



October 30, 2023

Hon. Mike Duggan  
Mayor, City of Detroit  
2 Woodward Ave., Suite 1126  
Detroit, MI 48226

**RE: REAUTHORIZATION OF THE DOWNTOWN DETROIT BUSINESS IMPROVEMENT ZONE – REQUEST FOR CITY CONCURRENCE AND APPOINTMENT OF CITY REPRESENTATIVE ON BIZ BOARD OF DIRECTORS**

Hon. Duggan:

Attached please find an **Election Report** regarding the vote of owners of assessed property in the Downtown Detroit Business Improvement Zone (BIZ) and **Notice to Detroit City Clerk of Election Results**. A special meeting of assessed property owners was held last week pursuant to the BIZ Act. **100% of the property owners who participated voted to renew the BIZ for an additional 10-year period.** The New Zone Plan continues with the current BIZ boundary, projects, and assessment formula. Updates to reflect a new authorization period have been incorporated.

Your support is requested for two next steps:

1. Concurrence of the legislative body of the city is required to extend the assessment.
  - a. The assessment approved by the property owners uses the same formula as the first term of the BIZ.
  - b. The assessment annual increase for any parcel is capped at 3%, and the cap on an individual parcel is \$150,000 per year.
  - c. The data pull date is changing from October 1 to January 31 at the request of the City Assessor. January 31 was chosen because that is a date where City data is more definitive, and there is sufficient time to prepare the BIZ assessment roll for inclusion on the summer tax bills.
2. Your appointment of a City of Detroit representative on the BIZ Board.
  - a. The City of Detroit representative serves at your will as Mayor with the concurrence of City Council.
  - b. Charlie Beckham has been the appointee since BIZ inception in 2014. Mr. Beckham has indicated that he would like to step away. He will continue as the City's representative on the BIZ Board until the earlier part of April 14, 2024, or the appointment of his successor.

Downtown Detroit Partnership  
1000 Woodward Ave., Suite 380  
Detroit, MI 48226

Tel: 313-566-8250  
Fax: 313-567-3484  
DowntownDetroit.org

Downtown Detroit Partnership  
P.O. Box 441007  
Detroit, MI 48244



Hon. Mike Duggan, Mayor

Page 2

Information highlighting the impact of the BIZ since 2014 is attached. Note that the BIZ has earned 100% clean annual audits. The program infrastructure, primarily the Ambassador Program, is leveraged in other neighborhoods and for special events through contracted services with the Downtown Detroit Partnership (DDP). This dedicated team works about 175,000 hours each year. **More than 90% of the Ambassadors are Detroit residents.**

The BIZ is governed by a volunteer Board of Directors that contracts with DDP to manage its day-to-day operations. We also coordinate closely with your team to make sure that the BIZ is augmenting, not replacing or duplicating City services. Downtown property owners are funding enhancements in public areas that are not the responsibility of the City such as holiday lighting, shared marketing, and keeping the sidewalks in front of their buildings clean and free of litter. Committed to transparency, all records of the BIZ are available at [downtowndetroit.org/BIZ](http://downtowndetroit.org/BIZ).

Your support is greatly appreciated,

A handwritten signature in blue ink, appearing to read "Eric B. Larson".

Eric B. Larson  
Chief Executive Officer, Downtown Detroit Partnership

A handwritten signature in blue ink, appearing to read "Gina Cavaliere".

Gina Cavaliere  
Director, Downtown Detroit Business Improvement Zone  
Chief Community Impact Officer, Downtown Detroit Partnership

CC: The Honorable Mary Sheffield, City Council President  
The Honorable James Tate, City Council President Pro Tem, Chairman of City Council Planning and Economic Committee  
The Honorable Janice M. Winfrey, City Clerk

Attachments:

BIZ Election Report, Notice to Detroit City Clerk of Election Results,  
New BIZ Zone Plan, *Decade of BIZ Impact: Clean, Safe, and Welcoming*

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Detroit, MI 48226

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P.O. Box 441007  
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October 30, 2023

The Honorable Janice M. Winfrey  
City Clerk, City of Detroit  
Coleman A. Young Municipal Center  
2 Woodward Ave, Ste 200  
Detroit, MI 48226

Dear Ms. Winfrey:

On behalf of the Downtown Detroit Business Improvement Zone (the “**Zone**”), I write to inform the City of Detroit that the owners of assessable property within the Zone have unanimously approved a new zone plan for the Zone for a new 10-year qualifying period (the “**New Zone Plan**”) pursuant to section 10k of chapter 2 of 1961 PA 120, as amended, MCL 125.990k. A copy of the New Zone Plan and a report on the election of owners of assessable property within the Zone prepared by the secretary of the board of directors of the Zone are both attached.

The Zone respectfully requests that the New Zone Plan be submitted to Detroit City Council. Under MCL 125.990k, if a new zone plan includes a “new assessment or reflects an extension of any assessment beyond the period previously approved by the city or village in which the business improvement zone is located, the new or extended assessment is effective only with the approval of the governing body of the city or village.”

The New Zone Plan extends the assessment currently paid by owners of assessable property within the Zone. Because the assessment funds the services provided by the Zone, approval of the extension of the assessment is important to the Zone and owners of assessable property in the Zone.

Please contact me if you have any questions regarding this submission and request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Ogden", is written over a light blue circular stamp or watermark.

Steve Ogden  
Chairperson

Attachments

cc: The Honorable Mike Duggan, Mayor  
The Honorable Mary Sheffield, City Council President



**Downtown Detroit Business Improvement Zone  
Special Meeting of Owners of Assessable Property  
October 24, 2023**

**ELECTION REPORT**

This report is provided to the board of directors (the “**Board**”) of the Downtown Detroit Business Improvement Zone (the “**Zone**”) as required by Resolution Nos. 2023-8 and 2023-9, which were adopted by the Board on September 26, 2023.

On Tuesday, October 24, 2023 at 10:00 a.m. a special meeting of the owners of assessable property within the Zone was convened at 1420 Broadway Street, Suite 101, in Detroit, Michigan (the “**Special Meeting**”). At the Special Meeting an election of the owners of assessable property within the Zone (the “**Election**”) was held, consistent with section 10k of chapter 2 of 1961 PA 120, as amended, MCL 125.990k, on the question of approval of a new zone plan for the Zone (the “**New Zone Plan**”) for a new 10-year qualifying period that begins on April 15, 2024 and ends on April 14, 2034 (the “**New Qualifying Period**”). A copy of the New Zone Plan is attached.

At the Election, the owners of assessable property unanimously approved the New Zone Plan.

*Ballots Cast*

The total number of ballots voted by owners of assessable property at the Election was 242. The total number of corrected ballots was zero. The total number of ballots cast without a yes or no vote was zero. The total number of spoiled ballots was zero.

*Total Ballots*

The total number of ballots cast in favor of approval of the New Zone Plan the 242. The total number of ballots cast against approval of the New Zone Plan was zero.

*Proportional Voting*

The total proportional vote (pursuant to weighted voting applicable to the Election under the current zone plan for the Zone) in favor of approval of the New Zone Plan was 0.4903. The total proportional vote against approval of the New Zone Plan was zero. The percentage of proportional votes in favor of approval of the New Zone Plan was 100%. The percentage of proportional votes against approval of the New Zone Plan was zero.

*Approval of New Zone Plan*

Because the vote in favor of the New Zone Plan by the owners of assessable property at the Election was unanimous, more than 60% of the property owners of assessable

**Downtown Detroit Business Improvement Zone**

Report on Election of Owners of Assessable Property—October 24, 2023

Page 2 of 2

property voting at the Special Meeting voted to approved the New Zone Plan and that approval constitutes reauthorization of Zone for the Zone for the New Qualifying Period.

As secretary of the Board, I hereby certify the results of the Election and the approval of the New Zone Plan for the New Qualifying Period at the Election.

Respectfully submitted,



Date: October 24, 2023

Michael McLauchlan  
Secretary



## DOWNTOWN DETROIT BUSINESS IMPROVEMENT ZONE ZONE PLAN

(for qualifying period beginning on April 15, 2024 and ending on April 14, 2034)

As provided under Chapter 2 of 1961 PA 120, as amended, MCL 125.990 to 125.990n (the “BIZ Act”), the following set of goals, strategies, objectives, and guidelines for the operation of the Downtown Detroit Business Improvement Zone is the zone plan for the business improvement zone (the “Zone Plan”) for the qualifying period beginning on April 15, 2024 and ending on April 14, 2034 (the “Qualifying Period”).

### 1. Name of Zone

The name of the business improvement zone is: “Downtown Detroit Business Improvement Zone” (the “BIZ”).

### 2. Initial Board of Directors for Qualifying Period

The initial board of directors (the “Board”) for the BIZ for the Qualifying Period will be comprised of the following individuals, with terms beginning on April 15, 2024:

	<b>Name</b>		<b>Organization</b>	<b>Initial Term (years)</b>
1.	George	Barnes	Heritage Optical	3
2.	David	Di Rita	The Roxbury Group	3
3.	Linda	Forte	Comerica Bank	1
4.	Regina	Gaines	House of Pure Vin	2
5.	Rainy	Hamilton	Hamilton Anderson Associates	1
6.	Kenneth	Hayward	Blue Cross Blue Shield of Michigan	1
7.	Debra	Homic Hoge	General Motors	3
8.	Richard	Hosey	Hosey Development, LLC; BIZ resident	2
9.	Mike	McLauchlan	Ilitch Companies	3
10.	Christos	Moisides	400 Monroe Associates	1
11.	Steve	Ogden	Rocket Companies	2
12.	Athina	Papas	Greektown Neighborhood Partnership/ Atheneum Suites Hotel	2
13.	Dwight	Phillips		1
14.	Tony	Tomczak	DTE Energy	2
15.			City of Detroit*	not applicable

The Board also will include a member nominated by the mayor of the City of Detroit (the “Mayor”) and confirmed by the city council of the City of Detroit as provided in section 10(g)(2) of the BIZ Act, MCL 125.990g(2). The member nominated by the Mayor will serve at the pleasure of the Mayor. A vacancy in this position will be filled in the same manner as the original appointment.

### **Zone Plan for Downtown Detroit Business Improvement Zone**

(for qualifying period beginning on April 15, 2024 and ending on April 14, 2034)

Page 2 of 6

### **3. Duties and Responsibilities of Board**

The day-to-day activities of the BIZ and implementation of the Zone Plan will be managed by the Board, which also will exercise the following duties and responsibilities:

- (a) Developing administrative procedures relating to implementation of the Zone Plan;
- (b) Recommending amendments to the Zone Plan;
- (c) Scheduling and conducting meetings of the owners of assessable property within the geographic boundaries of the BIZ (the “**Zone Area**”) (see Appendix A for description of Zone Area);
- (d) Developing a Zone Plan for the next qualifying period beginning on April 15, 2034;
- (e) Adopting bylaws applicable to the Board relating to the exercise of duties or responsibilities by the Board;
- (f) Certifying annual assessment amounts to the City of Detroit;
- (g) Enforcing, compromising, or otherwise administering the collection of assessments; and
- (h) Exercising duties or responsibilities of the Board under the BIZ Act, the Zone Plan for the BIZ, or other applicable law.

### **4. Method for Removal, Appointment, and Replacement of Board Members**

The initial members of the Board for the Qualifying Period are appointed for staggered terms of one year, two years, or three years as indicated in section 2. After the expiration of the initial terms of members of the Board for the Qualifying Period, the Board shall appoint members of the Board, other than the member nominated by the Mayor or appointees for the remainder of an unexpired term, for terms of three years. Members of the Board are eligible for reappointment. A member of the Board may continue to serve after the expiration of the member’s term until a successor is appointed and qualified.

A vacancy on the Board for a reason other than the expiration of a term will be filled by the Board for the remainder of the unexpired term, except for the member nominated by the Mayor. Appointment of a member of the Board by the Board requires an affirmative vote of a majority of the members of the Board serving at the time of the vote.

The Board may designate a nominating committee composed of members of the Board to nominate individuals for appointment to the Board by the Board.

The Board may remove any member of the Board by an affirmative vote of a majority of the members of the Board serving at the time of the vote.

### **5. Description of Projects Planned during Qualifying Period, including Scope, Nature, and Duration**

Within the Zone Area, the BIZ may provide *clean services* within public rights-of-way, including, but not limited to, litter collection; graffiti removal; pressure washing; mechanical sweeping; snow removal; and garbage and debris removal.

## **Zone Plan for Downtown Detroit Business Improvement Zone**

(for qualifying period beginning on April 15, 2024 and ending on April 14, 2034)

Page 3 of 6

Within the Zone Area, the BIZ may provide *landscape services* within public rights-of-way, including, but not limited to, mowing; fertilization; annual flower planting; mulching, edging, vegetation control; pruning and trimming; integrated pest management; dormant oil spray/summer foliage spray; start-up/shut down and inspection of irrigation systems; supplemental freeway ramp mowing; weed abatement; supplemental and winter season lighting; electrical and irrigation repairs; and capital improvements.

Within the Zone Area, the BIZ may administer a *public safety and hospitality ambassadors program*. Safety and hospitality ambassadors will be trained for a variety of tasks, including, but not limited to, assisting, directing, and providing information to property owners, residents, visitors, employees, and shoppers; observing, reporting, and preventing crime; discouraging panhandling and assisting people experiencing homelessness, drug addiction, alcohol misuse, or mental health issues; increasing the public's comfort and sense of security through a visible uniformed presence; and using handheld radios or other devices to interface with each other, police dispatch systems, and other security personnel.

Within the Zone Area, the BIZ may engage in *marketing and streetscape improvements*, including, but not limited to, lamp post banners; kiosks; signs; printed, broadcast, and online materials; capital improvements; and other programs designed to attract tenants, residents, visitors, and customers.

Within the Zone Area, the BIZ may conduct and commission *real estate market, demographic, and urban planning studies*, including, but not limited to, studies of retail, office, residential, and hotel space supply and demand; and initiatives to inform policies related to land use, transportation, urban design, and parking.

In addition to public rights-of-way within the Zone Area the BIZ may undertake projects, including, but not limited to, the projects otherwise described in this section 5 within downtown Detroit's **public parks and common areas**, including, but not limited to, Campus Martius/Cadillac Square, Hart Plaza, Capitol Park, Grand Circus Park, the Detroit RiverWalk, and Beatrice Buck Park at Paradise Valley.

The projects described in this section 5 (the "**Projects**") will continue for the duration of the Qualifying Period unless otherwise determined by the Board. Services, functions, and Projects provided by the BIZ will be supplemental to the services, functions, and projects of the City of Detroit.

### **6. Estimate of the Total Amount of Expenditures for Projects Planned During the Qualifying Period**

It is estimated that the sum of expenditures for Projects planned in the 10-year Qualifying Period is \$70,815,843.87. This estimate is based on total projected assessment revenue of \$70,815,843.87, annual projected assessment revenue in the first year of the Qualifying Period of \$5,898,318.51, an estimated annual growth rate of 4.0% per year in each subsequent year of the Qualifying Period.

It is possible that the actual revenues will grow at higher rates, remain flat, or decrease during any year during the Qualifying Period, in which case BIZ expenditures for the following year could correspondingly increase, remain static, or decrease.

### **7. Proposed Source of Financing for Projects**

The primary source of financing for the Projects is an annual assessment applicable to assessable properties in the Zone Area. The BIZ may seek additional funds through payments in lieu of assessments (such as voluntary payments from owners of non-assessable property within the Zone Area), payments for services,



## Zone Plan for Downtown Detroit Business Improvement Zone

(for qualifying period beginning on April 15, 2024 and ending on April 14, 2034)

Page 4 of 6

and grants or donations to fund complimentary projects and activities or administrative costs of the BIZ. Any money of the BIZ remaining at the end of the initial qualifying period under the prior zone plan for the BIZ will be retained by the BIZ and may be used by the BIZ during the Qualifying Period to finance Projects or to fund complimentary projects and activities or administrative costs.

### 8. Projected Amount or Rate of Assessments for Each Year and Basis for Imposition of Assessments

- (a) Subject to sections 8(d) and 8(e), assessments will be imposed on each assessable property within the Zone Area based on two factors: (1) square footage of floor area; and (2) assessed value. The “**Floor Area Rate**” portion of the assessment is imposed upon each assessable property at a rate of ***\$0.0580983305 per square foot of floor area***. The “**Assessed Value Rate**” portion of the assessment is imposed upon each assessable property at a rate of ***0.0024554878 per dollar of assessed value***.
- (b) The Floor Area Rate and the Assessed Value Rate will remain constant during the entire Qualifying Period.
- (c) Subject to the assessment cap under section 8(d) and the limitation on an annual assessment amount increase under section 8(e), for any year during the Qualifying Period the aggregate assessment for an assessable property is the sum of (1) the product obtained by multiplying the floor area of the property by the Floor Area Rate and (2) the product obtained by multiplying the assessed value of the property by the Assessed Value Rate.
- (d) ***\$150,000.00 Assessment Cap***. In light of the size and value of a handful of assessable properties within the Zone Area, equity requires that there be a cap on the aggregate amount of the annual assessment on any individual assessable property within the Zone Area. As a result, the maximum amount of the annual assessment for any individual assessable property within the Zone Area is limited to \$150,000.00 per year for each year of the Qualifying Period.
- (e) ***3% Annual Assessment Increase Limit***. An annual increase in any individual assessment is limited to three percent of the prior year’s assessment, including, but not limited to, any annual increase in an individual assessment in the first year of the Qualifying Period from the individual assessment for the property in the final year of the initial period for the BIZ. If the records of the assessor for the City of Detroit (the “**Assessor**”) indicate a Transfer of Ownership during the prior year, the three percent limit under this section 8(e) does not apply. Additionally, if the records of the Assessor indicate any Additions during the prior year, the Additions must be reflected in assessments of the applicable properties notwithstanding the three percent limit.
- (f) All assessment calculations will be based on property data maintained by the Assessor (or any successor officer, agency, or authority charged with maintaining the data) including, but not limited to, data relating to floor area square footage, assessed value, Transfer of Ownership, and Additions.
- (g) Data from the Assessor for assessable property current as of October 1, 2022 was used to calculate projected assessments and revenue for this Zone Plan.
- (h) In the first year of the Qualifying Period, data from the Assessor for assessable property current as of January 31, 2024 will be used to calculate assessments for the first year of the Qualifying Period

## **Zone Plan for Downtown Detroit Business Improvement Zone**

(for qualifying period beginning on April 15, 2024 and ending on April 14, 2034)

Page 5 of 6

in 2024. After the first year of the Qualifying Period, data from the Assessor for assessable property current as of January 31 of each year will be used to calculate BIZ assessments for that year. For example, assessments for 2025 will be calculated using data from the Assessor for assessable property current as of January 31, 2025. No adjustments to assessments for an assessment year will be made as a result of any adjustments to property data after January 31 of that assessment year.

- (i) For purposes of this section 8, “**Transfer of Ownership**” and “**Additions**” mean those terms as defined under Section 34d of the General Property Tax Act, 1893 PA 206, as amended, MCL 211.34d.

### **9. Plan of dissolution for the BIZ**

Upon a written petition duly signed by 30% of the property owners of assessable property within the Zone Area submitted no sooner than two years after the adoption of the Zone Plan for the Qualifying Period, the Board shall place the issue of dissolution of the BIZ on the agenda of the Board’s next annual meeting of owners of assessable property if the next annual meeting of owners of assessable property is to be held not later than 63 days after receipt of the written petition, or on the agenda a special meeting of the Board to be held later than 63 days after receipt of the written petition. Notice of the next annual meeting or special meeting described in this section 9 must be made to all owners of assessable property within the Zone Area by first-class mail not less than 14 days before the date of the annual or special meeting. The notice must include the specific location and the scheduled date and time of the meeting.

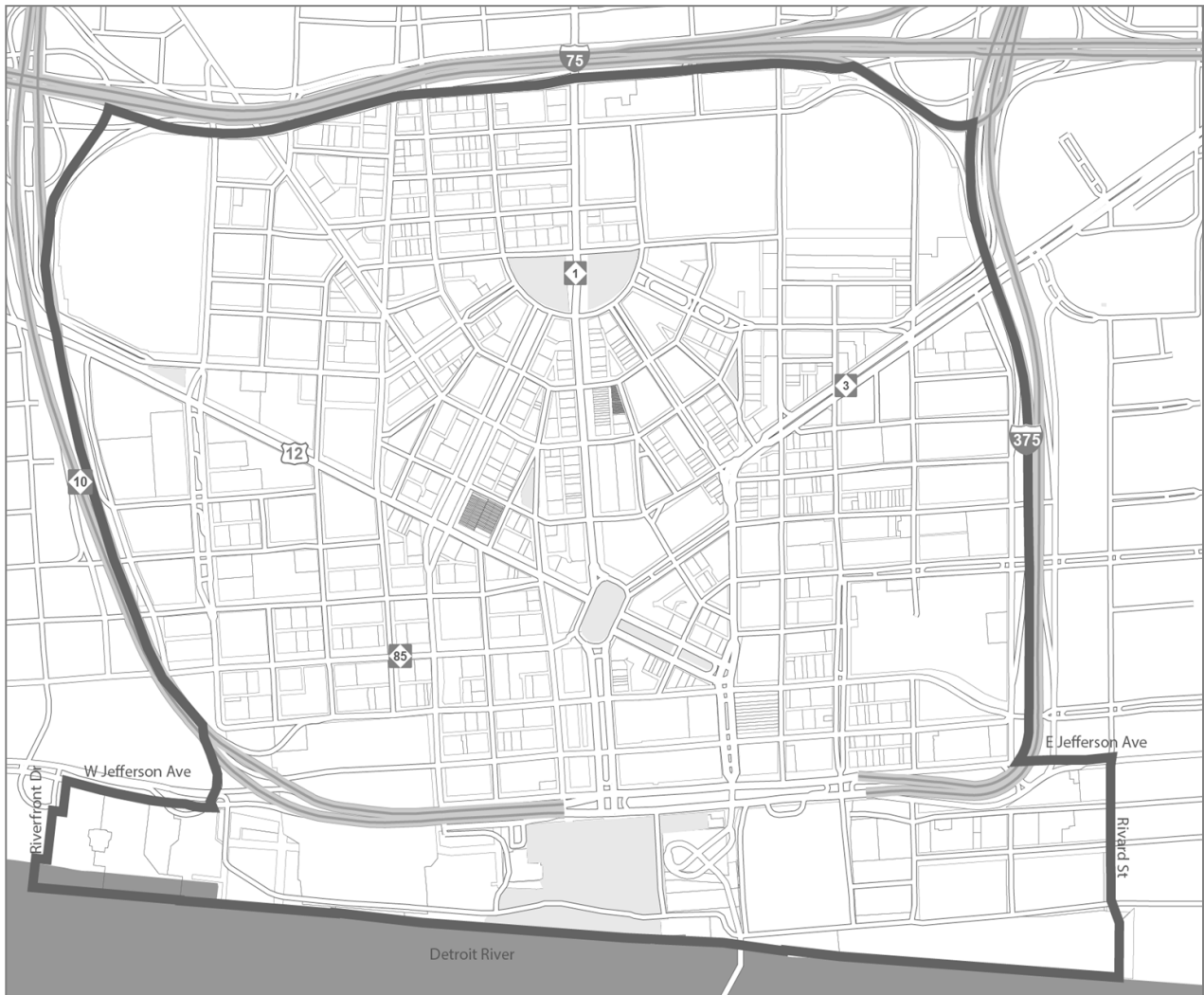
Except as otherwise provided in this section 9, the BIZ is dissolved upon a vote of more than 50% of the owners of assessable property voting at the meeting, with the vote of each property owner weighted in proportion to the property owner’s portion of total assessments for the BIZ in accordance with this Zone Plan and section 10f(2) of the BIZ Act, MCL 125.990f(2). A dissolution is not effective until the later of the end of the second calendar year after the vote for dissolution or all contractual liabilities of the BIZ have been paid and discharged.

APPENDIX A

**Map and Description of the Geographic Boundaries of the Zone Area Sufficient to Identify each Assessable Property Included in the Zone Area for the Qualifying Period**

The geographic boundaries of the area (the “Zone Area”) to be served by the business improvement zone will continue to be:

- Interstate 75 to the north;
- Interstate 375 north of East Jefferson Avenue and Rivard Street south of East Jefferson Avenue to the east;
- The Detroit River to the south; and
- The western line of the property at 1003 West Jefferson Avenue roughly coterminous with Riverfront Drive south of West Jefferson Avenue and Michigan State Highway 10 north of West Jefferson Avenue to the west.





**BUSINESS  
IMPROVEMENT  
ZONE**


# A DECADE OF BIZ IMPACT

## Clean, Safe, Welcoming

Vote on Renewal: Tuesday, October 24 | 10:00 a.m. - 12:30 p.m.  
Location: 1420 Broadway, Suite 101

### DOWNTOWN DETROIT BIZ AMBASSADORS

#### LAUNCHED SAFETY OUTREACH AMBASSADOR PROJECT





 BIZ Social Worker and Safety Outreach Ambassadors engaged with more than 350 unhoused Downtown patrons in first 6 months.



# 90%+





## OF BIZ AMBASSADORS ARE DETROIT RESIDENTS

#### YEAR-ROUND MANUAL CLEANING OF ALL PUBLIC SIDEWALKS

-  39 miles of sidewalk and 160+ blocks
-  Increased tonnage of trash collected efficiently and within budget
-  Empty 500+ public trash cans
-  Clean and stock 24 dog waste stations and maintain three dog parks



#### BIZ AMBASSADOR IMPACT BY THE NUMBERS 2014-PRESENT

-  5,277+ tons of trash collected
-  23,705+ instances of graffiti removed
-  205,256+ patrons assisted
-  800,002+ hours worked

### SMALL BUSINESS ENGAGEMENT

 ENGAGE WITH 400+  
BIZ BUSINESSES ANNUALLY



### BIZ BUSINESS RESOURCES



**BIZ Connects**  
Networking, Downtown Event Updates, Resources



**BIZ Job Fairs**  
Connect nearly 1,000 potential employees with BIZ businesses in need of workers



**Monthly BIZ Bulletin**  
BIZ news, program updates, events, financial resources and more

### BIZ BUSINESS ROUNDTABLES INITIATED TO INFORM PRIORITIES



### THE SPIRIT CARD

Detroit-wide community e-gift card, keeping local dollars in Detroit.



### SUPPLEMENTAL LIGHTING

EXPANDED  
SUPPLEMENTAL LIGHTING  
TO PROMOTE SAFETY 

 CREATED ONE OF A KIND  
NATIONALLY RECOGNIZED  
HOLIDAY LIGHTING  
FOR THE BIZ



### LANDSCAPING

 MAINTAIN 22 ACRES  
OF LANDSCAPE  
TO ENSURE GATEWAYS ARE WELCOMING



### SAFETY

 COORDINATED AND  
COLLABORATIVE APPROACH

Downtown Detroit's Project Lighthouse program, a collaboration amongst Downtown Detroit's public and private safety professionals, and a nationally recognized best practice, is led by the BIZ and DDP.



OFFICE  
313.566.8250

EMAIL US  
biz@downtowndetroit.org

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SCAN TO LEARN  
MORE ABOUT  
THE BIZ

DowntownDetroit.org/BIZ





# BUSINESS IMPROVEMENT ZONE

# A DECADE OF BIZ IMPACT

## Clean, Safe, Welcoming

2014- Present: Downtown commercial property owners have contributed more than \$40 million to fund enhanced services

### BIZ BOARD MAP

The Downtown Detroit Business Improvement Zone (BIZ) is a public organization dedicated to enhancing the attractiveness and overall appeal of Downtown Detroit. The BIZ was created by a vote of property owners in 2014 to permit an assessment within the BIZ area for the benefit of property owners. The BIZ is led by a volunteer board of directors who represent the community of dedicated property owners. The BIZ board contracts with the Downtown Detroit Partnership to manage its day-to-day operations.



1 8 Area-wide representation

- 1 Steve Ogden\*  
Rocket Companies
  - 2 Debra Homic Hoge\*  
General Motors
  - 3 Michael McLaughlan\*  
Ilitch Companies
  - 4 Richard J. Hosey III\*  
Hosey Development LLC, BIZ Resident
  - 5 George P. Barnes, Jr.\*  
Heritage Vision Plans, Inc.
  - 6 Kenneth Hayward\*  
Blue Cross Blue Shield of Michigan
  - 7 Anthony Tomczak\*  
DTE Energy
  - 8 Charles Beckham  
City of Detroit (Retired)
  - 9 David Di Rita  
The Roxbury Group
  - 10 Regina Gaines  
House of Pure Vin
  - 11 Linda D. Forte  
Comerica Bank (Retired)
  - 12 Rainy Hamilton  
Hamilton Anderson Associates
  - 13 Christos Moisesides  
400 Monroe Associates
  - 14 Athina Papas  
Athenaeum Suite Hotel
  - 15 Dwight W. Phillips  
Phifer, Phillips & White, PC (Retired)
- \* Executive Committee Member

### PROPOSED NEW ZONE PLAN

The Business Improvement Zone is a tool to fund and facilitate services and priorities for the benefit of property owners within a defined geographic area. A BIZ operates under a zone plan approved by owners of assessable property. It includes a set of goals, strategies, objectives, and guidelines for the operation of the BIZ. Building on value delivered to date, the proposed new zone plan is substantially similar to the current zone plan that was overwhelmingly approved by property owners the Detroit city council in 2014.

Owners of assessable property are being asked to vote on renewal of the BIZ. The qualifying period for the proposed new zone plan is April 15, 2024 to April 14, 2034. The intent of the new zone plan is to mirror the current zone plan, incorporating updates necessary to reflect renewal and support the continued efficient management of the BIZ.

**THE CURRENT ASSESSMENT RATE WILL NOT CHANGE. THE CAP ON ANY ANNUAL ASSESSMENT INCREASE FOR A PARCEL AND THE LIMIT ON THE MAXIMUM ASSESSMENT FOR ANY PARCEL WILL CONTINUE UNDER THE NEW ZONE PLAN.**



Scan to view the proposed new zone plan



Scan to view the current zone plan that expires on April 14, 2024

Property owners with questions about voting and agents acting for a property owner may contact the BIZ at [biz@detroitdetroit.org](mailto:biz@detroitdetroit.org).



SCAN TO LEARN MORE ABOUT THE BIZ

[DowntownDetroit.org/BIZ](http://DowntownDetroit.org/BIZ)

OFFICE  
313.566.8250

EMAIL US  
[biz@detroitdetroit.org](mailto:biz@detroitdetroit.org)

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**BUSINESS  
IMPROVEMENT  
ZONE**

# A DECADE OF BIZ IMPACT

## Clean, Safe, Welcoming

**2014- Present:** Downtown commercial property owners have contributed more than \$40 million to fund enhanced services

### VOTE ON BIZ RENEWAL

The board of directors of the Downtown Detroit Business Improvement Zone (BIZ) has called a special meeting of the owners of assessable property within the geographic boundaries of the area within the City of Detroit served by the BIZ Area, depicted on the map on the previous page.



#### WHEN

Tuesday, October 24, 2023  
10:00 a.m. to 12:30 p.m.



#### WHERE

BIZ Ambassador Downtown Satellite Office  
1420 Broadway Street, Suite 101  
Detroit, Michigan 48226-2163

The purpose of the special meeting is approval by owners of assessable property of a new zone plan for a new 10-year qualifying period beginning on April 15, 2024 and ending on April 14, 2034. The current 10-year qualifying period of the BIZ began on April 15, 2024.

For each parcel of assessable property within the BIZ, the owner of record according to City of Detroit assessment records is authorized to vote at the special meeting. For a property owner that is an entity and not an individual, such as a corporation or a limited liability company, the property owner may designate an authorized representative before the special meeting to vote on behalf of the entity at the special meeting. An individual acting as a representative for an entity will be asked to provide written documentation of authorization by the entity.



**100% CLEAN ANNUAL AUDITS**



*Committed to  
Transparency*

*Scan to see official  
records of the BIZ*



OFFICE  
313.566.8250

EMAIL US  
biz@detroitdetroit.org

FOLLOW US  
@DowntownDet    

### PROPERTY OWNERS NEED TO PREPARE IN ADVANCE TO VOTE



*Scan for Step-By-Step  
Voting Preparation*

DetroitDetroit.org/BIZ

- ▶ Only owners of assessable property within the BIZ Area are eligible to vote at the special meeting.
- ▶ Voting will be weighted consistent with the current zone plan for the BIZ.
- ▶ View a copy of the proposed new zone plan at [detroitdetroit.org/wp-content/uploads/BIZ\\_Zone-Plan-legal-format.pdf](http://detroitdetroit.org/wp-content/uploads/BIZ_Zone-Plan-legal-format.pdf)

A printed copy of the proposed new zone plan also may be requested and reviewed during regular business hours at:

#### Detroit Detroit Business Improvement Zone

1000 Woodward Avenue, Suite 380  
Detroit, MI 48226-3540  
(313) 566-8250

- ▶ If a business entity is the owner of assessable property, in advance the entity may designate an individual to act as its agent and vote at the special meeting on behalf of the entity. Template resolutions to assist a business entity in designating an individual to act as agent and vote at the special meeting are available at the following links:

- Limited Liability Company
- General Partnership
- Corporation
- Limited Partnership



*Available on the BIZ website*

DetroitDetroit.org/BIZ

- ▶ Individuals needing special accommodations or assistance to attend or participate in the special meeting should contact the Detroit Detroit Business Improvement Zone at (313) 566-8250 or [biz@detroitdetroit.org](mailto:biz@detroitdetroit.org) before the meeting to assure compliance with the Americans with Disabilities Act of 1990.



**SCAN TO LEARN  
MORE ABOUT  
THE BIZ**

DetroitDetroit.org/BIZ



**BUSINESS  
IMPROVEMENT  
ZONE**

# A DECADE OF BIZ IMPACT

## Clean, Safe, Welcoming

2014- Present: Downtown commercial property owners have contributed more than \$40 million to fund enhanced services

### DATA: A DECADE OF DOWNTOWN GROWTH

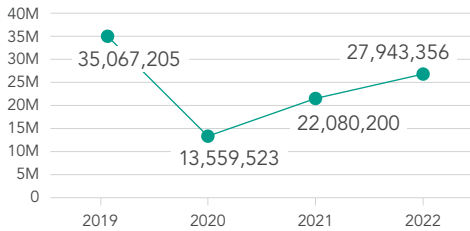
#### DATA-DRIVEN DECISIONS

RELATED TO STRATEGIC INITIATIVES AND PROGRAMS

- Downtown Detroit Perceptions Survey
- Downtown Detroit Engagement Surveys
- Return to Work Surveys
- Community and Development Update
- Downtown Detroit Datascape
- Downtown Recovery Dashboard

#### Downtown Detroit Visitors (2019-2022)

Total Annual Visits

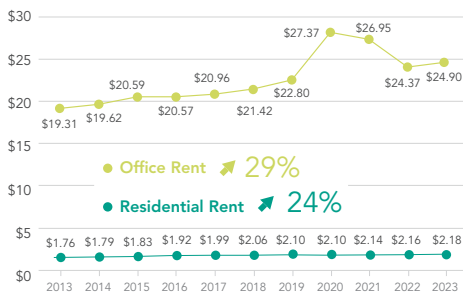


#### Office Inventory and Vacancy Rate (2014-2022)

Year	sq ft available	Vacancy Rate
2014 Q3	26,543,497	12.3%
2023 Q3	27,807,376	9.2%

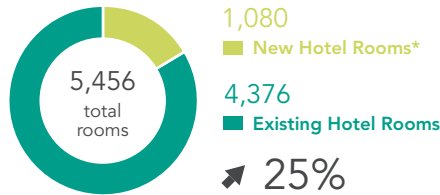
Source: CoStar, September 2023.

#### Gross Downtown Office and Residential Market Rent Per Sq Ft (2014-2023)



Source: CoStar, September 2023.

#### Number of Hotel Rooms



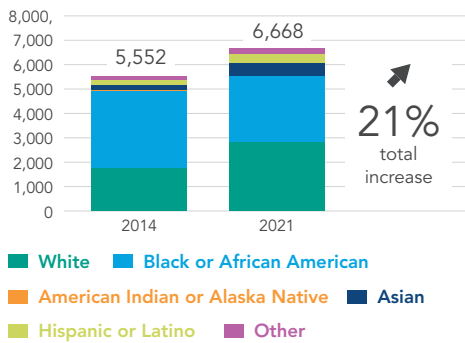
\*Hotel rooms built or under construction since 2014

#### Downtown Detroit Workers (2014-2022)

Year	Workers	% Change
2014	72,618	
2019	80,437	11%

Source: U.S. Census Bureau, Center for Economic Studies, Longitudinal Employer-Household Dynamics

#### Downtown Population by Race/Ethnicity (2014 and 2021)



Source: U.S. Census American Community Survey, 2021 and 2014, 5-yr Avg.

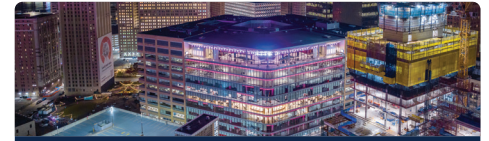
#### Perceptions Survey

The overall stakeholder perceptions of Downtown Detroit and the BIZ are positive.



Scan to read 2018, 2020 and 2022's Perceptions Survey Reports

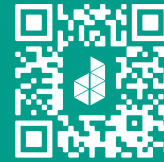
### LEARN MORE



Explore the Downtown Detroit Datascape  
downtowndetroit.org/datascape



Read Official BIZ Records and Public Documents  
downtowndetroit.org/about-the-ddp/business-improvement-zone/public-documents/



Watch BIZ Small Business Spotlights



Hear from BIZ Ambassadors



SCAN TO LEARN MORE ABOUT THE BIZ

DowntownDetroit.org/BIZ

OFFICE  
313.566.8250

EMAIL US  
biz@downtowndetroit.org

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@DowntownDet