilton
- Bernard Morgan, II
- Brandon Shamoun
- Catherine Cheung
- Deirdre Jackson
- Fuad Habhab
- Gail Perry-Mason
- Jamaine Dickens
- Jeff Mastej
- Kara Paliokas
- Linda Middlebrooks-Talbot
- Megan Throm
- Patrice Love
- Ray Smith
- Steven Lavrenz
- Teron Haynes, Jr.

GENERAL Q & A



Comment cards also available

CITY OF DETROIT
RISE HIGHER
MAYOR MARY SHEFFIELD

NAC ELECTION RESULTS

- Total Ballots Cast: 41
- Total Votes Cast (up to 2 votes per ballot): 78

NAC ELECTION RESULTS

- Aloshia Jackson: 7 votes
- Ashley Johnson: 1 vote
- Asia Hamilton: 5 votes
- Bernard Morgan, II: 5 votes
- Brandon Shamoun: 1 vote
- Catherine Cheung: 3 votes
- Deidre Jackson: 3 votes
- Fuad Habhab: 2 votes
- Gail Perry-Mason: 13 votes
- Jamaine Dickens: 5 votes
- Jeff Mastej: 1 vote
- Kara Paliokas: 0 votes
- Linda Middlebrooks-Talbot: 1 vote
- Megan Throm: 1 vote
- Patrice Love: 3 votes
- Ray Smith: 4 votes
- Steven Lavrenz: 7 votes
- Teron Haynes, Jr.: 16 votes

*Remaining NAC Members to be appointed by City Council and PDD will be announced via email and CBO website - **http://www.detroitmi.gov/rencen***

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

ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Public Meetings	AUGUST 2026		SEPTEMBER 2026		
	WK 1	WK 2	WK 3	WK 4	WK 5
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

ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Public Meetings	SEPTEMBER 2026		OCTOBER 2026			
	WK 6	WK 7	WK 8	WK 9	WK 10	WK 11
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

WHAT COMES NEXT

Next CBO Meeting:
Thursday September 15th at 6pm

Doors at 5:30 for Registration and Refreshments

- *1st Meeting with Seated Neighborhood Advisory Council*
- *In-depth Project Details and DEGC Financial Analysis*
- In-person meeting at: Colemen A. Young Municipal Center, Erma Henderson Auditorium, 13th Floor – 2 Woodward Ave.
- Remote access via Zoom
- Meeting registration at: https://bit.ly/rencen-cbo
- All project notices and documents will be available at www.detroitmi.gov/rencen



RISE HIGHER
MAYOR MARY SHEFFIELD

WHAT COMES NEXT

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Scan QR Code to Register for Meetings!

RISE HIGHER
MAYOR MARY SHEFFIELD

Appendix 7.

COMMUNITY BENEFIT PUBLIC MEETING #3 – SEPTEMBER 15, 2026 PRESENTATION:

RENAISSANCE CENTER AND EAST RIVERFRONT FINANCIAL INCENTIVES AND PROJECT DETAILS

CBO Meeting #3 - Tuesday September 15, 2026

WELCOME TO THE RENAISSANCE CENTER AND EAST RIVERFRONT PROJECT COMMUNITY BENEFITS MEETING



MEETING AGENDA

- Welcome & Introductions
- Neighborhood Advisory Council (NAC) Introductions and Roles
- Project Economic Benefit and Tax Incentives
- NAC Discussion / Q & A
- General Q & A
- Next Steps

DETROIT CITY COUNCIL MEMBERS



Council Member Renata Miller
District 5



Council President Pro-Tempore Coleman A. Young II
At-large



Council Member Mary Waters
At-large

CITY OF DETROIT DEPARTMENTS & AGENCIES

PLANNING & DEVELOPMENT DEPARTMENT

MAYOR'S OFFICE + JOBS & ECONOMY TEAM

DEPARTMENT OF NEIGHBORHOODS

DETROIT ECONOMIC GROWTH CORPORATION

DEVELOPMENT TEAM

CBO TIER 1 PROCESS - DETAILED CBO MEETING SCHEDULE

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bitly

SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/RENCEN

NEIGHBORHOOD ADVISORY COUNCIL

CBO TIER 1 PROCESS

Neighborhood Advisory Council (NAC) Selection - 9 Members

2 COMMUNITY SELECTIONS + **3*** APPOINTED BY COUNCIL MEMBERS + **4** APPOINTED BY PLANNING & DEVELOPMENT

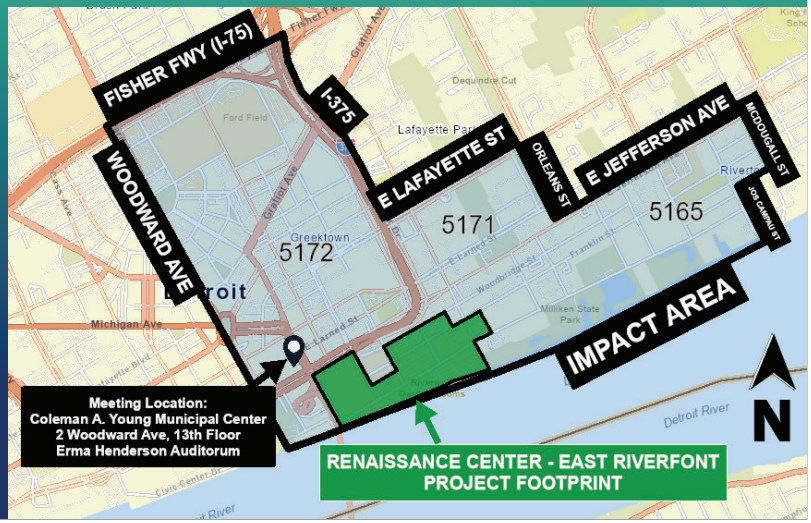
*Appointed by 2 At-Large Members and the Council Member whose district contains the largest portion of the Impact Area

RENAISSANCE CENTER AND EAST RIVERFRONT PROJECT

CBO IMPACT AREA

4,648 Residents

Based on Census Boundaries per the CBO



NAC SELECTION – ROLES & RESPONSIBLITIES

ELIGIBILITY

- Primary residence is within 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.

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 regarding 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.

RESPONSIBILITIES

- You cannot use this position for personal gain and must declare any conflicts of interest.
- You are agreeing to represent your neighbors – receiving and providing community feedback
- You are agreeing to work in a transparent and public manner
- You are agreeing to work collaboratively with fellow NAC members to make official recommendations to mitigate any negative impacts of the project.
- You are advising the City of Detroit and City Council on how best to mitigate impacts.

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- **Teron Haynes Jr.** - Elected by Impact Area Residents
- **Gail Perry-Mason** - Elected by Impact Area Residents
- **Aloshia Jackson** - Appointed by Council Member Renata Miller
- **Jamaine Dickens** - Appointed by Council President Pro Tempore Coleman A. Young II
- **Linda Middlebrooks-Talbot** - Appointed by Council Member Mary Waters
- **Catherine Cheung** - Appointed by Planning & Development
- **Deirdre Jackson** - Appointed by Planning & Development
- **Jeff Mastej** - Appointed by Planning & Development
- **Bernard Morgan II** - Appointed by Planning & Development
- **Steven Lavrenz** - Alternate appointed by Planning & Development*

NAC MEMBER ROLES / POSITIONS

CHAIRPERSON

- Facilitate NAC meetings and activities in accordance with these Working Agreements and the NAC's adopted procedures.
- Work with appropriate City staff and/or project team representatives to develop meeting agendas and identify action items.
- Help ensure effective and equitable participation by NAC members.

NAC MEMBER ROLES / POSITIONS

VICE-CHAIRPERSON OF COMMUNITY ENGAGEMENT

- Lead the NAC's efforts to maintain meaningful two-way communication with residents and stakeholders.
- • Develop and coordinate strategies for gathering community input, ensuring residents, businesses, community organizations, and other stakeholders within the Impact Area and across Detroit have meaningful opportunities to participate.
- • Encourage NAC members to engage with their respective networks and bring community feedback back to the NAC.
- • Assist the Chairperson in the above noted duties.
- • Facilitate and guide NAC activities in the Chairperson's absence.

VICE-CHAIRPERSON OF PROJECT MANAGEMENT

- Maintain a clear and organized list of NAC priorities, action items, assignments, deadlines, and deliverables, working in partnership with the Secretary to ensure the NAC's work is effectively tracked, completed, and on schedule.
- • Help ensure that materials, recommendations, letters, reports, presentations, and other NAC deliverables are prepared, reviewed, and approved in a timely manner.
- • Track progress on NAC deliverables, identify potential delays, gaps, follow-up items, and outstanding issues, and bring them to the NAC's attention for resolution.
- • Assist the Chairperson in the above noted duties.

NAC MEMBER ROLES / POSITIONS

SECRETARY

- Record notes, decisions, and action items at meetings or activities of the NAC.
- Maintain NAC records, documents, correspondence, and resources.
- Assist in maintaining an accessible record of NAC decisions and activities.
- Receive and respond to correspondence addressed to the NAC.

PARLIMENTARIAN

- Maintain familiarity with Robert's Rules of Order while recognizing the NAC's adopted Charter, Working Agreements, and other governing procedures take precedence.
- Serve as a neutral procedural resource to help the NAC conduct its business in an orderly, fair, and consistent manner.
- Support orderly meetings by maintaining the established order of business and ensuring discussion follows adopted meeting procedures.

ALTERNATE*

- Non-voting member
- Attends all public CBO meetings and participates in NAC activities – as agreed upon with the NAC members

CONTACT THE NAC DIRECTLY



RenCenNAC@gmail.com

The RenCen and East Riverfront

CBO MEETING #3, SEPTEMBER 15, 2026

BEDROCK



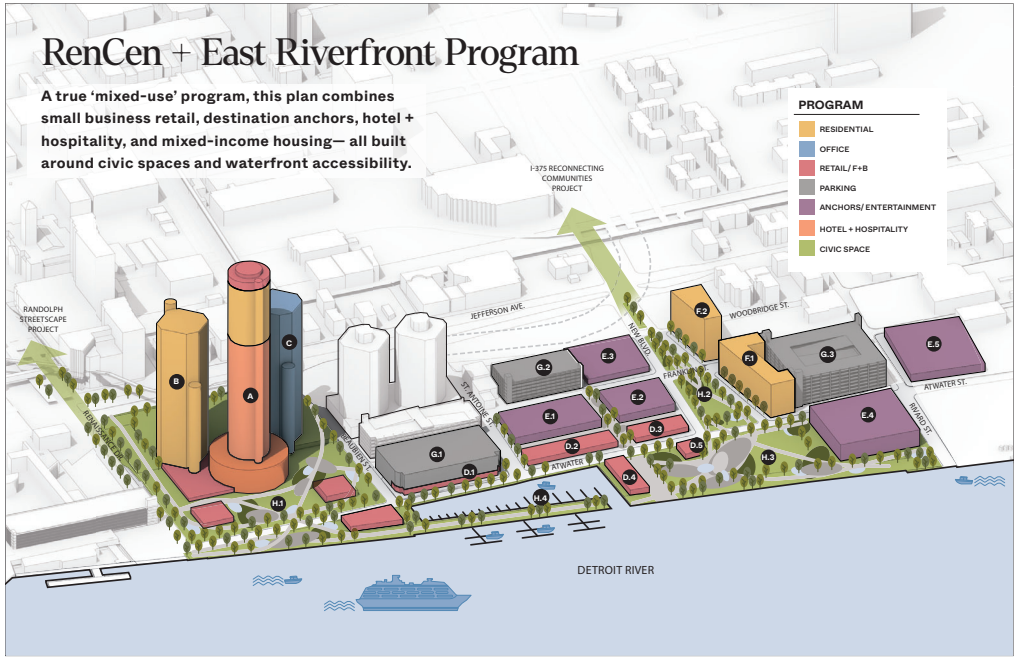
Contents

PART 01
BEDROCK: DEVELOPMENT PROGRAM

PART 02
DEGC: ECONOMIC AND FISCAL ANALYSIS

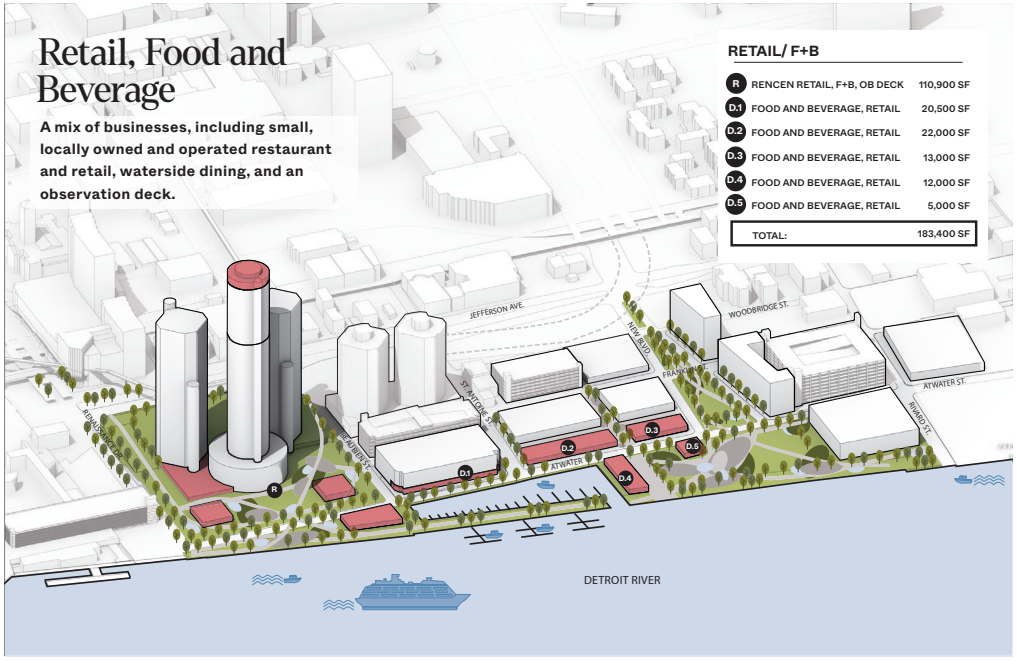
RenCen + East Riverfront Program

A true 'mixed-use' program, this plan combines small business retail, destination anchors, hotel + hospitality, and mixed-income housing— all built around civic spaces and waterfront accessibility.



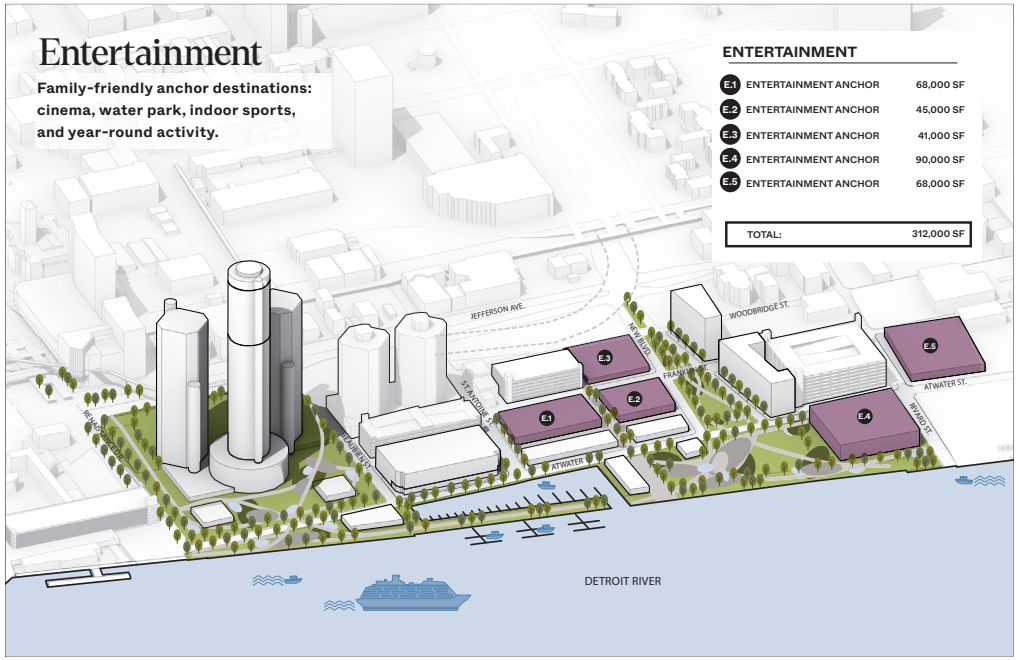
Retail, Food and Beverage

A mix of businesses, including small, locally owned and operated restaurant and retail, waterside dining, and an observation deck.



Entertainment

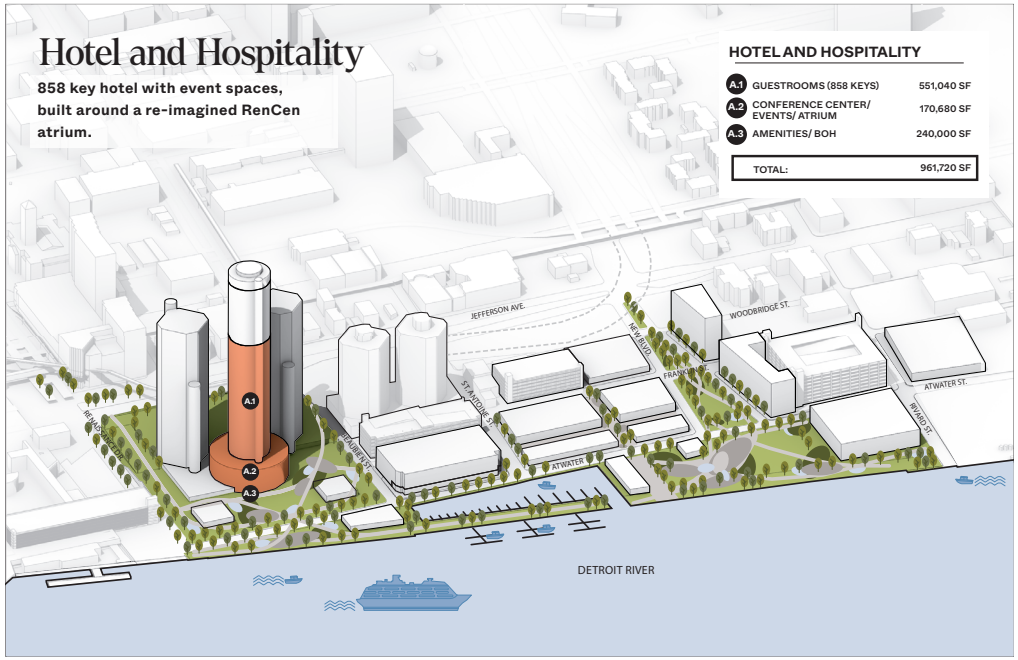
Family-friendly anchor destinations: cinema, water park, indoor sports, and year-round activity.



ENTERTAINMENT		
E.1	ENTERTAINMENT ANCHOR	68,000 SF
E.2	ENTERTAINMENT ANCHOR	45,000 SF
E.3	ENTERTAINMENT ANCHOR	41,000 SF
E.4	ENTERTAINMENT ANCHOR	90,000 SF
E.5	ENTERTAINMENT ANCHOR	68,000 SF
TOTAL:		312,000 SF

Hotel and Hospitality

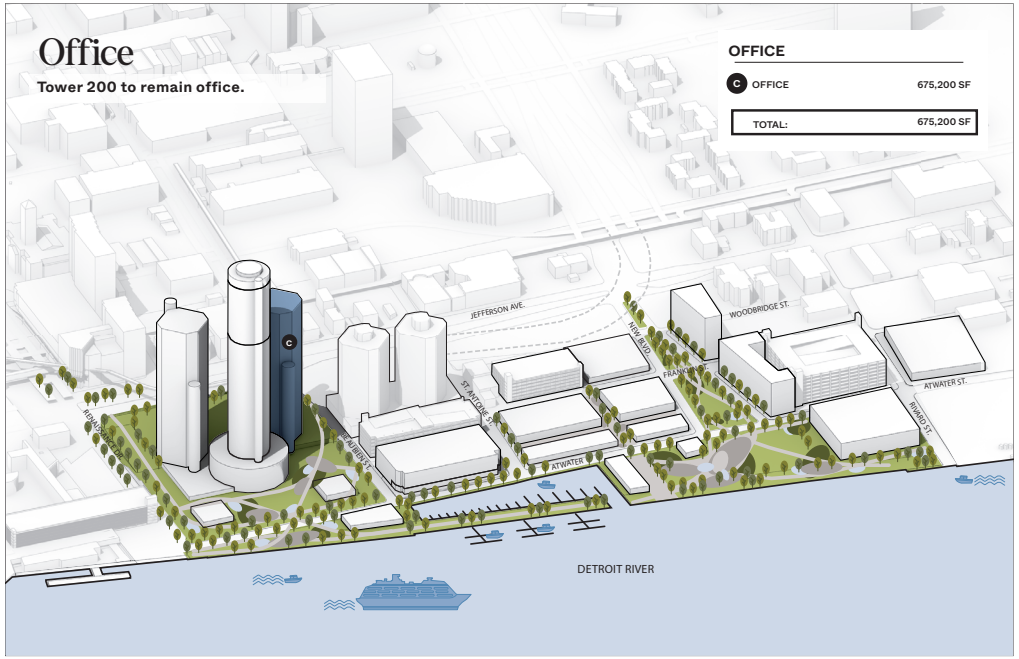
858 key hotel with event spaces, built around a re-imagined RenCen atrium.



HOTEL AND HOSPITALITY		
A.1	GUESTROOMS (858 KEYS)	551,040 SF
A.2	CONFERENCE CENTER/ EVENTS/ ATRIUM	170,680 SF
A.3	AMENITIES/ BOH	240,000 SF
TOTAL:		961,720 SF

Office

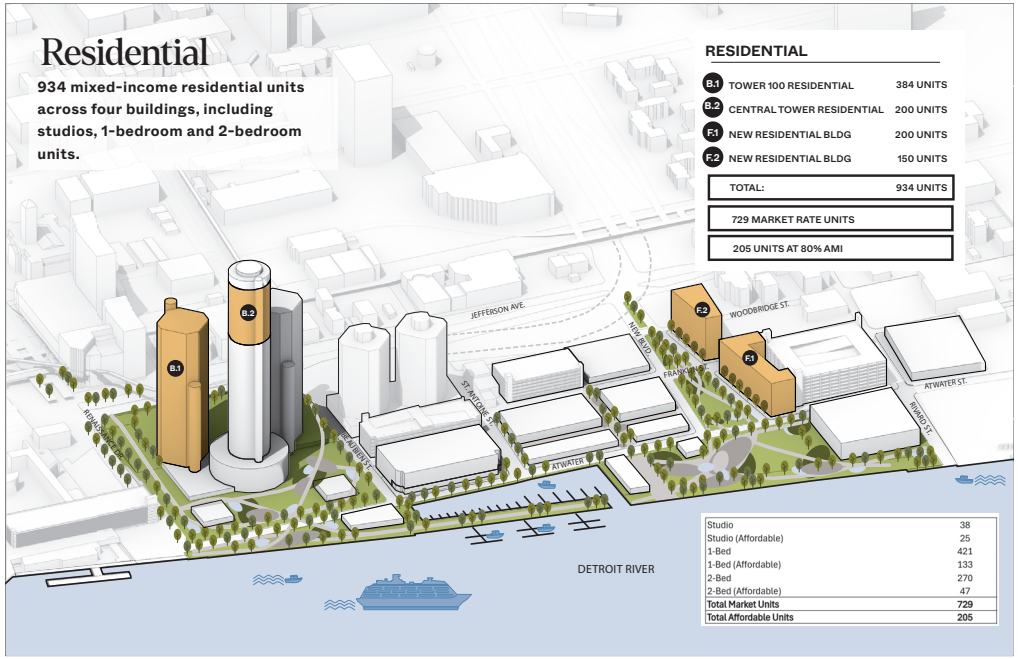
Tower 200 to remain office.



OFFICE		
C	OFFICE	675,200 SF
TOTAL:		675,200 SF

Residential

934 mixed-income residential units across four buildings, including studios, 1-bedroom and 2-bedroom units.

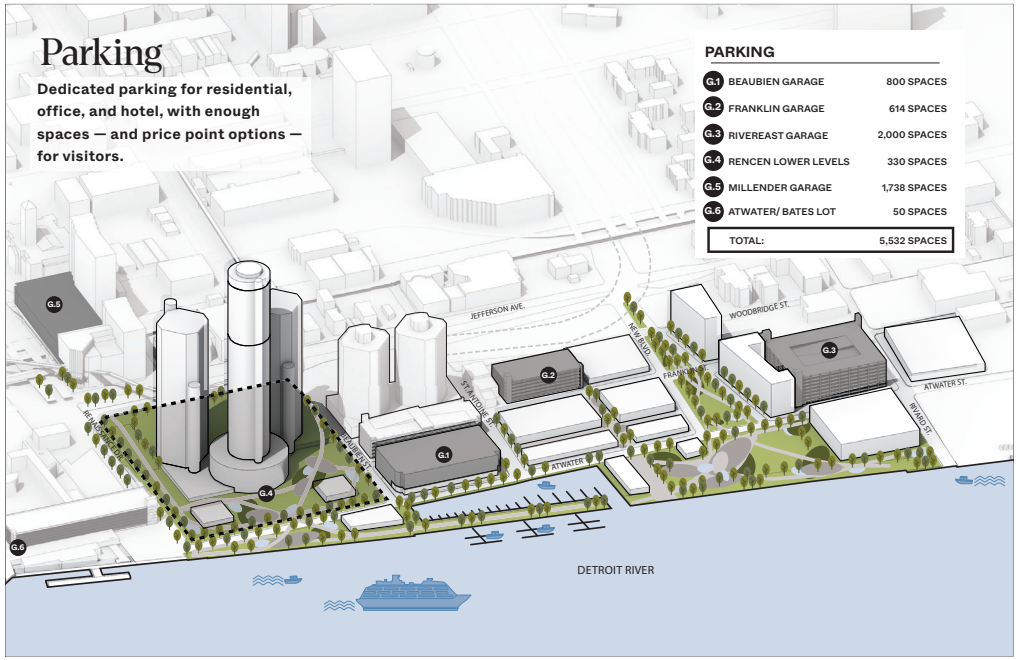


RESIDENTIAL		
B.1	TOWER 100 RESIDENTIAL	384 UNITS
B.2	CENTRAL TOWER RESIDENTIAL	200 UNITS
F.1	NEW RESIDENTIAL BLDG	200 UNITS
F.2	NEW RESIDENTIAL BLDG	150 UNITS
TOTAL:		934 UNITS
729 MARKET RATE UNITS		
205 UNITS AT 80% AMI		

Studio	38
Studio (Affordable)	25
1-Bed	421
1-Bed (Affordable)	133
2-Bed	270
2-Bed (Affordable)	47
Total Market Units	**729**
Total Affordable Units	**205**

Parking

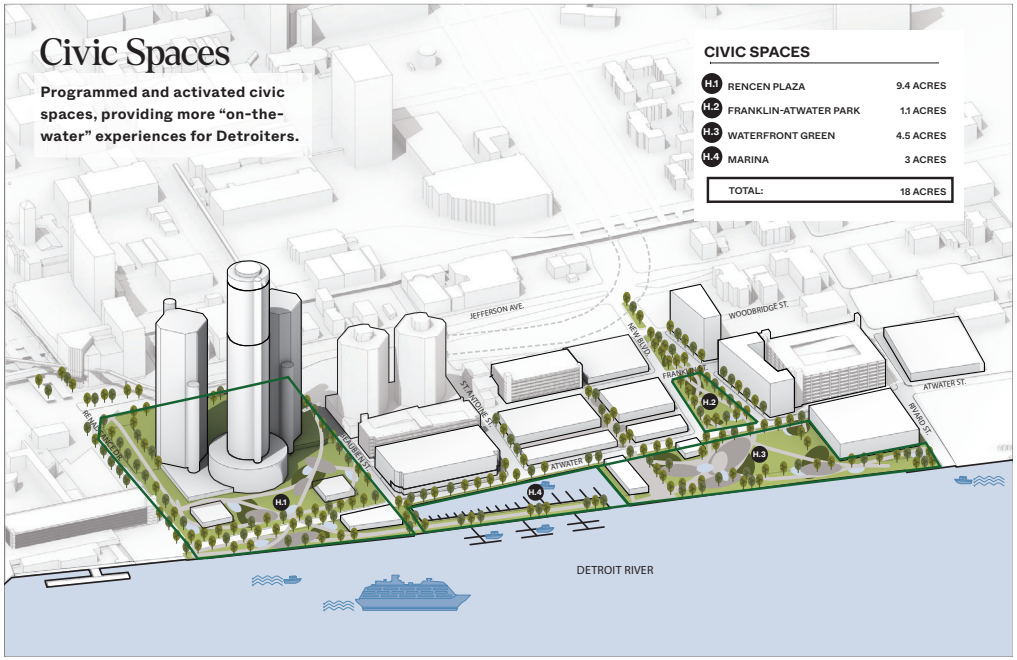
Dedicated parking for residential, office, and hotel, with enough spaces — and price point options — for visitors.



PARKING		
G.1	BEAUBIEN GARAGE	800 SPACES
G.2	FRANKLIN GARAGE	614 SPACES
G.3	RIVEREAST GARAGE	2,000 SPACES
G.4	RENCEN LOWER LEVELS	330 SPACES
G.5	MILLENDER GARAGE	1,738 SPACES
G.6	ATWATER/ BATES LOT	50 SPACES
	TOTAL:	5,532 SPACES

Civic Spaces

Programmed and activated civic spaces, providing more "on-the-water" experiences for Detroiters.



CIVIC SPACES		
H.1	RENCEN PLAZA	9.4 ACRES
H.2	FRANKLIN-ATWATER PARK	1.1 ACRES
H.3	WATERFRONT GREEN	4.5 ACRES
H.4	MARINA	3 ACRES
	TOTAL:	18 ACRES

Development Program

RENCEN AND EAST RIVERFRONT PROGRAM

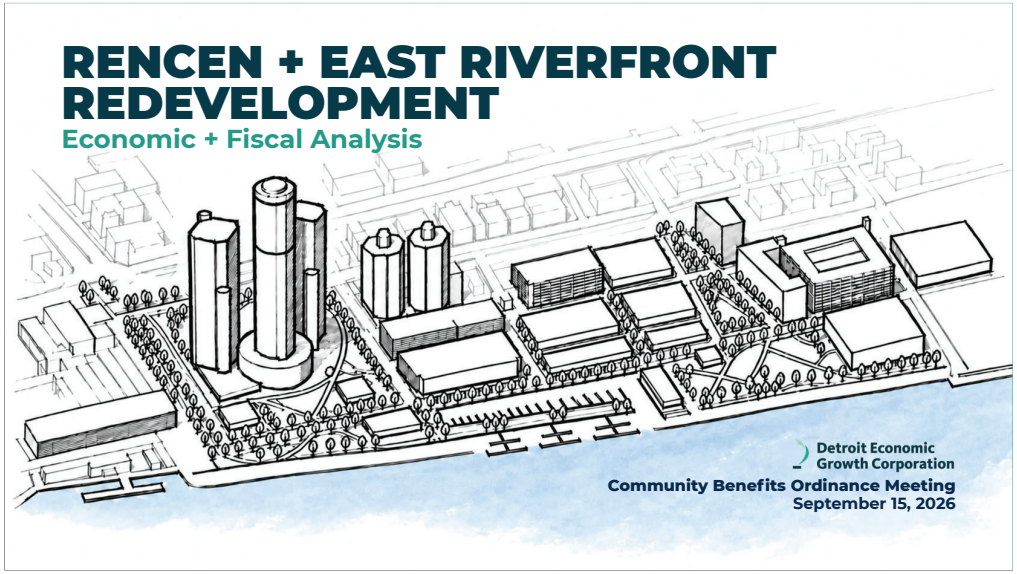
This plan preserves the best parts of the RenCen — hotel, retail, food and beverage, and hospitality...

... And adds in what has been missing: civic spaces, residential, and more public accessibility to our waterfront.

- 35+ acres of coordinated redevelopment
- 934 new mixed-income residential units
- 858-room rehabilitated hotel
- 18 acres of civic space
- Expanded waterfront access
- 495,000 SF of food, beverage, retail, entertainment
- 675,200 SF of refreshed office space
- Observation deck
- 5,532 parking spaces

RENCEN + EAST RIVERFRONT REDEVELOPMENT

Economic + Fiscal Analysis



Detroit Economic Growth Corporation

Community Benefits Ordinance Meeting
September 15, 2026

ABOUT DEGC



MISSION

To design and implement innovative solutions that attract investment, create jobs, and advance Detroit's economy for ALL residents.

VISION

To be Detroit's leading economic development and jobs organization, leveraging our expertise and innovation to advance a sustainable, robust, and inclusive economy.

WHAT WE DO

- Facilitate public incentives and project financing
- Attract and retain businesses
- Support small businesses and commercial corridors
- Prepare public sites for redevelopment and manage public development authorities.

GOVERNANCE

- Private non-profit directed by a board of civic, corporate, and government leaders, including three ex-officio City officials.

PROJECT OVERVIEW

RENCEN + EAST RIVERFRONT REDEVELOPMENT

A mixed-use redevelopment of the Renaissance Center + East Riverfront

The Investment

$2.24B
Estimated Total Investment

$2.21B
Hard + Soft Construction Costs

What's Being Built

934 Total Residential Units

205 Residential Units @ 80% AMI

858 Hotel Rooms

596K SF Office

495K SF Retail/ Food + Beverage/ Entertainment

18 ac SF Public Space + Marina

What Detroit Receives

$301.50M
30-Year Net Fiscal Benefit

2,754
New Direct FTE jobs

8,243
Construction Jobs

$3.03B
Estimated Visitor Spending Over 30 Years

RENCEN +EAST RIVERFRONT SOURCES+ USES

SOURCES		
Debt	$504.8M	22.57%
Investor Equity	$1.66B	74.08%
DDA Contribution	$75.00M	3.35%
Total Sources	**$2.237B**	**100%**

USES		
Acquisition Costs	$30.10M	1.34%
Carrying Costs	$51.50M	2.31%
Leasing Costs	$46.2M	2.07%
Parking Garage Initial Capital	$3.7M	0.16%
Hard + Soft Costs	$2.10B	94.12%
Total Uses	**$2.237B**	**100%**

THE ECONOMIC PROBLEM

DETROIT'S COMMERCIAL TAX RATES CHALLENGE PROJECTS

Highest effective property tax rate amongst 53 cities.

2.3x THE COMPARISON CITY AVERAGE





What the Math Means

A larger recurring tax bill leaves less income to support the project's value - and its financing.

Effective rate = annual property tax bill/ market value. Standardized $1 million commercial property.

Source: Lincoln Institute of Land Policy and Minnesota Center for Fiscal Excellence, 50-State Property Tax Comparison Study: Taxes Paid in 2025

CONSTRUCTION COSTS HAVE OUTPACED REVENUE INCREASES

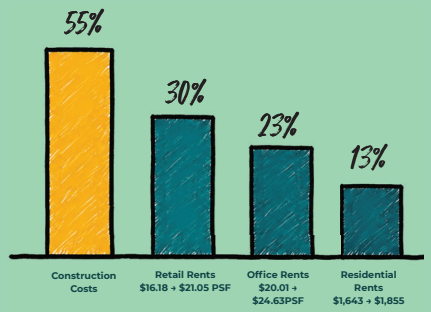
2016-2026 change in construction costs and average CBD rents.



CONSTRUCTION COSTS

+55%

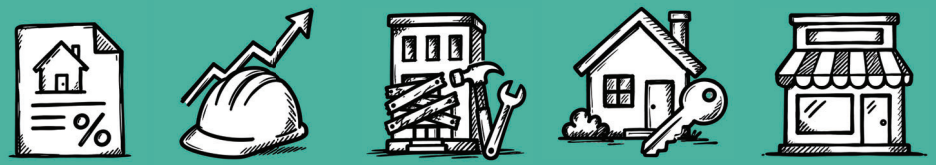
$75M in construction costs in 2016 is now $116M in today's dollars.



Sources:
Construction Costs: Turner Construction Cost Index
Rental Rates: Costar CBD Market Data 9.2026

THE PUBLIC TOOLS

WHY WE USE TAX INCENTIVES FOR ECONOMIC DEVELOPMENT



ADDRESS HIGH TAXES

OFFSET RISING CONSTRUCTION COSTS

REHABILITATE BLIGHTED, CONTAMINATED + OBSOLETE STRUCTURES

BRING MORE AFFORDABLE HOUSING UNITS TO MARKET

BRING MORE RETAIL TO DETROIT

HOW DEGC REVIEWS PROJECTS



STRATEGIC BENEFITS

Aligns with the City's goals and initiatives

What We Look For:

- Advances City priorities
- Activates underutilized properties
- Creates community amenities



ECONOMIC BENEFITS

Creates economic opportunity for residents and businesses

What We Look For:

- Construction jobs created
- FTE job creation
- New local businesses supported
- Long-term economic growth in the area



FISCAL BENEFITS

Generates a net fiscal benefit for the City

What We Look For:

- Net fiscal benefit to the City
- Positive return over time
- Sustainable impact on City revenues



"BUT-FOR" TEST

Demonstrates a need for DEGC support to move forward

What We Look For:

- Inability to cover debt payments
- Inability to attract investor capital
- Gap that public support will close

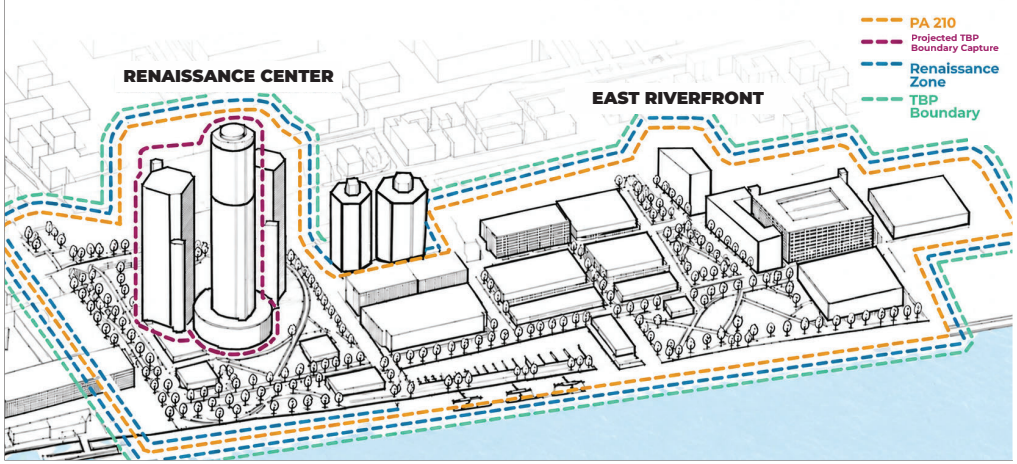
TAX INCENTIVE OVERVIEW

RenCen and East Riverfront Incentive Requests

TOOL	PA 381 Transformational Brownfield Plan	+ PA 376 Renaissance Zone	+ PA 210 Commercial Rehabilitation Act
WHAT IT DOES	Uses eligible state tax revenues to reimburse eligible project costs.	Exempts qualifying property taxes, city resident income tax, and business income tax.	Freezes existing building value and reduces taxes on eligible rehabilitation value.
TERM	Up to 30 Years	Up to 30 Years	Up to 12 Years

Each tool supports a different part of the project's financing need.

INCENTIVE STRATEGY



TRANSFORMATIONAL BROWNFIELD PLANS



WHAT IT HELPS FUND

Helps address high construction costs on large, catalytic projects.



HOW IT WORKS

Exempts and captures certain state taxes generated by the Transformational Brownfield Plan properties and reimburses the developer

HOW THE LAW EXPANDED

2017
Michigan amended Act 381 to authorize TBPs.

Summer 2026
Michigan increased the statewide cap to allow new TBP projects.

TRADITIONAL vs. TRANSFORMATIONAL

ELIGIBILITY + COSTS	TRADITIONAL Brownfield Plan	TRANSFORMATIONAL Brownfield Plan		
ELIGIBLE PROPERTY	Eligible property under Act 381	Act 381 eligibility plus additional TBP requirements		
MINIMUM INVESTMENT	No minimum investment	$500M in Detroit		
ELIGIBLE COSTS	Specific, limited eligible activities	All eligible activities, including construction		
TAX CAPTURE + EXEMPTIONS				
Property tax increment	**30 years**	Property tax increment		**30 years**
Construction materials	—	**100%**	Sales tax exemption	**5 years**
Construction labor	—	**100%**	State income tax capture	**5 years**
Sales & Use Tax	—	**100%**	State tax capture	**20 years**
Permanent employees	—	**50%**	State withholding tax capture	**20 years**
Project residents	—	**100%**	State income tax capture	**20 years**

RENCEN TBP: ELIGIBLE EXPENSES

RENCEN COMPLEX

PHASE 1 — **$268M**



$96M
DEMOLITION



$82M
SITE IMPROVEMENTS



$90M
BUILDING WORK*

PHASE 2



$32M
BUILDING WORK*

* Building work includes restoration, alteration, renovation or improvement of buildings.

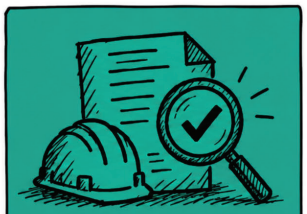
TOTAL TBP REIMBURSMENT FOR ELIGIBLE EXPENSES **$300M**

RENCEN TBP: ELIGIBLE CAPTURE

CAPTURE SOURCES	PHASE 1 Center Tower + podium Hotel, resitdential + retail	PHASE 2 Tower 100 Residential + retail	TOTAL
STATE CAPTURES			
Construction state income tax Captures	$6.3M	$0	**$6.3M**
Sales and use tax Captures	$209.1M	$0	**$209.1M**
Commercial state withholding tax Captures	$19.9M	$0	**$19.9M**
Residential state income tax Captures	$32.5M	$32.2M	**$64.7M**
LOCAL Property tax TIF	$0	$0	$0
TOTAL CAPTURES*	**$267M***	**$32.2M**	**$300M***

State TBP exemptions + captures cannot exceed $300M per state law.

TBPs: OVERSIGHT



COST REVIEWED

Construction costs are reviewed for eligibility and reasonableness before approval for TBP reimbursement.



PERFORMANCE BASED

Reimbursement only comes from projects completed and taxes paid.



COMPLIANCE REQUIRED

The developer must comply with all regulations, ordinances and agreements to receive TBP payments.

HOW RENAISSANCE ZONES WORK

30 Year Zone

Land + Building

Land, existing buildings, and new improvements are generally exempt from most ad-valorem property taxes.

Additional Exemptions

Personal property taxes, utility user's taxes, and municipal income taxes for residents and businesses are generally exempt.

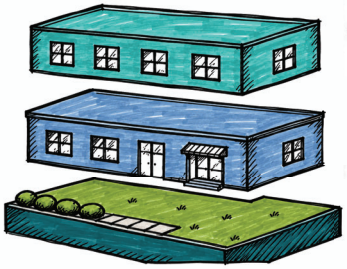
State Reimbursements

The State of Michigan will make certain taxing jurisdictions whole:

- School operating
- Library
- Wayne RESA
- Wayne County Community College

HOW THE PA210 TAX ABATEMENT WORKS

Property-tax treatment during the exemption term.



NEW IMPROVEMENT VALUE
PARTIALLY ABATED
New construction or rehabilitation value is taxed only on the non-abated mills.

EXISTING BUILDING VALUE
FROZEN BASE
The property's taxable value is frozen at its value immediately before the exemption begins; full millage still applies.

LAND
NOT ABATED
Land remains fully taxable. All normal ad-valorem mills continue to apply.

FULL TAXES ON LAND + FULL TAXES ON FROZEN PRE-REHAB BUILDING VALUE + TAXES ON NEW IMPROVEMENT USING ONLY NON ABATED MILLS

A FIRST OF ITS KIND COMMITMENT IN DETROIT

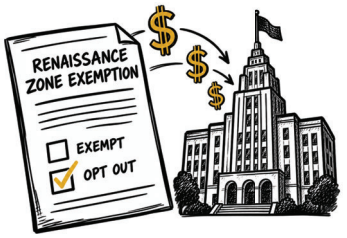
1.



VOLUNTARY + BINDING

Payments will be subject to an enforcable agreement with the City and State.

2.



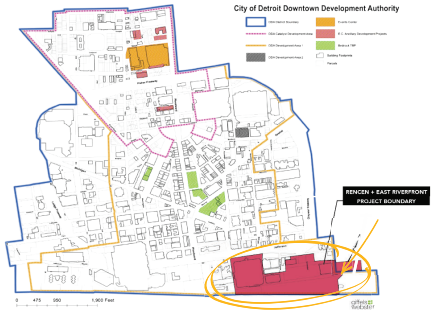
THE DEVELOPER WILL OPT OUT

Developer will exercise this opt-out and enter into a binding agreement so the City receives 100% of the Resident and Corporate Income Tax.

$94.8 MILLION CITY | **$31.2 MILLION** COUNTY | **100% OF CITY INCOME TAX COLLECTED**

THE DOWNTOWN DEVELOPMENT AUTHORITY (DDA)

Why the project's property tax revenue flows to the DDA



ESTABLISHED IN 1976

- The DDA was created under Mayor Coleman Young.

BY LAW

- The DDA captures virtually all new property taxes within its boundaries.

PROJECT LOCATION

- All parcels in this project *(except one)* is entirely located in the DDA.

STATE REIMBURSEMENT UNDER RENAISSANCE ZONE ACT

Why It Matters

1. Unlike most abatements, the State reimburses many local taxing units for taxes abated in a Renaissance Zone.
2. City and County operating taxes are addressed through PILOT payments; other eligible units are reimbursed by the state.
3. Without this approach, the DDA would capture majority of these taxes.

TAXING UNIT	WITHOUT RENAISSANCE ZONE	WITH RENAISSANCE ZONE
City Operating	DDA	PILOT
City Debt	DDA	DDA
County Operating	DDA	PILOT
School Operating	DDA	Reimbursed by State
School Debt	DDA	DDA
RESA	DDA	Reimbursed by State
Community College	DDA	Reimbursed by State
Library	Library	Reimbursed by State

BUT-FOR ANALYSIS

WHY INCENTIVES ARE NEEDED

The but-for test



Could this project move forward without incentives?

NO—THIS PROJECT WOULD **NOT MOVE FORWARD** WITHOUT INCENTIVES.



LENDERS WOULD NOT FINANCE IT

The project would not meet lender underwriting requirements.



INVESTORS WOULD NOT FUND IT

The project would not meet investor return requirements.

HOW WE TEST FEASIBILITY

The two questions lenders and investors ask



CAN PROJECT INCOME COVER ITS DEBT PAYMENTS?

DSCR

Debt Service Coverage Ratio (DSCR) measures whether project income can pay its debt after operating expenses.



WILL THE RETURN JUSTIFY THE INVESTMENT + RISK?

CoC RETURN + IRR

Cash on Cash Return (CoC) and Internal Rate of Return (IRR) are metrics that measure the expected return to investors.

WHAT INCENTIVES CHANGE

DEGC underwriting and "but-for" analysis tests whether a project meets responsible financial thresholds.

DEGC GUIDELINES



DSCR	≤ 1.5x
CoC:	≤ 15%
IRR:	≤ 18%

WITHOUT INCENTIVES



DSCR	0.77x
CoC Return	-0.8%
IRR	-5.4%

WITH INCENTIVES



DSCR	1.19x
CoC Return	1.0%
IRR	-2.2%

Incentives improve feasibility; they do not create excess return.

FISCAL ANALYSIS

TOTAL VALUE OF ALL INCENTIVES

STATE INCENTIVES	
PA 381 TBP REIMBURSEMENT (30 YEARS)	$300 MILLION

PROPERTY TAX INCENTIVES	
PA 376 RENAISSANCE ZONE NET VALUE (30 YEARS)	$133.81 MILLION
PA 210 COMMERCIAL REHABILITATION ACT (12 YEARS)	$39.12 MILLION
TOTAL PROPERTY TAX INCENTIVES	**$172.93 MILLION**

Total Value of Incentives

$472.93 MILLION



CITY OF DETROIT 30-YEAR FISCAL BENEFIT

NO DEVELOPMENT	
City property tax	$21.3M
$75.6M TOTAL ESTIMATED PAYMENT	
- $54.3M DDA CAPTURE	
= $21.3M NET BENEFIT TO CITY	
City income tax	Minimal
Utility user's tax	Minimal
Misc. taxes + fees	Minimal
Cost of City services	Minimal

$21.3M
30-YEAR CITY BENEFIT
CURRENT ANNUAL FISCAL BENEFIT
$710K/YEAR

PROPOSED REN ZONE + PA 210	
City property taxes	$141.3M
City income taxes	$135.7M
Utility user's tax	$0
Misc. taxes + fees	$45.9M
Cost of City services	($21.4M)

Includes $94.8M in PILOT payments

Developer opt-out: City retains 100%

$301.5M
30-YEAR CITY BENEFIT
AVERAGE ANNUAL FISCAL BENEFIT
$10.05M/YEAR

THE BOTTOMLINE FOR DETROIT

Over 30 years, the RenCen + East Riverfront redevelopment is projected to generate...

$301.5M
NET FISCAL BENEFIT TO THE CITY OF DETROIT
This is the net benefit after accounting for the project's incentive structure.

$3.03B | **ESTIMATED VISITOR SPENDING** over 30 years

TOOLS THAT MAKE THE PROJECT POSSIBLE

State incentive participation **$300M**

Property tax incentive tools **$172.93M**

THE PUBLIC-INTEREST CASE

$301.5M
WITH DEVELOPMENT
30-year City net fiscal benefit

vs.

$21.3M
WITH NO DEVELOPMENT
30-year modeled City benefit

What Detroit Receives

$3.03B of added economic activity.

PRIVATE CAPITAL CARRIES THE RISK

$1.657B
investor equity

74%
of total sources

TOOLS IMPROVE FEASIBILITY

DSCR: 0.77 to 1.19x

Cash-on-cash: -0.8% to 1.0%
The tools improve the feasibility, not returns.

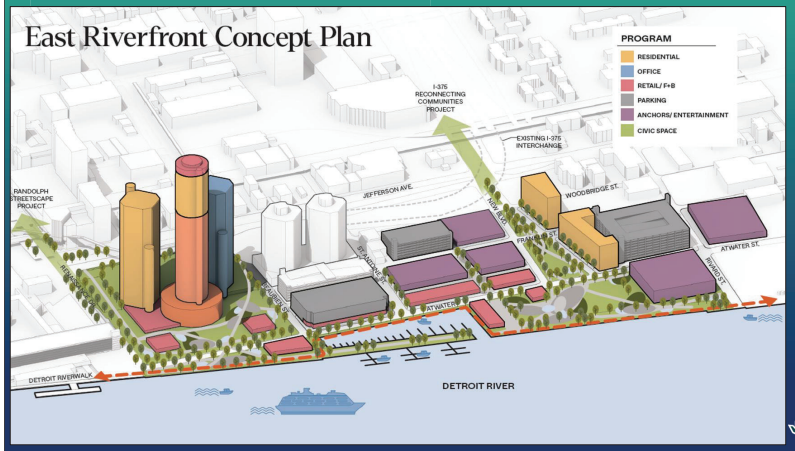
CITY REVENUE IS PROTECTED

$94.8M
City PILOT over the zone period

100%
of City income tax collected

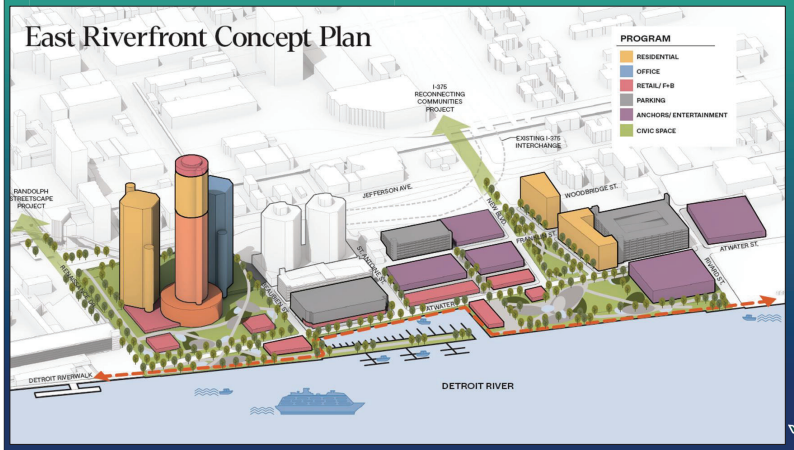
Fiscal and vistor-spending outcomes are modeled and subject to final agreements, approvals, project delivery and actual performance.

NAC DISCUSSION



CITY OF DETROIT
RISE HIGHER
MAYOR MARY SHEFFIELD

GENERAL Q & A



Comment cards also available

RISE HIGHER
MAYOR MARY SHEFFIELD

CITY OF DETROIT CBO WEBSITE

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



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SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/RENCEN

CONTACT THE NAC DIRECTLY

RenCenNAC@gmail.com

ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Public Meetings	AUGUST 2026		SEPTEMBER 2026		
	WK 1	WK 2	WK 3	WK 4	WK 5
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

ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Public Meetings	SEPTEMBER 2026		OCTOBER 2026			
	WK 6	WK 7	WK 8	WK 9	WK 10	WK 11
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

WHAT COMES NEXT

Next CBO Meeting:
Tuesday September 22nd at 6pm

Doors at 5:30 for Registration and Refreshments

- ***NAC Working Meeting – Identifying Project Impacts***
- **In-person meeting at: Colemen A. Young Municipal Center, Erma Henderson Auditorium, 13th Floor – 2 Woodward Ave.**
- **Remote access via Zoom**
- **Meeting registration at: https://bit.ly/rencen-cbo**
- All project notices and documents will be available at **www.detroitmi.gov/rencen**



CITY OF DETROIT
RISE HIGHER
MAYOR MARY SHEFFIELD

WHAT COMES NEXT

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Scan QR Code to Register for Meetings!

CITY OF DETROIT
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Appendix 8.

COMMUNITY BENEFITS PUBLIC MEETING #5 – SEPTEMBER 29, 2026 PRESENTATION:

NAC IDENTIFYING IMPACTS AND BENEFITS ACTIVITY

CBO Meeting #5 - Tuesday September 29, 2026

WELCOME TO THE RENAISSANCE CENTER AND EAST RIVERFRONT PROJECT COMMUNITY BENEFITS MEETING



RISE HIGHER
MAYOR MARY SHEFFIELD

NEIGHBORHOOD ADVISORY COUNCIL

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- **Teron Haynes Jr.** - Elected by Impact Area Residents
- **Gail Perry-Mason** - Elected by Impact Area Residents
- **Aloshia Jackson** - Appointed by Council Member Renata Miller
- **Jamaine Dickens (Chair)** - Appointed by Council President Pro Tempore Coleman A. Young II
- **Linda Middlebrooks-Talbot** - Appointed by Council Member Mary Waters
- **Catherine Cheung (Vice Chair of Project Management)** - Appointed by Planning & Development
- **Deirdre Jackson** - Appointed by Planning & Development
- **Jeff Mastej (Parliamentarian)** - Appointed by Planning & Development
- **Bernard Morgan II (Vice Chair of Community Engagement)** - Appointed by Planning & Development

CONTACT THE NAC DIRECTLY

RenCenNAC@gmail.com

Related to Project Impacts and Community Benefits:
Please send the NAC specific proposals ideas, and best practices in your area of advocacy and expertise by:
September 30, 2026

NAC GROUP EXPECTATIONS / WORKING AGREEMENTS

Purpose

We, the members of the Renaissance Center Neighborhood Advisory Council (NAC), agree to work together to help develop and secure the strongest Community Benefits Agreement possible—one that meaningfully serves Detroiters and our neighbors.
To achieve this, we will:

- Work collaboratively and in good faith to achieve the best possible outcomes for Detroiters and the communities most directly affected by the project.
- Serve as a liaison among the community, the City of Detroit, and the Renaissance Center project team.
- Bring the perspectives, priorities, and concerns of residents and stakeholders to the Community Benefits process.
- Ensure meaningful and inclusive community participation.
- Conduct our work in a manner that is transparent, respectful, inclusive, and accountable to the community.

NAC MEMBER ROLES / POSITIONS

CHAIRPERSON

- Facilitate NAC meetings and activities in accordance with these Working Agreements and the NAC's adopted procedures.
- Work with appropriate City staff and/or project team representatives to develop meeting agendas and identify action items.
- Help ensure effective and equitable participation by NAC members.

VICE-CHAIRPERSON OF COMMUNITY ENGAGEMENT

- Lead the NAC's efforts to maintain meaningful two-way communication with residents and stakeholders.
- Develop and coordinate strategies for gathering community input, ensuring residents, businesses, community organizations, and other stakeholders within the Impact Area and across Detroit have meaningful opportunities to participate.
- Encourage NAC members to engage with their respective networks and bring community feedback back to the NAC.
- Assist the Chairperson in the above noted duties.
- Facilitate and guide NAC activities in the Chairperson's absence.

NAC MEMBER ROLES / POSITIONS

VICE-CHAIRPERSON OF PROJECT MANAGEMENT

- Maintain a clear and organized list of NAC priorities, action items, assignments, deadlines, and deliverables, working in partnership with the Secretary to ensure the NAC's work is effectively tracked, completed, and on schedule.
- Help ensure that materials, recommendations, letters, reports, presentations, and other NAC deliverables are prepared, reviewed, and approved in a timely manner.
- Track progress on NAC deliverables, identify potential delays, gaps, follow-up items, and outstanding issues, and bring them to the NAC's attention for resolution.
- Assist the Chairperson with the above-noted duties.

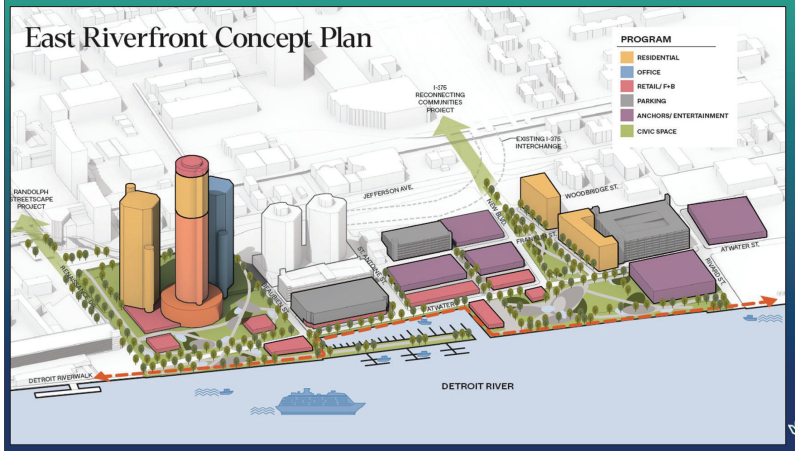
PARLIMENTARIAN

- Maintain familiarity with Robert's Rules of Order while recognizing the NAC's adopted Charter, Working Agreements, and other governing procedures take precedence.
- Serve as a neutral procedural resource to help the NAC conduct its business in an orderly, fair, and consistent manner.
- Support orderly meetings by maintaining the established order of business and ensuring discussion follows adopted meeting procedures.

ALTERNATE*

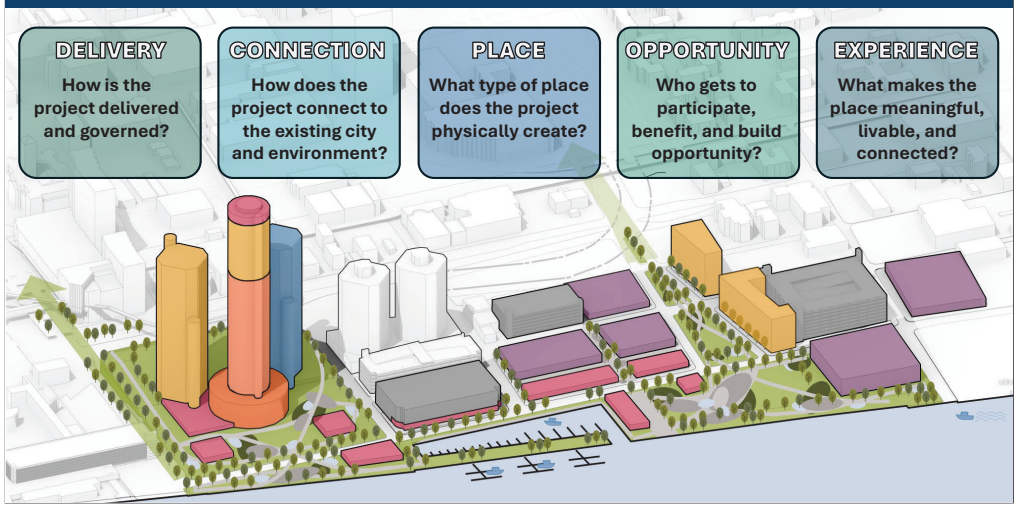
- Non-voting member
- Attends all public CBO meetings and participates in NAC activities – as agreed upon with the NAC members

IDENTIFYING IMPACTS ACTIVITY - BREAKOUT STATIONS



CITY OF DETROIT
RISE HIGHER
MAYOR MARY SHEFFIELD

A Five-Layer Framework for Impact



A Five-Layer Framework for Impact

Delivery

How is the project delivered and governed?

- Development Lifecycle & Construction
- Project Governance

- Planning, design, bidding, permitting, demolition, construction, phasing, contractor practices, and construction impacts.
- Decision-making, transparency, accountability, community voice, oversight, reporting, and long-term stewardship.

A Five-Layer Framework for Impact

Connection

How does the project connect to the existing city and environment?

- Transportation, Mobility, & Accessibility
- Environment, Sustainability, & Climate Resilience

- Transit, roads, pedestrian and bicycle connections, parking, traffic, accessibility, and connections to surrounding neighborhoods.
- Energy, water, trees, green infrastructure, waste, emissions, stormwater, environmental quality, and climate resilience.

A Five-Layer Framework for Impact

Place

What type of place does the project physically create?

- Built Environment & Public Space
- Housing & Neighborhood Livability
- Retail & Commercial Development

- Buildings, streetscapes, parks, plazas, waterfronts, landscaping, public amenities, design, and the public realm.
- Housing availability, affordability, quality, preservation, displacement, neighborhood stability, and residential amenities.
- Retail, restaurants, offices, services, commercial space, and a diverse and vibrant local business environment.

A Five-Layer Framework for Impact

Opportunity

Who gets to participate, benefit, and build opportunity?

- **Employment & Workforce Development**
  - Local hiring, jobs, apprenticeships, internships, training, career pathways, and workforce advancement.
- **Education & Human Development**
  - Education, youth development, mentorship, scholarships, internships, skills development, and learning opportunities.
- **Community Investment & Economic Opportunity**
  - Local investment, wealth-building, access to capital, ownership, partnerships, local spending, and pathways to economic opportunity.

A Five-Layer Framework for Impact

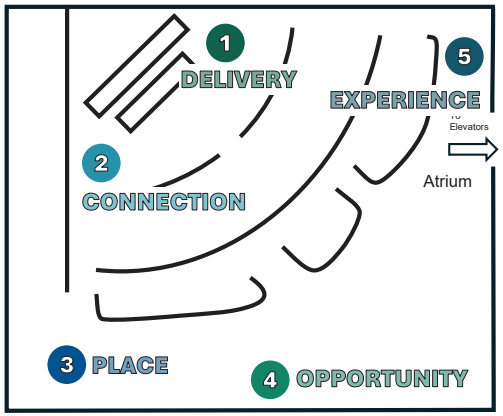
Experience

What makes the place meaningful, livable, and connected?

- **Arts, Culture, & History**
  - Detroit's history, cultural identity, artists, creatives, heritage, storytelling, public art, and cultural institutions.
- **Activities, Programming and Engagement**
  - Recreation, events, programs, community activities, activation, communication, and opportunities for people to participate and connect.
- **Safety, Health, & Quality of Life**
  - Safety, public health, wellness, cleanliness, lighting, social connection, comfort, and overall quality of life.

Breakout Discussions

NAC Members are stationed around the auditorium and atrium.



IMPACTS & THEMES — What could change?

OPPRTUNITY — What could be better?

BENEFIT — Who should benefit and how?

- Review the aggregated feedback.
- In discussions, focus on the benefits and build on ideas.
- Rotate after 8 minutes to visit the next station.
- Vote on your top 6 themes.

Delivery

Development Lifecycle & Construction

Noise, dust, vibration and general construction disturbance	Construction management plan with enforced work hours, acoustic barriers, dust suppression, anti-idling rules and low-emission (Tier 4) equipment to protect nearby residents, workers, businesses and visitors. Implement best practices for screening, runoff, dust, noise, routing, and site management.
Construction duration and prolonged disruption	Publish a phase-by-phase master schedule for the entire build-out that coordinates with major events (Final Four, Grand Prix) and the I-375 project and keeps public access open throughout. Liquidated damages paid by the developer or contractor without any public funds.
Street, sidewalk, riverwalk and access closures/detours	Keep a continuous, accessible Riverwalk detour at all times; give advance notice of every closure by text, email and signage; provide ADA-compliant temporary sidewalks; coordinate with Riverfront Conservancy, DDOT, the Detroit-Windsor Tunnel and the People Mover.
Construction truck traffic, heavy haul routes and road wear	Designate heavy-haul routes that avoid residential streets and minimize diesel exhaust, noise and road wear; repair any damaged streets.
Protection of adjacent structures during demolition and deconstruction	Independent vibration and structural monitoring of the remaining towers and nearby buildings during deconstruction, with protective measures and developer-funded repair of any damage.
Construction impacts on nearby local businesses (foot traffic and access)	Keep storefronts reachable and visible throughout construction (access routes, signage, wayfinding), with a business interruption fund and marketing support for local businesses that lose foot traffic or access because of construction.

Delivery

Development Lifecycle & Construction

Fair, transparent bid process across the construction lifecycle (best value vs. low cost)	Open, fair and transparent bidding for every phase (demolition, construction, operations and maintenance), with a published policy on when best-value vs. lowest-cost bidding is used, so scoring can reward Detroit-based, small and Black-owned firms, workforce commitments and labor standards, not only price.
Priority for Detroit-based vendors in construction bidding	Give Detroit-based and Detroit-headquartered firms priority in construction bidding (for example, bid credits or equalization like the City's own purchasing rules), with a target share of construction contract dollars going to Detroit firms.
Health protections for residents living next to the site	Mitigation package for residents within a defined radius: HEPA air purifiers, filter or window upgrades, advance notice of utility outages, and water testing for older buildings with lead service lines.
Construction staging, loading, parking and worker logistics	Coordinated staging, loading, and worker parking that keeps sidewalks, businesses, emergency routes, and public spaces accessible. Shuttle or other transportation for workers between parking and project site. Construction parking does not disrupt residential parking.
Pest control during demolition and construction	Developer solely responsible for pest management, with no public funding: requires integrated pest management plan before and during demolition and construction; baiting and monitoring on and around site preventing displaced rodents from moving out of the project site.

Delivery

Project Governance

Expanded impact area and citywide benefits	Extend benefits beyond the defined impact area, at minimum to Districts 5 and 6, so Detroiters citywide share in a project with citywide significance.
Transparency on public incentives, tax capture / abatements, and public investment	Disclose the total value and duration of all public support (tax abatements, PILOT, TIF/DDA capture, state income, sales and withholding tax capture, reimbursements) and when each starts, alongside project costs and expected public return.
Independent verification, financial analysis and public disclosure	Independent third-party review of the financing gap, the developer's return (including the 1% cash-on-cash claim), revenue projections and preservation/reuse alternatives.
Monitoring with measurable and legally enforceable CBA commitments	Legally binding commitments with named responsible parties and timelines, and an independent compliance monitor paid for by the developer.
Public/private financial risk, performance and accountability	Release incentives only as milestones are met; clawbacks if benefits aren't delivered; lookback or profit-sharing so public support shrinks if the project outperforms.
Ongoing checkpoints, amendments, and continued involvement	The NAC and community engagement continue through construction with scheduled checkpoints and is consulted on any amendments, delays, or future impacts on the project.

Delivery

Project Governance

Community review of material project changes and ongoing oversight	Define how material changes to the project are reviewed with the community, with ongoing public engagement through an NAC-like council for the life of the project (not only at approval).
Ownership and long-term maintenance of public spaces	Name who owns, operates, funds and maintains each public space (plazas, green space, Riverwalk connections), backed by a dedicated maintenance fund.
NAC process integrity and public meeting transparency	Transparent NAC operations: posted agendas and materials in advance, minutes for all meetings, no secret ballots or quorum meetings outside public notice, a clear alternate process, accessible meetings (ASL, audio, Zoom) and timely reminders.
Adequate NAC/community review time and process sequencing	Provide sufficient time and information for NAC/community review before major decisions, with clear milestones and opportunities for questions and recommendations.
Conflicts of interest and the City's role in the deal	Disclose officials' overlapping roles (e.g., across DDA and DEGC) and explain why the City is not a joint-venture partner given its public contribution.

Connection

Transportation, Mobility, & Accessibility

Detroit People Mover and QLINE access and continuity	Keep and improve People Mover access if the podium is removed, including accessible station connections, and coordinate with QLINE service and future extensions.
Regional rail, airport, Pontiac and broader regional connections	Improve connections among Detroit, regional employment centers, Metro Airport, Pontiac and other destinations.
Transportation Demand Management and reduced vehicle trips	Implement transportation-demand measures that expand non-auto options and reduce single-occupant vehicle trips.
Transit affordability and targeted fare assistance	Targeted fare assistance, such as free bus fare for veterans and residents returning from incarceration.
Detroit People Mover and QLINE access and continuity	Keep and improve People Mover access if the podium is removed, including accessible station connections, and coordinate with QLINE service and future extensions.
Regional rail, airport, Pontiac and broader regional connections	Improve connections among Detroit, regional employment centers, Metro Airport, Pontiac and other destinations.

Connection

Environment, Sustainability, & Climate Resilience

Pedestrian and bicycle mobility with connectivity between downtown, Ren Cen, and the Riverfront	Safer Jefferson Avenue crossings, protected and dedicated bike lanes, bike racks and bike parking, separated walking and biking paths, and direct Riverwalk-to-downtown connections that remove physical barriers.
Traffic flow, parking, loading, roadway and tunnel access	Maintain reliable access to streets, loading, the Detroit-Windsor Tunnel and nearby destinations; offer a discounted parking rate for Detroit residents; manage event traffic and protect nearby neighborhoods from spillover parking, while making sure the planned additional spaces do not undercut transit and walkability. Ensure a % of parking dedicated for visitors - to ensure there's enough parking for residents, businesses, etc.
Universal design, ADA access, wheelchair sidewalks and wayfinding	Universal design exceeding ADA in buildings, public spaces and housing, with continuous wheelchair-accessible routes and clear wayfinding.
Water transportation, ferry and water taxi connections	Water taxi or ferry links to Belle Isle, Southwest Detroit and other riverfront parks, with a longer-term look at regional ferry service.
Bus service improvements and expanded public transit	Developer funding for enhanced DDOT service or a neighborhood-to-riverfront shuttle, express connections from across Detroit, and transit passes for residents and workers.

Place

Built Environment and Public Space

Preservation/reuse of existing Renaissance Center towers	Commission and publish an independent analysis comparing preservation and reuse of Towers 300 and 400 and the podium against demolition, including costs and alternative uses (housing, education, civic, condos), before final approvals.
Green/open space quantity, quality and land-use balance	Minimum acreage of publicly accessible green space with native plantings, tree canopy, shade, quiet areas, community gardens and shoreline restoration, balanced against concerns that Hart Plaza already provides open space.
Public access and year-round usable public space	Recorded public access easement for plazas, green space and Riverwalk connections; 24-hour access; an annual cap on days closed for private or ticketed events.
People Mover/podium/Winter Garden integration and existing artwork	Replace or retain year-round, climate-protected public indoor space with seating, restrooms and room for pop-ups and events at no cost to enter; keep People Mover access and existing artwork.
Independent alternatives to demolition and higher/better uses	Provide a transparent process to evaluate alternatives such as renovation, housing, education, civic uses, retail or other adaptive reuse.

Place

Built Environment and Public Space

Inclusive, universally designed public spaces	Spaces must be universally designed for all populations, including youth, people with disabilities and seniors, considering both access and the experience of using the space.
Skyline, iconic identity and design quality	Deliver architecture, landscape and public realm design that reflects Detroit identity and meets City design principles.
Public-space amenities, seating, bathrooms, shade, food and comfort	Public restrooms, benches, shade, water fountains and covered areas throughout.
Street-level activation, façade, pedestrian experience and river connection	Activate ground floors and strengthen physical and visual connections between downtown, the buildings and the riverfront.

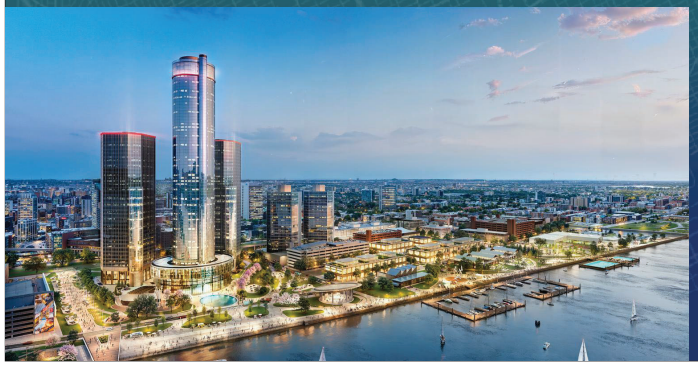
Appendix 9.

COMMUNITY BENEFITS PUBLIC MEETING #6 – OCTOBER 6, 2026 PRESENTATION:

NAC IMPACTS AND BENEFITS RECOMMENDATIONS

CBO Meeting #6 - Tuesday October 6, 2026

WELCOME TO THE RENAISSANCE CENTER AND EAST RIVERFRONT PROJECT COMMUNITY BENEFITS MEETING



RISE HIGHER MAYOR MARY SHEFFIELD

MEETING AGENDA

- Welcome & Introductions
- Neighborhood Advisory Council (NAC) Activities Report Back
- NAC Impact List Presentation
- NAC Q & A with Developer
- Community Benefits Monitoring and Reports
- Public Comment

RISE HIGHER MAYOR MARY SHEFFIELD

CITY OF DETROIT DEPARTMENTS & AGENCIES

RISE HIGHER MAYOR MARY SHEFFIELD

PLANNING & DEVELOPMENT DEPARTMENT

MAYOR'S OFFICE + JOBS & ECONOMY TEAM

DEPARTMENT OF NEIGHBORHOODS

DEGC Detroit Economic Growth Corporation

DETROIT ECONOMIC GROWTH CORPORATION

DETROIT CITY COUNCIL MEMBERS



Council Member Renata Miller
District 5



Council President Pro-Tempore Coleman A. Young II
At-large



Council Member Mary Waters
At-large

DEVELOPMENT TEAM

CITY OF DETROIT CBO WEBSITE

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SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/RENCEN

CBO TIER 1 PROCESS - DETAILED CBO MEETING SCHEDULE

WEEK 1: TUESDAY AUG. 18 - INTRODUCTION TO CBO PROCESS AND DEVELOPER PRESENTATION OF THE PROJECT

WEEK 2: *NAC INTEREST INFORMATIONAL SESSION*

WEEK 3: TUESDAY SEPT. 1 - IMPACT AREA RESIDENTS VOTE FOR TWO (2) NAC MEMBERS

WEEK 4: *BYE WEEK for REMAINING NAC APPOINTMENTS & ORIENTATION*

WEEK 5: TUESDAY SEPT. 15 - DEVELOPER PRESENTATION & DEGC PRESENTS INCENTIVES PACKAGE

WEEK 6: TUESDAY SEPT. 22 - NAC WORKING SESSION

WEEK 7: TUESDAY SEPT. 29 - NAC WORKING SESSION

WEEK 8: TUESDAY OCT. 6 - NAC PRESENATION OF IMPACTS

WEEK 9: TUESDAY OCT. 13 - DEVELOPER PRESENTS RESPONSES TO IMPACTS

WEEK 10: TUESDAY OCT. 20 - FINALIZATION AND POTENTIAL NAC VOTE ON AGREEMENT

WEEK 11: TUESDAY OCT. 27 - IF NEEDED: CONTINUED DEVELOPER / NAC DISCUSSIONS TOWARDS FINAL RESOLITION 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 SPECIFICED IN THE CBO

NEIGHBORHOOD ADVISORY COUNCIL

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- **Teron Haynes Jr.** - Elected by Impact Area Residents
- **Gail Perry-Mason** - Elected by Impact Area Residents
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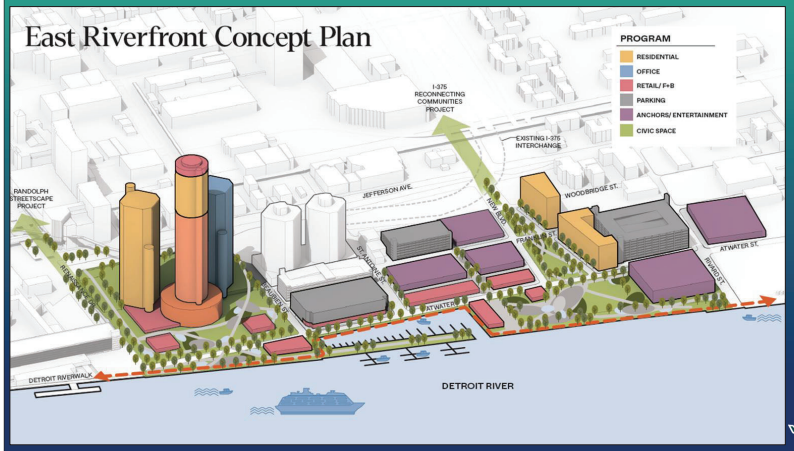
- **Jeff Mastej (Parliamentarian)** - Appointed by Planning & Development
- **Bernard Morgan II (Vice Chair of Community Engagement)** - Appointed by Planning & Development
- **Patrice Love** – Alternate Member Appointed by the Neighborhood Advisory Council

CONTACT THE NAC DIRECTLY

RenCenNAC@gmail.com

NAC PRESENTATION OF IMPACTS



CITY OF DETROIT RISE HIGHER MAYOR MARY SHEFFIELD

NAC PRESENTATION OF IMPACTS

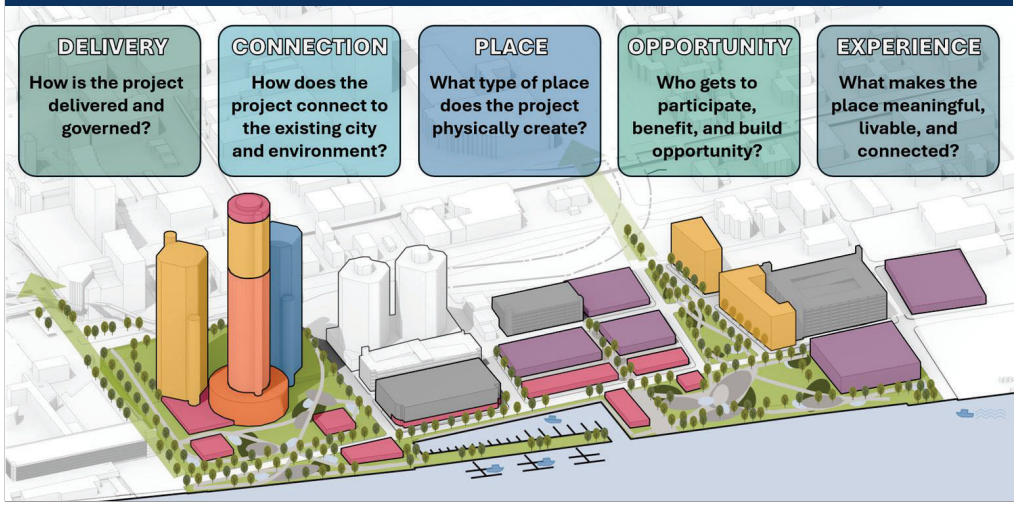
SCAN QR CODE TO DOWNLOAD NAC IMPACT LIST

ALSO AVAILABLE ON THE BOX DRIVE:
https://detroitmigov.box.com/v/RENCEN-CBO-Resources

bitly

CITY OF DETROIT RISE HIGHER MAYOR MARY SHEFFIELD

A Five-Layer Framework for Impact



Delivery Benefit Recommendations

RIVERWALK ACCESS	CONSTRUCTION MANAGEMENT	CONSTRUCTION HEALTH & SAFETY	COMMUNITY ENGAGEMENT
Maintains continuous and equitable access to the Riverwalk and surrounding transportation network	Creates greater economic opportunity for Detroit-based businesses	Protects residents, workers and visitors from construction disturbance	Provides advanced construction notice throughout the construction lifecycle
Maintains safe and accessible transportation and public access during construction	Creates a fair and transparent construction procurement process	Prevents pest displacement into surrounding neighborhoods	Provides meaningful community involvement throughout the project lifecycle
	Provides predictable construction and minimizes prolonged disruption	Protects the health of residents living near the construction site	
	Reduces traffic, road damage and neighborhood disruption from construction vehicles	Protects the Detroit River and waterways during demolition and construction	

Connection Benefit Recommendations

UNIVERSAL ACCESSIBILITY	TRANSPORTATION, ACCESS, & PARKING	REGIONAL TRANSIT	ENVIRONMENTAL SUSTAINABILITY
Creates a universally accessible and connected downtown and riverfront	Maintains reliable neighborhood and regional access throughout construction and operation	Expands public transportation options connecting	Advances long-term riverfront sustainability and environmental stewardship
Maintains continuous accessible pedestrian connections	Evaluates and manages project-related transportation impacts	Coordinates transit improvements regional transit providers	Reduces energy use and the project's carbon footprint
Expands safe pedestrian and bicycle infrastructure	Manages construction and event-related traffic	Maintains accessible paratransit and demand-responsive transportation services	Protects water quality and manages stormwater and sewer capacity
Removes barriers to mobility and riverfront access	Provides sufficient parking capacity to support project demand	Maintains and enhances People Mover access	Builds climate resilience and prepares for extreme weather
	Provides affordable parking options	Supports QLINE connectivity and future transit expansion	Protects birds, wildlife, and riverfront habitat
		Provides accessible on-site mobility options	Advances waste reduction and resource recovery

Place Benefit Recommendations

PUBLIC SPACE AND ACCESS	HOUSING AFFORDABILITY	NEIGHBORHOOD AMENITIES	RETAIL AND COMMERCIAL	SMALL BUSINESS OPPORTUNITY
Designated free and public use space	Protection from exclusion, displacement and rising housing costs	Housing linked to everyday needs	Entertainment, family amenities, and Detroit-serving experiences	Opportunities for Detroit-based businesses
Protects public access to the Detroit Riverwalk	Housing affordability across income levels	Amenities for all income levels	Regional and national retailers mixed in	Affordable retail, pop-up, and tenant opportunities
Long-term stewardship of public spaces	Affordable senior housing and supports aging in place	Entertainment and family-serving amenities	Prioritizes Detroit-based and historically disadvantaged businesses	Small business commercialization pathway
Public access during private and ticketed events	Two- or three-bedroom family housing		Cultural and community-serving commercial space	Small business funding and access to capital
Year-round, climate-protected public space	Accessible housing		Support for existing renaissance center businesses	Small business representation and advocacy
Universally designed, inclusive public spaces	Homeownership pathways			
Public-space amenities	Permanent housing trust fund, home repair, and community land trust investments			
Safe public spaces				
Waterfront tourism and maritime activity				

Opportunity Benefit Recommendations

WAGES & LABOR STANDARDS	HIRING	TRAINING & DEVELOPMENT	COMMUNITY WEALTH
Living wage standards	Detroit resident hiring for construction and development	Construction and skilled-trades training and apprenticeships	Community Wealth and Anti-Displacement Fund
union and labor-peace standards	Detroit resident hiring for permanent jobs	Expands workforce development on Detroit's east side	
	Job retention, rehire, and worker transition protections	Provides career advancement and long-term economic mobility	

Experience Benefit Recommendations

YOUTH ENGAGEMENT AND OPPORTUNITY	HISTORY, HERITAGE, & DETROIT IDENTITY	EVENTS & PROGRAMMING	ARTS & CREATIVE ECONOMY
Dedicated space and opportunities for youth	Honors Black Detroit history and heritage	Affordable cultural and entertainment experiences and festivals	Public art, existing artwork and cultural preservation
Continuous youth engagement throughout the project lifecycle	Detroit neighborhoods, attractions, and local businesses	Youth, senior and family programming	A place for Detroit Artists
School, university, and skilled-trades partnerships	Preservation of Renaissance Center history and Detroit identity	Preserves and Invests in the Aretha Franklin Amphitheatre	
Career, technical, STEM, and training opportunities		Free and low-cost events, recreation and entertainment	
Youth talent pipeline through paid experience and mentorship		Waterfront programming, maritime activities and visitor engagement	
Opportunities that help retain detroit youth and families		Space for community events and programming	

NAC PRESENTATION OF IMPACTS

SCAN QR CODE TO DOWNLOAD NAC IMPACT LIST

ALSO AVAILABLE ON THE BOX DRIVE:
https://detroitmigov.box.com/v/RENCEN-CBO-Resources

bitly

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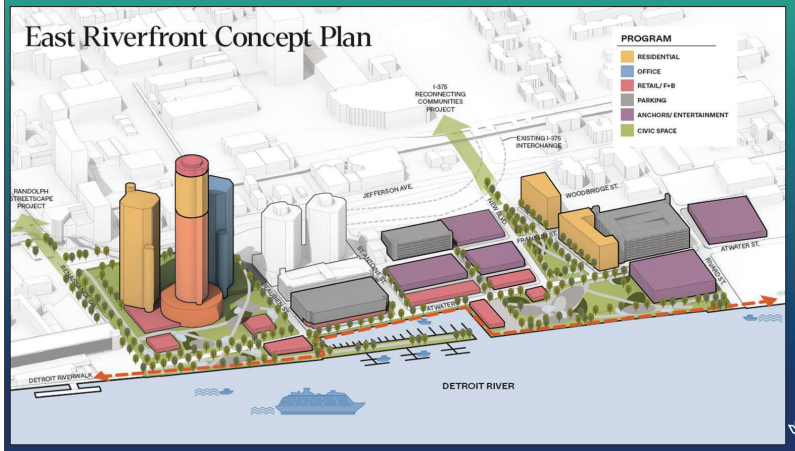
NAC Q & A



Comment cards also available

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Civil Rights, Inclusion & Opportunity

Community Benefits Ordinance Monitoring

CIVIL RIGHTS, INCLUSION, & OPPORTUNITY
INCENTIVES COMPLIANCE
RISE HIGHER



THE ORDINANCE

The Civil Rights, Inclusion, and Opportunity Department (CRIO) monitors Tier 1 Projects under the Community Benefits Ordinance

TIER 1 PROJECTS ARE:

$75M OR MORE IN CONSTRUCTION COSTS

+

$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

Community Benefits Ordinance Data - Dec. 2025 report

- **14** Projects on last
- **620** Commitments
- **490** Completed or On-Track Commitments
- **126** Not Started
- 1 project Off-Track
- **1** New Projects Entering Monitoring Stage (summer)
- **51** Additional Commitments

Projects Bound by the Community Benefits Ordinance

•Herman Kiefer Development
•Michigan Central
•Michigan and Church Street
•District Detroit
•Fisher Body 21
•Hudson's Detroit
•The Book Tower & The Development at Cadillac Square
•Stellantis
•Detroit Pistons Practice Facility and Headquarters
•Lafayette West
•Midtown West Wigle
•The Mid
•Future of Health
•Hotel @ Water Square
•DCFC

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MAYOR MARY SHEFFIELD

Monitoring Process

- CRIO meets weekly with PDD, Law, and other relevant City departments to discuss and monitor Community Benefits Developments.
- CRIO sends developers a Biannual CBO status request letter and a reporting form with targeted questions. This form requires the developer to provide specific updates on all commitments.
- CRIO reviews the submitted information, requests a project walkthrough, documented proofs and/or additional clarification to verify commitments.
- CRIO meets with various departments to verify information provided by developers.
- CRIO then generates a report. These are shared with the developer, the NAC, and City Council.
- CRIO also accepts complaints and comments related to developments bound by the Community Benefits Ordinance.

Example of Report Cover Page

Status Update	Explanation	Commitments
	On Track- Actions taken towards satisfying commitment	16
	Off Track-Commitment not fulfilled	0
	Off Track but Compliance Plan Submitted	0
	Not Started- No action taken	0
	Additional information requested	0
Complete	Commitment fulfilled	7
Total Commitments		**23**

Executive Order 2024-2

Executive Order 2024 applies to:

Any construction contract made by the City of Detroit or entity requiring COD approval, receiving more than $3 million in city, public funding or financial assistance

Executive Order 2024 requires those who reach that threshold to implement the following workforce target:

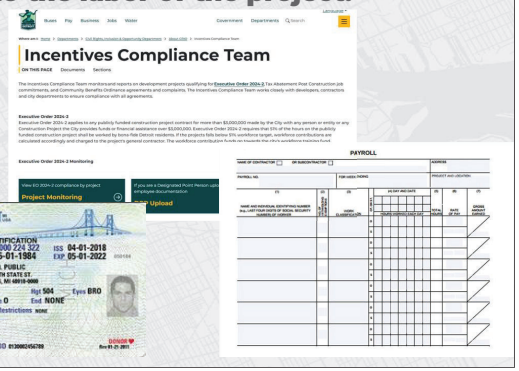
"51% of the workforce on publicly-funded construction projects shall be bona-fide Detroit residents"

Executive Order 2024-2 – Process Guide

The General Contractor submits reports monthly or quarterly providing workforce details for themselves and any subcontractor who's contributed to the labor of the project.

Those workforce details include:

- **Certified Payroll**
- **Proofs of Residency**
- **Any Union Affiliations**



CONNECT WITH CRIO

Call us | (313) 224-4950
Email us | crio@detroitmi.gov

Find us on Social Media
@Civil Rights, Inclusion &Opportunity
@detroitcivilrights

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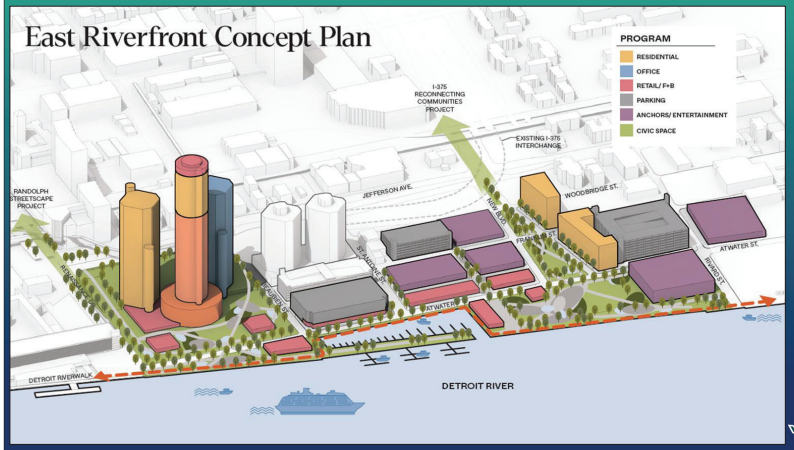
CIVIL RIGHTS, INCLUSION, & OPPORTUNITY
INCENTIVES COMPLIANCE
RISE HIGHER



PUBLIC COMMENT



Comment cards also available

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CBO TIER 1 PROCESS - DETAILED CBO MEETING SCHEDULE

WEEK 1: TUESDAY AUG. 18 - INTRODUCTION TO CBO PROCESS AND DEVELOPER PRESENTATION OF THE PROJECT

WEEK 2: *NAC INTEREST INFORMATIONAL SESSION*

WEEK 3: TUESDAY SEPT. 1 - IMPACT AREA RESIDENTS VOTE FOR TWO (2) NAC MEMBERS

WEEK 4: *BYE WEEK for REMAINING NAC APPOINTMENTS & ORIENTATION*

WEEK 5: TUESDAY SEPT. 15 - DEVELOPER PRESENTATION & DEGC PRESENTS INCENTIVES PACKAGE

WEEK 6: TUESDAY SEPT. 22 - NAC WORKING SESSION

WEEK 7: TUESDAY SEPT. 29 - NAC WORKING SESSION

WEEK 8: TUESDAY OCT. 6 - NAC PRESENATION OF IMPACTS

WEEK 9: TUESDAY OCT. 13 - DEVELOPER PRESENTS RESPONSES TO IMPACTS

WEEK 10: TUESDAY OCT. 20 - FINALIZATION AND POTENTIAL NAC VOTE ON AGREEMENT

WEEK 11: TUESDAY OCT. 27 - IF NEEDED: CONTINUED DEVELOPER / NAC DISCUSSIONS TOWARDS FINAL RESOLITION 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 SPECIFICED IN THE CBO

CITY OF DETROIT CBO WEBSITE

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



bitly

SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/RENCEN

CONTACT THE NAC DIRECTLY

RenCenNAC@gmail.com

Three Ways to Participate (Beyond CBO)

To maximize touchpoints with the community and stakeholders through this process, we have set up three ways to participate:

THE EAST RIVERFRONT COMMUNITY	THE ROADSHOW	DIGITAL CHANNELS + SURVEY
OUR STOREFRONT ON THE RIVERWALK With regular open hours, exhibits, and workshops, the community is invited to directly engage with the project team and have your voice be heard.	**MEET YOU WHERE YOU ARE** Engagement sessions will be conducted in each Council District, with other 'pop-ups' around the city at events and Block Club meetings.	Participation will be made available on our website, **drf.dev,** through email distribution and on social channels. An online survey to document your input.





WHAT COMES NEXT

Next CBO Meeting:
Tuesday October 6th at 6pm
Doors at 5:30 for Registration and Refreshments

- ***NAC – Initial Presentation of Project Impacts***
- **In-person meeting at: Colemen A. Young Municipal Center, Erma Henderson Auditorium, 13th Floor – 2 Woodward Ave.**
- **Remote access via Zoom**
- **Meeting registration at: https://bit.ly/rencen-cbo**
- All project notices and documents will be available at **www.detroitmi.gov/rencen**



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Scan QR Code to Register for Meetings!

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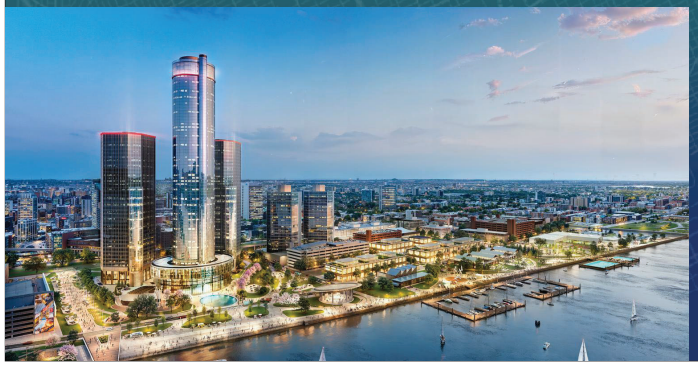
Appendix 10.

COMMUNITY BENEFITS PUBLIC MEETING #7 – OCTOBER 13, 2026 PRESENTATION:

DEVELOPER COMMUNITY BENEFITS PROPOSAL - RESPONSE TO NAC REQUESTS

CBO Meeting #7 - Tuesday October 13, 2026

WELCOME TO THE RENAISSANCE CENTER AND EAST RIVERFRONT PROJECT COMMUNITY BENEFITS MEETING



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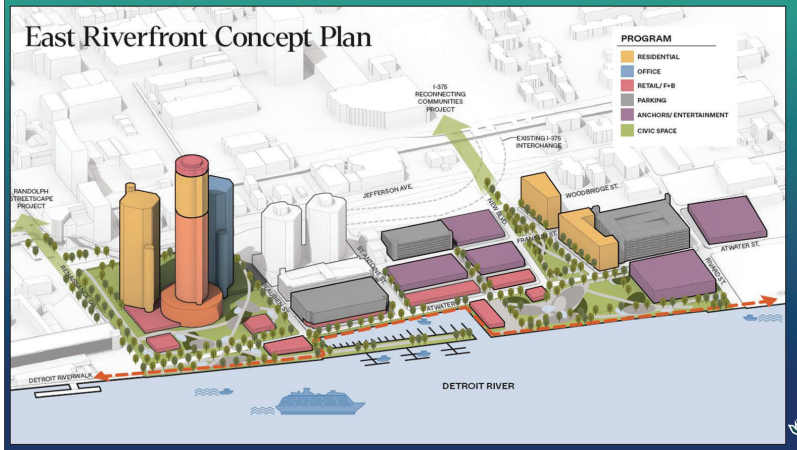
DEVELOPER BENEFITS PROPOSAL PRESENTATION



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DEVELOPER BENEFITS PROPOSAL

SCAN QR CODE TO DOWNLOAD TONIGHT'S MEETING MATERIALS

ALSO AVAILABLE ON THE BOX DRIVE:
https://detroitmigov.box.com/v/RENCEN-CBO-Resources

bitly

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The RenCen and East Riverfront

BEDROCK gm

CBO MEETING #7 · SEPTEMBER 13, 2026 · DEVELOPER RESPONSES



THE NAC FRAMEWORK

The Neighborhood Advisory Council has proposed 100+ community benefit 'asks' within this framework:

DELIVERY	CONNECTION	PLACE	OPPORTUNITY	EXPERIENCE
How is the project delivered and governed?	How does it connect to the city and environment?	What type of place does it create?	Who gets to participate, benefit, and build opportunity?	What makes the place meaningful, livable, and connected?

Today, we will respond using the same framework.

The full line-by-line crosswalk has also been sent to the NAC.

AT A GLANCE

Where we stand on the NAC's 100+ asks

53

Aligned

Fully aligned, or minor wording edits for clarity

30

Aligned on Principle

We differ on thresholds or tactics

12

Alternate Strategy Suggested

Same fundamental value, different approach suggested

6

City-Led

Deferred to City teams

01 — DELIVERY

How is the project delivered and governed?

OUR CORE COMMITMENT

We commit to delivering the project in a manner that is safe, transparent, and equitable, prioritizing Detroit-based contractors, minimizing disruption to the Riverwalk while keeping the community engaged and informed throughout the process.

DELIVERY / ALIGNED

Where we align with the NAC

Riverwalk Access

- We will maintain ADA-compliant Riverwalk access throughout construction.
- Where detours are required for public safety, we will make best efforts to limit their distance and duration.

Construction Impact

- We will implement a **Construction Logistics and Impact Management Plan** (CLIMP).
- Covers deliveries, loading, staging, worker parking, haul routes, schedules, and access.
- This plan will be made publicly available.

Environmental Impact

- We will implement a **Construction Environmental Management Plan** (CEMP) with monitoring and reporting.
- Covers water and air quality, spills, sediment, pests, vibration, and emissions and stoppage procedures should limits be exceeded.
- This plan will be made publicly available.

DELIVERY / ALIGNED

Where we align with the NAC, continued

Open, Transparent Bidding

- For Procurement, we are committed to transparency and to posting bid opportunities (and the results) publicly.
- We will utilize a value-based bidding process (not low-price) to score and select qualified bidders.

Continued Engagement

- We will host an annual public project update meeting and publish updated project designs on the project website.
- This is above and beyond Bi-annual reports to the NAC, per CRIO protocols.
- We will provide 72-hour notice of any road or sidewalk closure via site signage and website.

Detroit-Business Priority

- We will use good-faith effort to use local vendors, contractors, and suppliers throughout all stages of construction.
- Bid scoring will award points to Detroit-based businesses.

DELIVERY / ALIGNED ON PRINCIPLE

Same goal, different thresholds or tactics

Detroit-Based Procurement

NAC REQUEST

40% Detroit-based, 25% DBE, 15% WBE; 40% DBE/WBE for professional services.

OUR RESPONSE

We will match the maximum commitment of any prior CBO: Voluntarily follow EO 2014-5 and target 30% Detroit-based procurement for construction.

Impact Relief Fund

NAC REQUEST

$1M Impacted Business Relief Fund so nearby businesses aren't harmed.

OUR RESPONSE

We will make **a $1 million/ year commitment** to the Detroit Riverfront Conservancy for operations and construction-period mitigation for the first 5 years of construction.

02 — CONNECTION

How does the project connect to the City and the environment?

OUR CORE COMMITMENT

We commit to delivering a universally accessible, environmentally sound project that provides sufficient and affordable parking (including discounts for Detroit residents), is integrated with existing transit, and is coordinated with Tunnel, Port, and City of Detroit departments

CONNECTION / ALIGNED

Where we align with the NAC

Universal Accessibility

- We will work with an accessibility consultant to incorporate Universal Design Principles to meet or exceed ADA and barrier-free standards.
- Includes civic spaces, as well as indoor spaces.

Access

- In partnership with the City of Detroit, we will maintain safe, accessible, and continuous pedestrian and bicycle infrastructure within the project area both during construction and over the long term.
- Includes accessible paths, bike lanes, wayfinding, and access to existing transit.

Traffic + Parking Impact

- We will complete and publish a **Transportation and Traffic Impact Analysis** (TIA) covering event traffic, tunnel access, deliveries, and transit access.
- Includes a plan for parking demand and supply.

CONNECTION / ALIGNED

Where we align with the NAC, continued

People Mover

- We will work with DPM to maintain uninterrupted, fully accessible People Mover service throughout construction.
- We will modify the existing Renaissance Center station to provide safe, accessible, and seamless connections to the redevelopment, the riverfront, and surrounding public spaces.

Environment

- We will design, construct, and maintain the project in accordance with the long-term health, resilience, and sustainability of the Detroit River.
- Includes Green infrastructure, stormwater management, efficient building design, and operational waste reduction.

On-Site Transit

- We will explore an accessible shuttle service linking buildings, parking, the Riverwalk, and transit, within the project area.
- Commitment will be subject to continued and sufficient demand.

CONNECTION / ALIGNED ON PRINCIPLE

Same goal, different thresholds or tactics

Parking

NAC REQUEST

Enough parking for all; first 3 hours free for Detroit residents, discounted after.

OUR RESPONSE

We will ensure enough parking for all, as validated by the traffic study, with discounted parking for Detroit residents at a discount of 30% off market value.

Regional Transit

NAC REQUEST

Expand transit to the riverfront with DDOT and regional providers.

OUR RESPONSE

We are strongly pro-transit and will join any planning effort, but regional public transit is a government function. We defer to the City.

Birds and Wildlife

NAC REQUEST

Bird-safe glass and façades; less night lighting during migration.

OUR RESPONSE

We will consult with a qualified group, such as the Detroit Bird Alliance, on building, lighting, and site design.

03 — PLACE

What type of place does this create, and who is it for?

OUR CORE COMMITMENT

We will create a district with family-friendly, broadly-accessible entertainment, retail, restaurants, and residential. The public space will be activated, programmed, and dedicated for public use and enjoyment. We will pay for the operation, maintenance, activation, and programming as a core community benefit.

PLACE / ALIGNED

Where we align with the NAC

Public Space and Access

- We commit to maintaining continuous public access to, and use of, the Riverwalk within the entire project boundary.
- Any marina won't restrict waterfront access and will be integrated with the public Riverwalk.
- Ticketed events will be limited and free where practical.

Waterfront + Public Space Stewardship

- The +/- 18 acres of civic space will be programmed year-round and dedicated for public use.
- We will pay for operations, upkeep, programming, and activations as a core community benefit.
- **We anticipate contributing $5 million/ year towards these operations.**

Indoor Community Space

- We will build and operate a climate-protected community space with seating, restrooms, cell phone chargers, and space for pop-ups, community programming, and cultural activities.
- **We anticipate this hub to cost $3 million to build, and $250k/ year to operate.**

PLACE / ALIGNED

Where we align with the NAC, continued

Universal Amenities

- We will commit to curating food, retail, and entertainment options for families, seniors, and youth that are accessible to individuals across incomes.
- We intend to develop a movie theater, market permitting.

Complete Neighborhoods

- We will make commercially reasonable efforts to everyday neighborhood support amenities (ie, coffee, bodega).

Detroit-Based Businesses

- We are committed to providing dedicated, low-cost space for Detroit-based small businesses.
- This will be a **permanent, year-round** version of the Cadillac Square Winter Markets.
- 10,000 SF of riverfront pavilions for 12–18 businesses at minimal rent.
- **$3,000 each** for coaching and support.

PLACE / ALIGNED ON PRINCIPLE

Same goal, different thresholds or tactics

Affordable Housing

NAC REQUEST

40% affordable (15% at 30% AMI, 15% at 50%, 10% at 80%); 25% 2–3 BR; senior housing.

OUR RESPONSE

We commit to 20% at 60% AMI, delivered in Phase 01.

We will maintain 30% at 60% AMI across our portfolio.

We will make a good faith effort to have 30-60% AMI units and 2-3 bed units, based on the availability of federal and state credits and housing vouchers.

Small Business/ Access to Capital

NAC REQUEST

$6M for citywide small business programs: $3M in grants, $3M to a CDFI.

OUR RESPONSE

We will invest $3 M in a leveraged fund for small business operating and investing in Detroit neighborhoods.

Additionally, we will commit an anticipated **$3 million to construct, and $3 million over 10 years to operate** the Detroit-based business program mentioned on the previous slide.

PLACE / ALIGNED ON PRINCIPLE

Same goal, different thresholds or tactics

Affordable Housing Fund

NAC REQUEST

$5M for down-payment and homeownership programs.

Home Repair Fund

NAC REQUEST

$5M for home repair.

Community Land Trust

NAC REQUEST

$5M housing trust fund, $2M land trust, $7.5M anti-displacement fund.

OUR RESPONSE TO ALL THREE

- The common thread is **investment in equitable neighborhood development:** We agree that neighborhoods need direct investment, just as downtown does.
- We are prepared to make a **specific and significant financial commitment to equitable neighborhood development**, centered—as the NAC proposes—on quality, affordable housing development in the neighborhoods.
- It is critical to do so in alignment with the Mayor's neighborhood strategy so as to maximize alignment, and impact. Accordingly, Developer commits to working expeditiously with the NAC and Administration to formulate and finalize such a commitment as part of this Agreement.

PLACE / ALTERNATE STRATEGY

Where we propose a different approach

Displacement Protection

NAC REQUEST

$5M fund to cover rent increases in and near the impact area.

OUR APPROACH

Our concern is that providing a fund to pay for higher rents will simply lead landlords to raise their rents.

We are committed to 20% deeply affordable housing in the development, 30% across our portfolio, and a significant investment in affordable housing and equitable neighborhood development, as discussed on the previous slide.

Detroit Resident Preferences

NAC REQUEST

Detroit-resident preferences and targeted marketing for new housing.

OUR APPROACH

Housing opportunities will be marketed through all city affordable housing networks.

We must comply with all Fair Housing laws.

Homeownership Pathways

NAC REQUEST

$5M down payment fund and clear pathways to ownership + Rent to Own

OUR APPROACH

The Gilbert Family Foundation already funds this work, including:

Detroit Housing Network, Detroit Housing Resource HelpLine, and Make It Home, which moved **1,700 households** renting to owning.

PLACE / ALTERNATE STRATEGY

Where we propose a different approach, continued

RenCen Business Relocation

NAC REQUEST

Advance notice, relocation help, and right to return for RenCen businesses.

OUR APPROACH

All tenants that have relocated from the Renaissance Center prior to the end of their lease term have already reached voluntary agreements that we responded to and met.

We are open to any and all conversations with former RenCen tenants that wish to return.

Small Business Advocacy

NAC REQUEST

A real voice for small businesses in decisions that affect them.

OUR APPROACH

The NAC already has strong small business representation. We will keep engaging through project execution.

Grocery Store

NAC REQUEST

Recruit a large, full-service grocer to the project area.

OUR APPROACH

Meijer Rivertown Market is **0.3 miles** away. We don't intend to compete with it.

04 — OPPORTUNITY

Who gets to participate, benefit, and build — and how will they be treated?

OUR CORE COMMITMENT

We are fully committed to a Detroit-centric, unionized workforce for construction of the entire project, for the hotel, and for engineers/janitors in the Renaissance Center. We are prepared to make a substantial monetary commitment to workforce development that is on focused skilled trades, STEM, and other in-demand careers.

OPPORTUNITY / ALIGNED

Where we align with the NAC

Detroit Workforce

- We will follow EO 2024-02 (51% Detroit resident workforce during construction).

Union Standards

- **We are fully committed to a unionized workforce** for all phases of construction, for the hotel operations, and for engineers/janitors in the Renaissance Center.

Employment Plan

- **We are committed to the implementation of a robust employment plan.**
- For employment opportunities under the control of Developer or its direct agents, we commit to working with Detroit at Work and to publicizing and holding job fairs to increase and facilitate Detroit resident awareness of employment opportunities.

OPPORTUNITY / ALIGNED ON PRINCIPLE

Same goal, different thresholds or tactics

Living Wage Standards

NAC REQUEST

At least a living wage, including operations, hospitality, and retail jobs.

OUR RESPONSE

- **Our commitment is to a union workforce. That will ensure strong, collectively bargained wages.**
- **We cannot make commitments for independent, third-party tenants.** We can request tenants make commercially reasonable efforts to work with Detroit at Work, and to host job fairs.

Permanent Detroit Jobs

NAC REQUEST

51% Detroit residents in permanent jobs.

OUR RESPONSE

- We cannot make commitments for independent, third-party tenants – movie theater, water park, restaurants and retailers.
- We CAN commit to including language in tenant leases requiring that third-party tenants to make commercially reasonable efforts to work with Detroit at Work, and to host job fairs.

RenCen Employee Return

NAC REQUEST

Rehire priority for former RenCen workers in similar roles.

OUR RESPONSE

- For unionized hotel, janitorial, engineering, and security employees transitioned to allow for the redevelopment, these positions are covered by collective bargaining agreements which specifically address and govern transition and rehire priority.

OPPORTUNITY / ALIGNED ON PRINCIPLE

Same goal, different thresholds or tactics

Apprenticeships

NAC REQUEST

$6M minimum for skilled-trades training and apprenticeships.

Career Advancement

NAC REQUEST

Training that leads to higher wages, ownership, and management roles.

Workforce Development Facility

NAC REQUEST

Expand workforce development on Detroit's east side.

OUR RESPONSE TO ALL THREE

- **We are prepared to make a specific and significant financial commitment to workforce development.**
- However, we believe that it is critical to do so in alignment with the Mayor's workforce development strategy.
- As part of her poverty elimination and economic opportunity strategy, Mayor Sheffield has placed particular emphasis on building a more focused, coordinated, and effective workforce system. Accordingly, Developer commits to working expeditiously with the NAC and Administration to formulate and finalize a robust workforce development commitment as part of this Agreement.
- Within this, we will also identify mechanisms for accessible technical, STEM, vocational, and career training for Detroit youth.

05 — EXPERIENCE

What makes the place meaningful and connected?

OUR CORE COMMITMENT

We will create a place that is rooted in Detroit history, heritage, and arts, with a focus on broadly-accessible, free or low-cost programming intended to provide safe, fun, and accessible opportunities for families, seniors, and youth.

EXPERIENCE / ALIGNED

Where we align with the NAC

Arts and Creative Economy

- We commit to best efforts to preserve or relocate existing on-site art.
- We commit to prioritizing Detroit artists first for murals, commissions, and exhibitions.

History and Heritage

- We will fund and place a **Coleman A. Young statue** in the signature public space.
- Within the RenCen observation deck, we will commit to exhibits on Detroit's neighborhoods.
- We will donate unused RenCen artifacts to the Detroit Historical Society (or similar institution) where practical.

Events and Programming

- We intend that all riverfront programming under our control, i.e., on the publicly accessible civic space, will be either free or at a low-cost.
- We will commit to youth-oriented and senior-oriented programming, in collaboration with the Detroit Riverfront Conservancy and Joe Louis Greenway Partnership.

EXPERIENCE / ALIGNED ON PRINCIPLE

Same goal, different thresholds or tactics

Youth Engagement

NAC REQUEST

School, university, and trades partnerships; career, STEM, and technical training; a paid youth talent pipeline.

OUR RESPONSE

We will work with the City of Detroit, Office of Youth Affairs, to maintain ongoing and long-term engagement with Detroit youth for programming on the waterfront.

For internship and mentorship pipelines, we intend this proposal to be addressed through the aforementioned commitments on workforce development.

The Aretha

NAC REQUEST

$2.5M for the Aretha Franklin Amphitheatre's preservation, upkeep, and long-term viability.

OUR RESPONSE

We are working with The Right Productions on the future of live music on the riverfront, and have made a commitment directly to them.

CONCLUSION

Broad agreement, with clear work ahead

WHERE WE STAND

83 **of 100+ asks share a common goal or framework**

53 aligned · 30 aligned on principle · 12 alternate suggested · 6 City-led

NEXT STEPS

1. **Finalize the equitable neighborhood development commitment**
   With the NAC and the Mayor's Administration
2. **Finalize the workforce development commitment**
   With the NAC and the Mayor's Administration
3. **Close the gaps on remaining items**
   Thresholds and tactics, item by item
4. **City teams respond on the 6 City-led items**
5. **NAC feedback on the full crosswalk**
   Ahead of CBO Meeting #8, Discuss



Discussion

BEDROCK

Appendix 11.

COMMUNITY BENEFITS PUBLIC MEETING #8
OCOTBER 20, 2026 PRESENTATION:

NAC REVISED IMPACTS AND BENEFITS RECOMMENDATIONS - RESPONSE TO DEVELOPER PROPOSAL

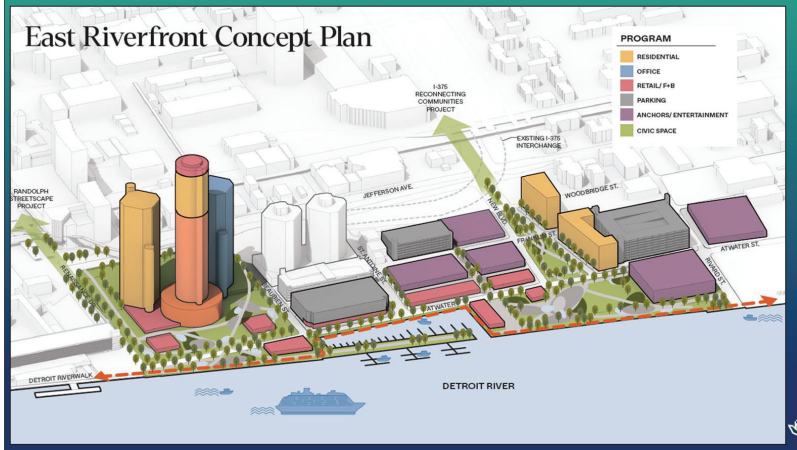
CBO Meeting #8 - Tuesday October 20, 2026

WELCOME TO THE RENAISSANCE CENTER AND EAST RIVERFRONT PROJECT COMMUNITY BENEFITS MEETING



RISE HIGHER
MAYOR MARY SHEFFIELD

NAC BENEFITS RESPONSE



RISE HIGHER
MAYOR MARY SHEFFIELD

Community Benefit Recommendations

The NAC proposed 90 community benefit recommendations. Each recommendation is a specific commitment, investment, standard, program or measurable outcome, organized under five pillars.

DELIVERY	CONNECTION	PLACE	OPPORTUNITY	EXPERIENCE
12 recommendations	**22** recommendations	**30** recommendations	**9** recommendations	**17** recommendations

The Developers aligned fully with 53 recommendations, aligned on principle for 30 recommendations, and suggested alternatives for 12. Here's where the NAC stands on the Developer's response:

46 Recommendations aligned between NAC and Developers	**13** Recommendations require further discussion and clarification	**26** Formal NAC counterproposals	**6** City-led recommendations

$41M+ in direct funds for Detroiters

$1M	Impacted business relief fund	**$10.5M**	Community Resilience Hub(2)
$10M	Affordable housing development fund	**$1.08M**	Small business pavilion pop-up support
$5M	Affordable housing trust fund	**$3M**	Small business neighborhood fund
$4M	Housing relocation and homeownership fund	**$6M**	Workforce & youth development fund

Not counted above:
(1) Developer-funded People Mover station rebuild
(2) Continued discussions on Resilience Hub operations and programming needs

Delivery

WHERE WE NEED FURTHER DISCUSSION:

Detroit-Based Business
Compliance with City of Detroit's Detroit Business Opportunity Program for procurement and scoring

WHERE WE OFFERED A COUNTER OR ALTERNATIVE:

$1M Business Relief Fund
Supports impacted business during construction

CEMP
Construction environmental management plan including air monitoring, corrective measures, and environmental protections

Community Engagement
Ongoing opportunities to review material changes and provide project recommendations on a biannual basis

WHERE WE ALIGNED WITH THE DEVELOPER'S RESPONSE:

Riverwalk Access
Continuous Riverwalk access through construction with minimal detours and commitments to universal design beyond ADA

Construction Management
Construction Logistics and Impact Management Plan (CLIMP) coordinated with residents and businesses to minimize traffic, pedestrian, neighborhood, and business disruption

Community Engagement
Advance notice of every road or sidewalk closure at least 72 hours ahead, by signage, project website, social media, etc.

Connection

WHERE WE NEED FURTHER DISCUSSION:

Parking Availability & Pricing
Additional analysis on parking demand and market prices

Shuttle & On-Site Mobility Options
Shuttles for construction worker parking and visitors, mobility options for visitors

Energy Efficiency
Building standards for energy efficiency and reduced carbon footprint for the project lifecycle

WHERE WE OFFERED A COUNTER OR ALTERNATIVE:

Discounted Parking
50% discount for Detroit residents

People Mover Station
Fully funded People Mover station reconstruction

Stormwater Infrastructure
Stormwater capacity evaluated against the 200-year 24-hour storm event

Connection

WHERE WE ALIGNED WITH THE DEVELOPER'S RESPONSE:

Connectivity and Universal Accessibility
Continuous routes with universal design that exceeds minimum ADA compliance; continuous bike/pedestrian paths; accessibility consultant to inform best practices

Transportation, Neighborhood Access, & Parking
Transportation Impact Analysis (TIA) to address construction and development impacts, maintenance of reliable neighborhood access throughout construction and operation

Environmental Stewardship & Sustainability
Advances the long-term health, resilience, and sustainability of the riverfront environment including wildlife protection and riverfront habitat; institutes best practices for waste reduction during construction and operations; implements recycling and composting infrastructure

AREAS THAT WILL BE CITY-LED EFFORTS:

- **Pedestrian & Bicycle Infrastructure**
  Improve pedestrian and bicycle safety along E. Jefferson, including safer crossings, shorter crossing distances, improved connectivity, and potential westward expansion of bike lanes into downtown.
- **Public Transportation Expansions**
  City will lead any enhancements or expansions of transit provides including DDOT, Qline, and People Mover with support of the Developer in the project area

Place

WHERE WE ALIGNED WITH THE DEVELOPER'S RESPONSE:

Community Resiliency Hub
Continuous routes with universal design that exceeds minimum ADA compliance; continuous bike/pedestrian paths; accessibility consultant to inform best practices

Public Space and Public Access
Civic space stays publicly accessible in perpetuity; Bedrock owns, funds, and maintains public spaces; Riverwalk access protected if a marina is built; provides safe, welcoming public spaces;

Year-round family-serving amenities
Provides broadly accessible, family-friendly, and year-round entertainment options and amenities

$3M Small Business Commercialization Pathways
Supports small business operating and investing in Detroit neighborhoods

Living Wage Standards
Utilize union labor at union pay scales, plus fringe benefits to achieve living wage standards

WHERE WE NEED FURTHER DISCUSSION:

Resilience Hub
Requires discussion on space, programming, operations, and overall vision for the community resilience hub

Place

WHERE WE OFFERED A COUNTER OR ALTERNATIVE:

Housing Affordability
Includes at 20% of units offered at 60% AMI, 5% at 30% AMI, 5% at 100-120% AMI; affordable units distributed across all unit types and buildings in the project

$10M Affordable Housing Projects
Towards affordable housing development in the neighborhoods, and for related community infrastructure improvements that support neighborhood vitality

$4M Housing Assistance Fund
Towards relocation, homeownership, and down payment assistance to mitigate potential displacement resulting from increased housing costs

$5M Affordable Housing Trust Fund
Towards building, preserving, and rehabilitating affordable housing

Promote to Detroit residents
Market housing units through Detroit-based broker networks and the City of Detroit's Home Connect program

Neighborhood Amenities
Include family, health, and wellness services in the riverfront commercial space

Accessible Housing
Appointed ADA liaison to consult on project design

Cultural Space Development
Hire consultant for cultural activations and placemaking

$3M / Vendor for Pop-up Markets
Accelerate the launch of the outdoor markets to activate the riverfront during construction

Opportunity

WHERE WE NEED FURTHER DISCUSSION:

Hiring Detroiters First
Further clarity on employment plan and employment goals with commitment to sourcing Detroit talent first

Impacted Employees
Best efforts to encourage successor contractors or tenants to hire workers who formerly worked at the Renaissance Center

WHERE WE OFFERED A COUNTER OR ALTERNATIVE:

$3M STEM Training Fund
Dedicated to STEM education in partnership with DPSCD

$3M Skilled Trades Fund
Specifically, for scaling up proven programs for getting Detroiters into construction jobs, such as TRADE CONNECT

WHERE WE ALIGNED WITH THE DEVELOPER'S RESPONSE:

Wages, Labor, and Standards
Project will use union labor; hotel will be a national brand with a collective bargaining agreement. All other properties leased to third-parties – hiring and contracting not within developer's control

Hiring Detroiters for Construction Jobs
Developer will comply with City Executive Order requiring 51% Detroiters hired for construction projects

Community Wealth Fund
Reallocates money from this recommended fund towards housing, workforce development, and small businesses

Experience

WHERE WE NEED FURTHER DISCUSSION:

Dedicated Space & Youth Programs
Further clarity on the Community Resiliency Hub as a dedicated space for safety, education, workforce and professional development; Space serves as a community hub for events and programming

History & Detroit identity
Developer did not respond to request for funding an application for sites in the Impact Area to be listed on the National Register of Historic Places

WHERE WE OFFERED A COUNTER OR ALTERNATIVE:

Honoring Detroit's Black History
Work with a cultural historian, provide wayfinding, art, and programming

WHERE WE ALIGNED WITH THE DEVELOPER'S RESPONSE:

Continuous Youth Engagement
Work with the City's Office of Youth Affairs to for ongoing and long-term engagement with youth on the riverfront

Promoting Detroit Neighborhoods
Materials and displays included in the Renaissance Center observation deck

Affordable Culture & Entertainment Experiences
A core commitment of the developer to provide free or affordable events and activities for Detroiters.

Events, Programming, & Recreation
Developer is engaging with the management company to support the Aretha Frankling Amphitheater. Will provide free and low-costs events, and waterfront programming

Arts & Creative Economy
Preserve, retain, or relocate existing artwork and prioritize Detroit-based artists for public art opportunities

COMMUNITY BENEFITS PROPOSAL

SCAN QR CODE TO DOWNLOAD TONIGHT'S MEETING MATERIALS

ALSO AVAILABLE ON THE BOX DRIVE:
https://detroitmigov.box.com/v/RENCEN-CBO-Resources

bitly

CITY OF DETROIT
RISE HIGHER
MAYOR MARY SHEFFIELD

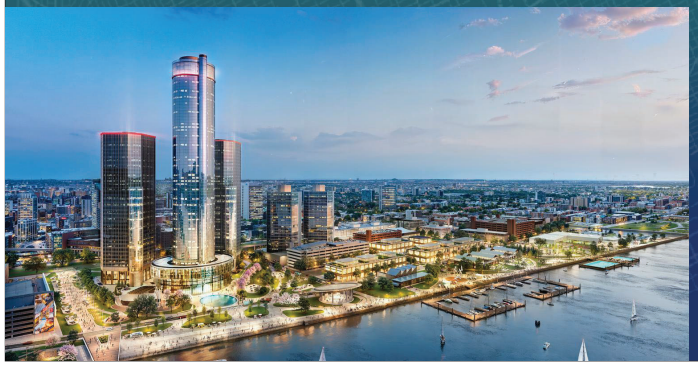
Appendix 12.

COMMUNITY BENEFITS PUBLIC MEETING #9
OCTOBER 27, 2026 PRESENTATION:

DEVELOPER REVISION OF COMMUNITY BENEFITS PROPOSAL - RESPONSE TO NAC REQUESTS

CBO Meeting #9 - Tuesday October 27, 2026

WELCOME TO THE RENAISSANCE CENTER AND EAST RIVERFRONT PROJECT COMMUNITY BENEFITS MEETING



MEETING AGENDA

- Welcome & Introductions
- Neighborhood Advisory Council (NAC) Activities Report Back
- Community Benefits Agreement (CBA) Presentation
- NAC and Developer Q & A
- Public Comment
- NAC Resolution on CBA

CITY OF DETROIT DEPARTMENTS & AGENCIES

PLANNING & DEVELOPMENT DEPARTMENT

MAYOR'S OFFICE + JOBS & ECONOMY TEAM

DEPARTMENT OF NEIGHBORHOODS

DETROIT ECONOMIC GROWTH CORPORATION

DETROIT CITY COUNCIL MEMBERS



Council Member Renata Miller
District 5



Council President Pro-Tempore Coleman A. Young II
At-large



Council Member Mary Waters
At-large

DEVELOPMENT TEAM

Three Ways to Participate (Beyond CBO)

To maximize touchpoints with the community and stakeholders through this process, we have set up three ways to participate:

THE EAST RIVERFRONT COMMUNITY HUB	THE ROADSHOW	DIGITAL CHANNELS + SURVEY
OUR STOREFRONT ON THE RIVERWALK With regular open hours, exhibits, and workshops, the community is invited to directly engage with the project team and have your voice be heard.	**MEET YOU WHERE YOU ARE** Engagement sessions will be conducted in each Council District, with other 'pop-ups' around the city at events and Block Club meetings.	Participation will be made available on our website, **drf.dev,** through email distribution and on social channels. An online survey to document your input.





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

CBO TIER 1 PROCESS

Identifying Project Impacts and Mitigations



THE NEIGHBORHOOD ADVISORY COUNCIL (NAC) NINE (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 - DETAILED CBO MEETING SCHEDULE

WEEK 1: TUESDAY AUG. 18 - INTRODUCTION TO CBO PROCESS AND DEVELOPER PRESENTATION OF THE PROJECT

WEEK 2: *NAC INTEREST INFORMATIONAL SESSION*

WEEK 3: TUESDAY SEPT. 1 - IMPACT AREA RESIDENTS VOTE FOR TWO (2) NAC MEMBERS

WEEK 4: *BYE WEEK for REMAINING NAC APPOINTMENTS & ORIENTATION*

WEEK 5: TUESDAY SEPT. 15 - DEVELOPER PRESENTATION & DEGC PRESENTS INCENTIVES PACKAGE

WEEK 6: TUESDAY SEPT. 22 - NAC WORKING SESSION

WEEK 7: TUESDAY SEPT. 29 - NAC WORKING SESSION

WEEK 8: TUESDAY OCT. 6 - NAC PRESENATION OF IMPACTS

WEEK 9: TUESDAY OCT. 13 - DEVELOPER PRESENTS RESPONSES TO IMPACTS

WEEK 10: TUESDAY OCT. 20 - FINALIZATION AND POTENTIAL NAC VOTE ON AGREEMENT

WEEK 11: TUESDAY OCT. 27 - IF NEEDED: CONTINUED DEVELOPER / NAC DISCUSSIONS TOWARDS FINAL RESOLITION 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 SPECIFICED IN THE CBO

COMMUNITY ENGAGEMENT AT CBO MEETINGS








COMMUNITY ENGAGEMENT AT CBO MEETINGS







NEIGHBORHOOD ADVISORY COUNCIL







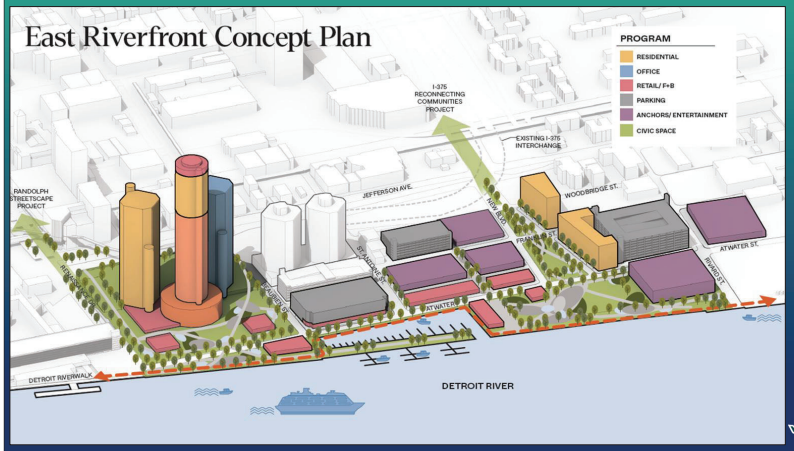
NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- **Teron Haynes Jr.** - Elected by Impact Area Residents
- **Gail Perry-Mason** - Elected by Impact Area Residents
- **Aloshia Jackson** - Appointed by Council Member Renata Miller
- **Jamaine Dickens (Chair)** - Appointed by Council President Pro Tempore Coleman A. Young II
- **Linda Middlebrooks-Talbot** - Appointed by Council Member Mary Waters
- **Catherine Cheung (Vice Chair of Project Management)** - Appointed by Planning & Development
- **Deirdre Jackson** - Appointed by Planning & Development
- **Jeff Mastej (Parliamentarian)** - Appointed by Planning & Development
- **Bernard Morgan II (Vice Chair of Community Engagement)** - Appointed by Planning & Development
- **Patrice Love** – Alternate Member Appointed by the Neighborhood Advisory Council

CONTACT THE NAC DIRECTLY

RenCenNAC@gmail.com

COMMUNITY BENEFITS AGREEMENT



COMMUNITY BENEFITS PROPOSAL

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The RenCen and East Riverfront

BEDROCK

gm

CBO MEETING #9: OCTOBER 27, 2026

FINAL PROPOSED COMMITMENTS



COMMUNITY BENEFITS ORDINANCE

Total Developer Commitments

- **$43.5M** Direct Community Program Investments
- **$89.8M** Voluntary PILOT payments to the City (net)

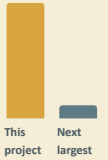
GRAND TOTAL

$133.3M

8.8×

the next largest CBO monetary commitment

$133.3M vs. $15.1M



WHERE THE $43.5M IN PROGRAMS GOES

$15M
Housing
Neighborhood dev: **$10M**
Housing trust fund: **$5M**

$10M
Small Business
Pavilions: **$6M**
Neighborhood fund: **$3M**
Business relief: **$1M**

$8M
Community Hub
Construction: **$3M**
Operations: **$3.5M**
Youth programs: **$1.5M**

$6M
Workforce / Education
Skilled trades: **$3M**
STEAM careers: **$3M**

$4.5M
Resident Parking
1.5 hours free for Detroit residents

RENAISSANCE CENTER & RIVEREAST · COMMUNITY BENEFITS AGREEMENT

Final Proposed Commitments

COMMITMENTS

60+

Commitments in **12 categories**

DETROIT FIRST

- **51%** Detroit residents on construction and in the hotel
- **30%** Detroit-based development procurement
- **1.5 hrs** Free parking for Detroit residents
- **12–18** Detroit-first vendors in riverfront pavilions

FINAL PROPOSED COMMITMENTS

Commitments by Category

60+ commitments · **$43.5M** dedicated funding

01	**Entertainment & Amenities** Family-friendly riverfront		9	07	**Transportation & Parking** Free parking, People Mover	$4.5M	5
02	**Environment** Air, water and dust monitoring		6	08	**Construction Impacts** Business aid program	$1M	4
03	**Small Business** Pavilions + neighborhood fund	$9M	6	09	**Accessibility** Universal Design beyond ADA		4
04	**Housing** Affordable units + dev. programs	$15M	6	10	**Arts & Culture** Detroit artists priority		4
05	**Public Space & Riverfront** Civic space: public in perpetuity		6	11	**Community Center & Youth** Year-round center + youth	$8M	3
06	**Workforce & Career Education** 51% Detroit hiring; trades, STEM	$6M	5	12	**Engagement** Updates and I-375 coordination		2

= number of commitments · $ = dedicated funding

CATEGORY 01 OF 12

Entertainment and Amenities

A thriving riverfront for all

Access to Everyday Neighborhood Amenities

- Developer shall make commercially reasonable efforts to ensure that new housing provides convenient access to everyday neighborhood support amenities.
- Developer will work in good faith to include, in any ground-level retail space that is part of the new multi-family buildings, retail and services that support residents, including, but not limited to, small markets or bodegas, fitness centers, or other health and wellness services.

Broadly Accessible, Family-Friendly, Year-Round Entertainment

- Developer is committed to providing broadly accessible, family-friendly, and year-round entertainment options and amenities.

Attract Regional and National Retailers While Keeping Room for Detroit-Based Businesses

- Developer commits, subject to commercial forces beyond its control, to develop a movie theater as an anchor component of the East Riverfront development Project.
- Developer shall attract complementary regional and national retailers, restaurants, entertainment, and destinations while maintaining opportunities for Detroit-based businesses and Detroit-serving uses.

CATEGORY 01 OF 12

Entertainment and Amenities

A thriving riverfront for all

Free or Affordable Concerts, Festivals and Cultural Activities

- Developer commits to providing concerts, festivals and cultural activities accessible to Detroit residents, including youth and senior programming.
- Developer intends that all riverfront programming under its control, i.e., on the publicly accessible civic space, will be either free or at a low-cost following the model of the Monroe Midway, Nick Gilbert Way, Bedrock's street-level and alley activations, the Winter Markets, and holiday programming.

Tenants and Experiences for Detroiters

- Developer commits to curating the types of tenants and experiences that are characteristically offered at attainable price points, and that have been identified by Detroit residents as the types of activities and experiences that Detroit residents want to see on the Riverfront through the engagement process.

The Aretha

- Developer is committed to working collaboratively with The Right Productions on the future of live music on the riverfront and has made such commitment directly to The Right Productions.

CATEGORY 02 OF 12

Environment and Sustainability

For the long-term health, resilience, and sustainability of the Riverfront

Construction Environmental Management Plan

- Plan to include water quality monitoring, air quality monitoring, material containment, spill prevention, sediment controls, turbidity monitoring, pest control, vibration monitoring and control, and emission monitoring and controls.
- Developer to provide timely notice to residents within the one-mile radius.
- Developer commits to use the most advanced practices in building deconstruction to encase each segment being deconstructed within an industrial grade protective wrapping to contain dust, debris, and particulate matter.

Design for the Health of the Detroit River

- Developer to pursue site-appropriate green infrastructure, nature-based stormwater management, native and climate-resilient landscaping, tree canopy, permeable surfaces, and other sustainable site practices that manage stormwater, reduce flooding and runoff, benefit water quality, support habitat, and minimize impacts to the river. These measures to be designed for long-term performance and maintained throughout the life of the development.

Environmental Certification and Monitoring

- Developer shall pursue recognized high-performance building standards, such as LEED, explore available financing mechanisms, including PACE, to support energy efficiency and renewable energy investments, and make commercially reasonable efforts to map applicable carbon footprint levels during construction.

CATEGORY 02 OF 12

Environment and Sustainability

For the long-term health, resilience, and sustainability of the Riverfront

Stormwater Management

- Developer shall prevent contaminated runoff, sediment, chemicals, and other pollutants from entering the Detroit River, sewer system, or groundwater; and
- Developer shall provide appropriately sized stormwater and sewer infrastructure, including green infrastructure and other nature-based systems where appropriate, to capture, retain, infiltrate, and treat stormwater; reduce flooding and runoff; improve water quality; and protect the Detroit River and surrounding waterways.

Wildlife Consultation

- Developer to consult with a qualified bird and wildlife organization, such as the Detroit Bird Alliance, regarding building, lighting, landscape, and site design.

Reduction of Operational Waste

- Developer to work with its contractors and vendors to institute practices that help reduce construction and operational waste through material reuse and salvage, recycling, composting, and other waste-diversion practices. Developer to pursue convenient recycling and composting infrastructure throughout residential, commercial, and public areas.

CATEGORY 03 OF 12

Detroit Small Business

Detroit First

30% Detroit-Based Business Project Participation

- Developer shall make commercially reasonable efforts to procure, or cause to be procured, thirty percent (30%) of the total development costs of the Project from disadvantaged businesses, Detroit-Based Businesses, Detroit-Based Small Businesses, Detroit Headquartered Businesses and Detroit-Resident Businesses.
- Developer agrees, as part of the construction bid process, to utilize a scoring system that specifically awards points for these businesses.

Open, Public Bidding

- Developer will provide public, open, fair, and transparent bidding for every phase of construction. Developer agrees to post bid packages on a publicly available website in order to maximize the opportunity for qualified bidders to respond.
- Developer will use a value-based process in considering bid awards.
- Developer agrees to use good faith efforts to consider and utilize, when feasible, local vendors, consultants, contractors, suppliers, and materialmen throughout all stages of construction.

Neighborhood Business Support

$3M Leveraged neighborhood business fund

- Developer will invest **$3 million** in a leveraged fund for small businesses operating and investing in Detroit neighborhoods.

CATEGORY 03 OF 12

Detroit Small Business

Detroit First

Year-Round Riverfront Small Business Pavilions

$3M Up-front capital

$3M Wraparound services (coaching, marketing)

- Developer commits to delivering permanent, year-round riverfront pavilions dedicated to small businesses and specifically prioritizing Detroit-based small businesses.
- The year-round, permanent riverfront pavilions will be located at a premier location along the riverfront and will accommodate between 12 and 18 retail vendors within approximately 10,000 SF of dedicated retail space.
- Commitment to **$3 million in up-front capital costs and $3 million over ten years for small business coaching and general operations.**

Ongoing Consultation with the NAC

- Developer is committed to ongoing engagement with the NAC through Project execution, providing an existing, structured forum for engagement on small business issues.

CATEGORY 04 OF 12

Housing

Affordability and Neighborhood Programs

At Least 20% of Rental Units Affordable at 60% AMI

- Developer commits that at least 20% of all residential rental units will be affordable at 60% AMI.
- Developer further commits that affordable housing will be delivered as part of Phase One of the Project, such that from the initial delivery of the Project and throughout the life of the Project, 20% of all placed-in-service units will be affordable at 60% AMI.

Good-Faith 5% at 30% AMI and 5% at 100–120% AMI

- Developer commits to good faith effort to dedicate at least 5% of affordable units to households at 30% AMI, to the extent feasible based on the availability and terms of Low-Income Housing Tax Credits (LIHTC), state housing tax credits, housing vouchers, or other affordable housing resources.
- Developer commits to at least 5% of units at 100–120% AMI, with the exception of when such higher income units would violate income averaging rules and prohibit or impair eligibility for Low-Income Housing Tax Credits (LIHTC), state housing tax credits, housing vouchers, or other affordable housing resources.

Senior Housing, Unit Types

- In addition, Developer is willing to pursue affordable senior housing as the housing typology.
- Developer agrees to make reasonable efforts to maximize two- and three-bedroom units if, and to the extent possible, consistent with LIHTC scoring requirements and underwriting standards.

CATEGORY 04 OF 12

Housing

Affordability and Neighborhood Programs

Affordable Housing Trust Fund

$5M Over 5 years into the Trust Fund

- Developer commits to: **$5M** over 5 years into the Affordable Housing Trust Fund.

Equitable Neighborhood Development

$10M Neighborhood housing + infrastructure

- **$10M** for affordable housing development in the neighborhoods, and for related community infrastructure improvements that support neighborhood vitality, with projects selected in coordination with the Administration.

CATEGORY 05 OF 12

Public Space and Access

Civic spaces designed and managed for public benefit

Civic Space Is Publicly Accessible in Perpetuity

- Developer commits that the civic space identified in the master plan submitted as part of the TBP shall be operated, maintained, activated, and programmed as publicly accessible civic space in perpetuity.
- Developer to maintain continuous public access to the Detroit River and the full length of the Riverwalk within the project boundary. If a marina or other maritime facility is developed as part of the project, its design, operation, and associated infrastructure will not obstruct or materially restrict public access to the riverfront.

Limited Ticketed Events

- The developer must maintain continuous public access to the Riverwalk during private, ticketed, or special events. While the developer may host occasional, limited private events, the civic space must operate as a publicly accessible area.

Maintenance and Operations

- Developer will be responsible for the ownership, funding, operation, maintenance, repair, activation and programming of the publicly accessible civic space; provided, that Developer may enter into an operating agreement with a non-profit conservancy.

CATEGORY 05 OF 12

Public Space and Access

Civic spaces designed and managed for public benefit

Public Space Amenities

- Developer shall provide sufficient public restrooms, seating, shade structures, drinking water fountains, covered areas, and other amenities throughout the public realm. Amenities shall be distributed throughout the project so that public spaces are comfortable and usable for extended periods and across seasons.

Public Space Lighting

- Developer to provide pedestrian-scale lighting throughout public streets, sidewalks, plazas, Riverwalk connections, and other publicly accessible areas sufficient to support safety, visibility, and wayfinding.

CATEGORY 06 OF 12

Workforce and Jobs

Detroit resident priority + investments into the future

51% Detroit Residents on Construction

- Developer will comply with EO 2024-2: for development projects receiving city financial assistance or tax abatements to hire at least 51% bona-fide Detroit residents to work on the construction of the project.

51% Detroit Resident Target at the 858-Room Hotel

- Developer is committed to establishing a target of 51% Detroit resident employment within the hotel, subject only to the terms of a collective bargaining agreement governing the hotel. Developer will, with and through its agents, partner with Detroit at Work and host job fairs in furtherance of this target.
- For non-developer operated businesses, Developer will include language in the applicable lease or contract requiring tenant or vendor to utilize commercially reasonable efforts to partner with Detroit at Work towards the goal of maximizing Detroit resident employment.

Union Hotel Operator

- Developer intends to operate the hotel through a management agreement with a leading national hotel brand that is a signatory to a collective bargaining agreement.
- Developer intends to contract for core building services (janitorial and engineering) with vendors that are also signatories to collective bargaining agreements.
- Developer affirms its desire that any former employee of the Renaissance Center Complex will be welcomed back to the redeveloped Renaissance Center Complex, subject to standard qualifications and collective barganing agreements.

CATEGORY 06 OF 12

Workforce and Jobs

Detroit resident priority + investments into the future

Investment into Skilled Trades

$3M Over 4 years for the skilled trades

- Developer commits to **$3M over 4 years** dedicated to the skilled trades, specifically through scaling up and enhancing proven programs like TRADE Connect.

Investment into STEM/STEAM

$3M Over 4 years for STEAM and in-demand careers

- **$3M over 4 years** dedicated to STEM and other in-demand careers with a post-secondary partner that will work in partnership with DPSCD.

CATEGORY 07 OF 12

Transportation and Parking

Multimodal access and free parking

Safe Pedestrian and Bicycle Infrastructure

- Developer, in partnership with the City of Detroit for any public rights-of-way, will provide safe pedestrian and bicycle infrastructure, including, where appropriate, separated walking and biking paths and bicycle racks within the project boundary.

Transportation and Traffic Impact Analysis, Including Parking and Event Demand

- Developer to complete a Transportation and Traffic Impact Analysis (TIA) addressing project-generated traffic, event traffic, Detroit-Windsor Tunnel access, loading and deliveries, pedestrian and bicycle movements, transit demand, parking demand, peak event demand, potential impacts on surrounding neighborhoods, identifying alternatives and plans to address parking demand and supply.

People Mover

- Developer shall ensure, other than the temporary closure of the Ren Cen People Mover Station during construction, that Developer takes no action to impair the continuous operation of the People Mover System.
- The Renaissance Center People Mover Station will remain as-is with new and improved ADA-compliant access from the station to the ground-level that will be integrated into the pedestrian and bicycle network. This work will be funded by the Developer.

CATEGORY 07 OF 12

Transportation and Parking

Multimodal access and free parking

1.5 Hours of Free Parking for Detroit Residents

$4.5M Estimated value over ten years

- Developer is committing to 1.5 hours of free parking for Detroit residents in parking facilities controlled by Developer within the Project area, subject to clearly established eligibility and verification procedures, at an estimated monetary value of **$4.5 million over ten years.**
- Developer is also committed to facilitate validation programs for businesses within the Project.

Explore an Accessible Shuttle

- Developer commits to exploring the delivery of an accessible (specifically for those with disabilities) shuttle service to support convenient access to buildings, parking, public spaces, the Riverwalk, transit connections, and other destinations within the project area.
- The scope of the shuttle service to include the Project area, with a terminus at Jos Campau and Atwater.
- Shuttle service would utilize vehicles that are ADA-compliant and meet the needs of seniors or those with mobility challenges. This may also include non-motorized services.

CATEGORY 08 OF 12

Construction Impacts

Minimize impact to residents, businesses, and the Riverwalk

Continuous ADA-Accessible Riverwalk Access

- Developer will make best efforts to ensure continuous ADA-compliant access to the Detroit Riverwalk within project boundaries through the duration of project construction and delivery. Where detours are required for public safety, developer will make best efforts to limit distance and duration of detours.

Construction Logistics and Impact Management Plan

- Developer will implement a Construction Logistics and Impact Management Plan (CLIMP), addressing delivery, staging, loading, worker parking, haul routes, schedules, business access, emergency routes and potential impacts and mitigations to nearby residents and businesses, and make this plan available on a project website.
- Developer commits to providing advance notice of every closure via site signage and project website at least 72 hours prior to any road or sidewalk closure.

Impacted Businesses Assistance Program

$1M Impacted Businesses Assistance Program

- Developer will commit **$1 million** to an appropriate third-party fiduciary and management entity, such as the Detroit Economic Growth Corporation (DEGC), to administer an Impacted Businesses Assistance Program. The program will be funded on a draw basis and be based upon objective criteria to establish adverse impact from the construction and appropriate financial mitigation.

CATEGORY 09 OF 12

Accessibility

Pursuing Universal Design Standards

Universal Design

- Developer to work with an accessible design consultant to incorporate Universal Design principles that go above and beyond ADA and barrier-free standards that serve youth, people with disabilities, seniors, families, and people with varying mobility and sensory needs. This will include: buildings, public spaces, housing, sidewalks, and enhancing access to the riverfront within the Project boundary.

Continuous Accessible Pedestrian Routes

- Developer will implement a Construction Logistics and Impact Management Plan (CLIMP), addressing delivery, staging, loading, worker parking, haul routes, schedules, business access, emergency routes and potential impacts and mitigations to nearby residents and businesses, and make this plan available on a project website.
- Developer commits to providing advance notice of every closure via site signage and project website at least 72 hours prior to any road or sidewalk closure.

Additional ADA Van-Accessible Parking Spaces

- Developer will provide for an increased number of ADA-compliant van-accessible parking spaces in parking facilities controlled by Developer within the Project area, in an amount equal to twice such amount required for ADA-compliant van-accessible parking spaces within the overall ADA-compliant space requirements under law, as approved by the Buildings, Safety Engineering, and Environmental Department.

CATEGORY 09 OF 12

Accessibility

Pursuing Universal Design Standards

Accessibility Consultant, Coordinate with NAC Liaison

- During the period that each RiverEast District Development Project is under design, prior to the generation of construction drawings, Developer and the accessibility consultant shall hold meetings not less than biannually with a member of the NAC identified to serve as a liaison.

CATEGORY 10 OF 12

Arts, Culture, Heritage

Reflecting Detroit's history, looking towards the future

Detroit Neighborhoods Exhibit

- Developer commits that, within the Renaissance Center observation deck, there will be materials specifically intended to inform and inspire visitors about opportunities and experiences in Detroit's neighborhoods.

Preserve, Retain, or Donate Artwork

- Developer commits to best efforts to preserve, retain, or relocate existing artwork within the project boundaries. Where this is not feasible, the developer will coordinate with institutions such as City Walls, Detroit Historical Society, and/or Detroit art and gallery institutions to relocate artwork to offsite locations.
- Developer commits to consulting with the Detroit Historical Society and to donating any artifacts from the Renaissance Center that will not be incorporated into the redevelopment to the Historical Society as requested and to the extent practicable.

Detroit Legacy Works

- Developer to consult a cultural historian/advisor to capture the history of the project and impacted community and endeavor that the redevelopment authentically reflects, honors, and carries forward the history, culture, and legacy of Black Detroit, with particular emphasis on Black Bottom, Paradise Valley, the Underground Railroad, and Mayor Coleman A. Young. Advisor to consult on programming as well.
- Developer commits to working with the Coleman A. Young Statue Initiative to fund, build, and prominently place a statue of Mayor Young within the signature public space being developed as part of the Project.

CATEGORY 10 OF 12

Arts, Culture, Heritage

Reflecting Detroit's history, looking towards the future

Prioritization of Detroit Artists

- Developer shall prioritize Detroit-based artists for artwork, murals, installations, public art commissions, exhibitions, and other creative opportunities throughout the project area.
- Opportunities shall include both emerging and established Detroit artists, including Legacy Detroit Artists, and shall provide meaningful opportunities for Detroit artists to create, display, perform, and sell their work.

CATEGORY 11 OF 12

Community and Youth

Reflecting Detroit's history, looking towards the future

Community Center / Resilience Hub

$3M Up-front capital **$350K** Per year in operating support

- Developer to build and operate a year-round, climate-protected community space with seating, restrooms, and space for free pop-ups, community programming, and cultural activities. The design will prioritize year-round public access and usability and weather-resilient design. Developer to support the operations, maintenance, activation, and programming for this space.
- Commitment to **$3 million in up-front capital costs and $350K/annually over ten years annually to support the programming and operations.**

Youth Programming

$150K Per year for youth programming

- Developer further agrees to a **$150,000 commitment annually** for youth-oriented programming in the Community Center and surrounding public space.
- Developer will work with the City of Detroit, Office of Youth Affairs, to maintain ongoing and long-term engagement with Detroit youth on programming that young people would like to experience on the riverfront.

CATEGORY 12 OF 12

Engagement and Coordination

Ongoing community feedback

Ongoing Community Feedback

- Developer commits to providing residents ongoing opportunities to review material changes to the Project, and for ongoing engagement with the Project, on a biannual basis. The Project website will be updated with material changes to the Project and will maintain continuous opportunities for public feedback.

Coordination with Adjacent Projects

- Developer shall coordinate with the City of Detroit and MDOT-led I-375 Reconnecting Communities Projects, and affected neighborhoods on related planning, programming, business development, and pedestrian connections.



COMMUNITY BENEFITS PROPOSAL

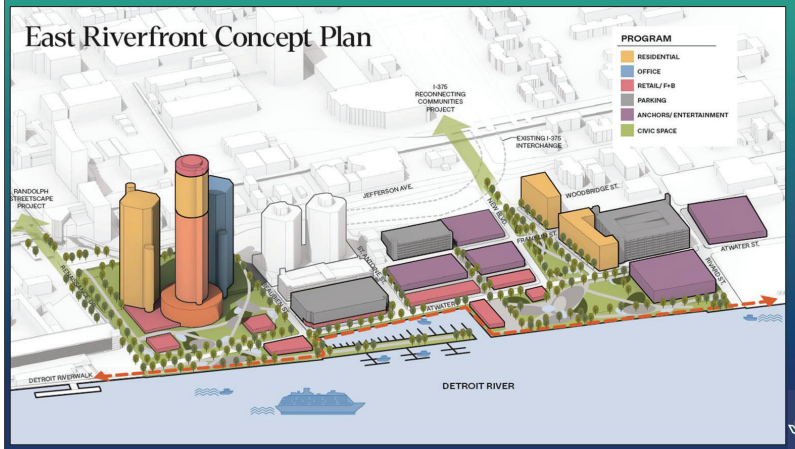
SCAN QR CODE TO DOWNLOAD TONIGHT'S MEETING MATERIALS

ALSO AVAILABLE ON THE BOX DRIVE:
https://detroitmigov.box.com/v/RENCEN-CBO-Resources

bitly

RISE HIGHER
MAYOR MARY SHEFFIELD

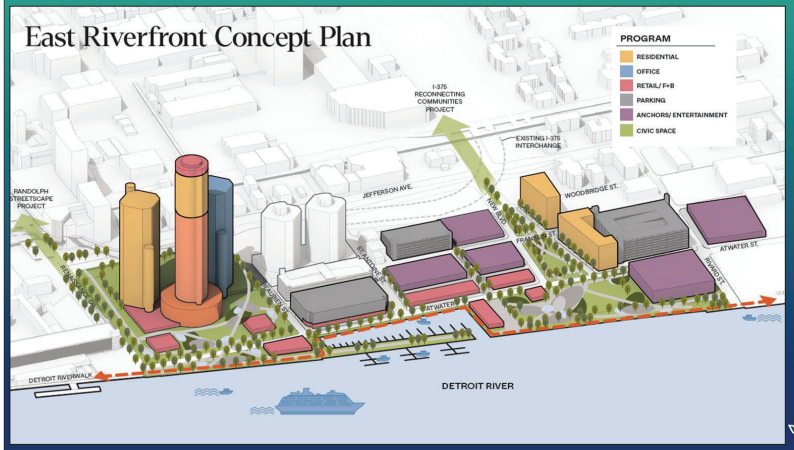
PUBLIC COMMENT



Comment cards also available

RISE HIGHER
MAYOR MARY SHEFFIELD

NAC RESOLUTION ON CBA



CITY OF DETROIT
RISE HIGHER
MAYOR MARY SHEFFIELD

WHAT COMES NEXT

1. NAC signs letter of support for the negotiated Community Benefits Package
2. Development package submitted to City Council along with Community Benefits Report & Provisions signed by the developer
3. City Council approves incentives request with Community Benefits Provision

Community Benefits Report is sent to the NAC & posted to website

Monitoring & Enforcement Period: Annual Meetings and Biannual Compliance Reports

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

UPCOMING MILESTONES

Thursday, November 5

- NAC Submits Letter of Support

Friday, November 6

- Community Benefits Report Published

Thursday, November 12 at 10am

- Detroit City Council Planning and Economic Development Standing Committee – Renaissance Center and East Riverfront Community Benefits Agreement Discussion



RENAISSANCE CENTER AND EAST RIVERFRONT

COMMUNITY BENEFITS REPORT

CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT
NOVEMBER 6, 2026

CITY OF DETROIT CBO WEBSITE

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



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SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/RENCEN

CONTACT THE NAC DIRECTLY

RenCenNAC@gmail.com

