



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

February 2, 2024

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

RE: Community Benefits Provision
The Future of Health Development

Honorable City Council:

The City of Detroit ("City"), City of Detroit Brownfield Redevelopment Authority ("DRBA"), Detroit Economic Growth Corporation ("DEGC"), and Henry Ford Health System ("HFH"), Board of Trustees for Michigan State University ("MSU") and Pistons Sports & Entertainment, LLC ("Pistons") collectively referred to as the ("Developer") have been in discussions to bring an estimated investment of approximately \$3.02 billion dollars¹ to the properties located at One Ford Place, 725 Amsterdam Street, 675 Amsterdam Street, 6175 Third Street, 6205 Third Avenue, 2805 West Grand Boulevard, 1130 Baltimore Avenue, 6450 Sterling Street and 6355 Lincoln Street collectively as The Future of Health. It is anticipated that this project will redevelop the nine (9) existing structures and vacant parcels into new and renovated uses resulting in the creation of a hospital expansion at 1.1 million square feet, three (3) mixed use residential buildings with 662 mixed income residential units and 897,000 square feet of retail space², a research facility with 335,000 square feet of office space, a shared services building with 150,000 square feet of office space, a central energy hub covering 25,000 square feet and 2,300 interior and surface parking spaces to the New Center, New Center Commons Virginia Park, Elijah McCoy and TechTown neighborhoods.

Under the City of Detroit Ordinance 2021-4 ("Ordinance"), codified in Chapter 12, Article XII 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 projects mentioned in The District Detroit ("the Projects") are expected to incur an investment of at least \$75 million and will involve the abatement of more than \$1 million in City taxes. Therefore, the Projects qualify as a Tier 1 Development Project under the Ordinance and are subject to the CBO Process.

The Projects were reviewed by a Neighborhood Advisory Council, to ascertain the community's concerns related to any impacts the Projects may have on the surrounding community and the ways the Developer plans to address those impacts. A Community Benefits Report was prepared for the Projects because of the

¹ The \$3 billion dollar investment includes \$1.7 billion dollars towards the new hospital expansion, \$392.6 million dollars towards the new research facility, \$234.63 million dollars towards a central energy hub, \$203.3 million dollars towards a shared services building, \$188.8 million towards the adaptive reuse of One Ford Place, \$79 million dollars towards a second residential building, \$69.6 million dollars towards a park garage, \$57.7 million towards a second parking garage, and \$54.2 million towards a third residential building.

² Twenty percent (20%) of the affordable units are earmarked as the following: 10% of units at or below 30% of the area median income ("AMI"), 80% of units at or below 50% AMI and 10% of units at or below 70% AMI.

CBO Process and such report is submitted herewith in accordance with Section 14-12-3 of the Code as Exhibit A to the attached resolution (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 District Detroit" that is included as Exhibit B to the attached resolution (the "Provision").

We hereby request that your Honorable Body adopt the attached resolution that receives and files the Report and approves the Provision in furtherance of the Projects.

Respectfully submitted,



Antoine Bryant, Director
Planning and Development Department

CC: Hassan Beydoun, Group Executive – Jobs and Economy

Brittney Hoskiw, JET Team

Brandon Lockhart, JET Team

Malik Washington, Mayor's Office

Edwina King, Associate Director of Legislative Affairs and Equitable Development – PDD

Aaron Goodman, Manager of the Community Benefits Ordinance - PDD

RESOLUTION

BY COUNCIL MEMBER: _____

NOW, THEREFORE BE IT RESOLVED, that the Planning & Development Department's ("P&DD") The Future of Health Project Community Benefits Agreement Report in the attached Exhibit A incorporated herein is hereby received and filed by the Detroit City Council; and be it further;

RESOLVED, that the "Community Benefits Provision for Tier 1 Development Projects – The District Project" attached hereto and incorporated herein as Exhibit B (the "Provision") is hereby approved by Detroit City Council, and be it further;

RESOLVED, that the P&DD Director, or his authorized designee, is hereby authorized to execute the Provision; and be it finally;

RESOLVED, that the Provision will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

COMMUNITY BENEFITS AGREEMENT

(The Future of Health Development)

THIS COMMUNITY BENEFITS AGREEMENT (this “Agreement”) is entered into as of the Effective Date (as defined herein), by and among the CITY OF DETROIT, a Michigan municipal corporation (“City”), acting through its Planning and Development Department, Henry Ford Health System, a non-profit organization (“HFH”), Board of Trustees of Michigan State University, a Michigan constitutional body corporate of the State of Michigan (“MSU”), and Pistons Sports & Entertainment, LLC, a Delaware limited liability company (“Pistons”) (collectively, the “Developer”).

RECITALS

- A. HFH, MSU and Pistons are each undertaking the development of respective portions of those certain parcels of real property listed on Schedule 1 attached hereto for the purposes summarized on Schedule 1 (collectively the “Project”), which is comprised of (i) the east campus portion of the broader “Future of Health Development” (the “East Campus”), (ii) an expansion of the existing Henry Ford Hospital facilities south of West Grand Boulevard to include a new hospital tower (“Expanded Hospital”), and (iii) a new parking garage, a shared services building and a central utility plant ((ii) and (iii) collectively, “South Campus”).
- B. Pursuant to City of Detroit Ordinance No. 2021-4 effective as of December 8, 2021 (the “Community Benefits Ordinance”), and codified in Chapter 12, Article VIII of the 2019 Detroit City Code (“Code”), certain development projects referred to therein as “Tier 1 Development Projects” are required to undergo certain community engagement procedures as set forth in the Community Benefits Ordinance to permit members of the Neighborhood Advisory Council (as defined in the Community Benefits Ordinance) to make Developer aware of concerns related to the Project and discuss methods of addressing concerns raised by the Neighborhood Advisory Council (the “CBO Process”).
- C. The East Campus, collectively, is expected to incur an investment of at least seventy-five million dollars (\$75,000,000) and to involve the abatement of more than one million dollars (\$1,000,000) in city taxes and qualifies as a Tier 1 Development Project pursuant to the Community Benefits Ordinance and therefore required to comply with the CBO Process.
- D. Although the development of the South Campus contemplated by HFH does not, by itself, qualify as a Tier 1 Development Project pursuant to the Community Benefits Ordinance since it is not receiving a transfer of land or tax abatement, HFH voluntarily committed to participate in the CBO Process as though the South Campus was a Tier 1 Development Project in order to expand the available community benefits for the Impact Area (as defined below) and to address concerns raised by the NAC (as defined below) regarding construction of the South Campus.

- E. From October 3, 2023 to December 12, 2023, the City facilitated and the Developer participated in a CBO Process for the East Campus and the South Campus with the members of the Neighborhood Advisory Council for the Project (the “NAC”), which members were selected from residents living within the area bounded by W. Euclid Street to the north, Woodward Avenue to the east, I-94 to the south, and Rosa Parks Boulevard to the west (the “Impact Area”).
- F. HFH, MSU and Pistons, through the CBO process and discussions with the NAC, have committed to provide certain programs, projects and other benefits to address concerns raised by the NAC as further described on Exhibit A attached hereto (the “Developer Community Benefits”).
- G. The City is willing to provide those certain programs and projects described on Exhibit B attached hereto to address additional concerns raised by the NAC related to City property, programs, and ordinances (the “City Community Benefits”).
- H. The City, HFH, MSU and Pistons desire to memorialize their obligations to provide the City Community Benefits and the Developer Community Benefits, respectively.

NOW THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the City, HFH, MSU and Pistons agree as follows:

1. Agreement to Provide Developer Community Benefits. Each of HFH, MSU and Pistons hereby covenants and agrees to construct, operate, or otherwise provide (as appropriate) the Developer Community Benefits, in the manner and as described and as allocated in Exhibit A. HFH, MSU, Pistons and the City acknowledge and agree that the Developer Community Benefits were agreed upon by HFH, MSU and Pistons to address concerns raised by the NAC, as required by the Community Benefits Ordinance. HFH, MSU, Pistons and the City further acknowledge and agree that HFH, MSU and Pistons shall each be responsible for constructing, operating, or otherwise providing (as appropriate) those Developer Community Benefits that are designated to such entity as indicated on Exhibit A and the obligations of each of HFH, MSU and Pistons under this Agreement are several in nature. Except as otherwise set forth in Exhibit A, where more than one of HFH, MSU or Pistons have committed to providing a Developer Community Benefit, each of such entities shall be responsible for fully providing such Developer Community Benefit with respect to the aspects of the Project being constructed or performed by such entity.
2. Agreement to Provide City Community Benefits. The City hereby covenants and agrees to construct, operate, or otherwise provide (as appropriate) the City Community Benefits, in the manner and as described in Exhibit B.
3. Continued Community Engagement. As required by Section 12-8-3(g)(3) of the Code, the City will facilitate, and HFH, MSU and Pistons will actively participate, in at least one (1) meeting per calendar year with the NAC for at least six (6) years, provided that if the Project is not completed within six (6) years, at the discretion of the Director of the Planning and Development Department the City may facilitate, and HFH, MSU and Pistons shall actively participate in,

additional annual meetings until the Project is completed. The purpose of such meetings will be to discuss the status of the Project, to coordinate the implementation of the Developer Community Benefits, and to discuss any additional concerns raised by the NAC.

4. Compliance Reporting; Recordkeeping. Unless a specific Developer Community Benefit provides for more frequent reporting, Developer will submit semi-annual compliance reports to the City via the reporting structure provided by the City of Detroit Civil Rights, Inclusion and Opportunity Department (“CRIO”) within thirty (30) days of the end of June and December each calendar year which describes HFH, MSU and Pistons’ progress on and compliance with the Developer Community Benefits. The City, HFH, MSU and Pistons shall each maintain information pertinent to its activities under this Agreement for at least two (2) years following completion of the last of the buildings being constructed as part of the Project.

5. Indemnification

a. HFH agrees to indemnify, defend, and hold the City harmless, or shall cause its contractors, agents, affiliates, or subsidiaries performing the Developer Community Benefits which otherwise are the responsibility of HFH herein to indemnify, defend and hold the City harmless, against and from any and all liabilities, obligations, damages, penalties, claims, costs, charges, losses and expenses (including, without limitation, reasonable fees and expenses for attorneys, expert witnesses and other consultants) that may be imposed upon, incurred by, or asserted against the City or its departments, officers, employees, or agents by reason of (a) any gross negligence or misconduct of HFH or its agents or employees in the performance of this Agreement, (b) any failure by HFH to perform its obligations under this Agreement which constitute an Event of Default of HFH hereunder, or (c) any injury to the person or property of the City or of an employee of the City where such injury arises out of HFH’s performance of its obligations under this Agreement, except to the extent that any of the foregoing are caused by the negligence or misconduct of the City or its employees.

b. MSU agrees to indemnify, defend, and hold the City harmless, or shall cause its contractors, agents, affiliates, or subsidiaries performing the Developer Community Benefits which otherwise are the responsibility of MSU herein to indemnify, defend and hold the City harmless, against and from any and all liabilities, obligations, damages, penalties, claims, costs, charges, losses and expenses (including, without limitation, reasonable fees and expenses for attorneys, expert witnesses and other consultants) that may be imposed upon, incurred by, or asserted against the City or its departments, officers, employees, or agents by reason of (a) any gross negligence or misconduct of MSU or its agents or employees in the performance of this Agreement, (b) any failure by MSU to perform its obligations under this Agreement which constitute an Event of Default of MSU hereunder, or (c) any injury to the person or property of the City or of an employee of the City where such injury arises out of MSU’s performance of its obligations under this Agreement, except to the extent that any of the foregoing are caused by the negligence or misconduct of the City or its employees.

c. Pistons agree to indemnify, defend, and hold the City harmless, or shall cause its contractors, agents, affiliates, or subsidiaries performing the Developer Community Benefits which otherwise are the responsibility of the Pistons herein to indemnify, defend and hold the City harmless, against and from any and all liabilities, obligations, damages, penalties, claims, costs,

charges, losses and expenses (including, without limitation, reasonable fees and expenses for attorneys, expert witnesses and other consultants) that may be imposed upon, incurred by, or asserted against the City or its departments, officers, employees, or agents by reason of (a) any gross negligence or misconduct of Pistons or its agents or employees in the performance of this Agreement, (b) any failure by Pistons to perform its obligations under this Agreement which constitute an Event of Default of Pistons hereunder, or (c) any injury to the person or property of the City or of an employee of the City where such injury arises out of Pistons' performance of its obligations under this Agreement, except to the extent that any of the foregoing are caused by the negligence or misconduct of the City or its employees.

6. Compliance with Laws. Each party hereunder acknowledges that it is individually responsible for maintaining compliance in all respects with all applicable federal, state, and local laws, rules, regulations, and orders having the binding effect of law applicable to its respective businesses and operations, including but not limited to any and all rules and regulations governing the operation and administration of Medicare, Medicaid, Tricare, and any other federal health care programs (as defined in the Social Security Act) and any other State of Michigan health care program, and any grant and other funding restrictions and applicable standards of care and best practices (as amended from time to time, collectively, the "Applicable Laws"). No party hereunder will be responsible for ensuring any other party's compliance with Applicable Laws at any time, unless so required under Applicable Laws; and, Developer's respective obligations to perform as set forth herein are subject to any such Applicable Laws.

7. Nondiscrimination. Developer will, in performing the Developer Community Benefits and its other obligations pursuant to this Agreement, refrain from refusing, restricting, withholding, or denying any accommodations, services, privileges, advantages or facilities or otherwise discriminating, whether directly or indirectly, on the basis of race, color, ethnicity, national origin, religious beliefs or practices, age, disability, pregnancy, marital status, parental status, military status, employment or educational status, gender, sex, sexual orientation, gender identity or expression, or any other protected or designated classification, in accordance with Chapter 23 of the Detroit City Code and other Applicable Laws.

8. Reporting of Alleged Violations of Community Benefits. Each of HFH, MSU, and the Pistons acknowledges and understands that pursuant to Section 12-8-3(g)(4) of the Code, members of the community may report to the NAC allegations of the Developer's failure to comply with this Agreement. Community members can submit such reports to the City (a) by personal delivery with receipt obtained or by registered or certified first-class mail with return receipt requested at the following address:

City of Detroit,
Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, MI 48226
Attention: Director

(b) by e-mail to cboformalcomplaints@detroitmi.gov, or (c) through an online portal available at <http://bit.ly/CBOComment>.

The City will forward all such reports from community members to (i) the NAC, which may take further action in accordance with Section 12-8-3(g) of the Code and (ii) HFH, MSU and Pistons.

9. Event of Default. The following shall constitute an “Event of Default” by the defaulting party under this agreement:

a. The failure of any Developer to perform any of its respective Developer Community Benefits as and when provided in Exhibit A attached hereto, or any other default by Developer in the performance of the terms of this Agreement, which default or failure is not cured within sixty (60) days after the City’s delivery of written notice of such failure or default to Developer, provided, however, that if the nature of Developer’s failure or default is such that it cannot be reasonably cured within such sixty (60) day period, and Developer commences such cure within said sixty (60) day period and thereafter diligently pursues such cure to completion, then such failure or default shall not constitute an Event of Default hereunder unless Developer fails to cure the same within one hundred twenty (120) days of the City’s original delivery of notice of such failure or default or such longer time period as is reasonable under the circumstances and mutually agreed upon between the applicable Developer and the City. Notwithstanding anything to the contrary contained herein, an Event of Default by one of the or multiple Developers with respect to a Developer Community Benefit for which such Developer is responsible shall not be deemed an Event of Default by all of the Developers under this Agreement, and any such Event of Default shall be solely attributable to and enforceable against the defaulting Developer.

b. The failure of the City to perform any of the City Community Benefits as and when provided in Exhibit B attached hereto, or any other default by the City in the performance of the terms of this Agreement, which default or failure is not cured within sixty (60) days after the Developer’s delivery of written notice of such failure or default to the City, provided, however, that if the nature of the City’s failure or default is such that it cannot be reasonably cured within such sixty (60) day period, and the City commences such cure within said sixty (60) day period and thereafter diligently pursues such cure to completion, then such failure or default shall not constitute an Event of Default hereunder unless the City fails to cure the same within one hundred twenty (120) days of the Developer’s original delivery of notice of such failure or default. In no event shall any failure of the City to perform any of the City Community Benefits hereunder be deemed an Event of Default of any Developer.

c. Notwithstanding anything to the contrary set forth herein, the failure to construct improvements on or renovate any improvements which are contemplated as part of the Project as of the date of this Agreement shall not be a basis for default hereunder.

10. Remedies. Upon the occurrence of an Event of Default, the non-defaulting party shall have the right to pursue and enforce specific performance of the covenant or obligation which the defaulting party failed to perform, it being agreed that the Developer Community Benefits and the City Community Benefits represent ways of addressing specific concerns raised by the NAC and that monetary damages may be inadequate to address such concerns. Developer further agrees to comply with the enforcement and mitigation process of Section 12-8-3(g) of the Code and to cooperate in any investigation or hearings by the Enforcement Committee (as defined in the

Community Benefits Ordinance) or the Detroit City Council. For the avoidance of doubt, upon the occurrence of an Event of Default by one or more of the Developers in performing a Developer Community Benefit for which such Developers are responsible, the City shall only pursue a remedy under this Section 10 against the Developer (or Developers) responsible for such Developer Community Benefit. An Event of Default by one or more Developer(s) shall not be enforced against any non-defaulting Developer(s) and all liabilities hereunder shall be several as to each Developer.

11. Effective Date; Term. This Agreement shall be effective upon the approval of the Transformational Brownfield Plan with respect to the Project approved by the City Council on _____, 2024 (as the same may be amended, the “TBP”) by the Michigan Strategic Fund, and the execution by the Developer, the City of Detroit Brownfield Redevelopment Authority and the Michigan Strategic Fund of the reimbursement agreement with respect to the TBP, all with respect to portions of the East Campus (“Effective Date”). This Agreement will remain in effect as long as the financial incentives available to Developer under the TBP remain available to Developer, and until completion of the Project, and (a) with respect to Developer’s obligations hereunder, the Developer’s satisfaction of all of the Developer Community Benefits, and (b) with respect to the City’s obligations hereunder, the City’s satisfaction of all of the City Community Benefits.

12. Amendments. No amendment to this Agreement will have any force or effect against any Party unless it is in writing, expressly refers to this Agreement, is fully executed by the duly authorized representative of the City (if necessary, pursuant to the resolution of the Detroit City Council as approved by the Mayor of the City of Detroit) and Developer, and is approved by the City of Detroit Law Department.

13. Notices. All notices, requests, notifications, and other communications (collectively, “Notices”) related to this Agreement shall be given in writing, signed by an authorized representative of the Party and sent by United States mail, registered or certified, return receipt requested, postage prepaid, or sent by express, overnight courier, next day delivery requested, to the respective parties at the addresses listed below, and shall be deemed delivered one (1) business day after the delivery or mailing date:

If to the City: City of Detroit
 Planning & Development Department
 2 Woodward Avenue, Suite 808
 Detroit, MI 48226
 Attention: Director

With a copy to: City of Detroit, Law Department
 2 Woodward Avenue, Suite 500
 Detroit, MI 48226
 Attention: Corporation Counsel

If to Developer: Henry Ford Health System
 One Ford Place, 5B

Detroit, Michigan 48202
Attn: Chief Financial & Business Development Officer
With e-mail copy to: Office of General Counsel at legal@hfhs.org

With a copy to: Taft Stettinius & Hollister, LLP
27777 Franklin Road
Ste. 2500
Southfield, Michigan 48034
Attn: Elizabeth M. Rogers, Esq.

With a copy to: Pistons Sports & Entertainment
6201 Second Ave.
Detroit, Michigan 48202
Attn: Richard Haddad, Chief Operating Officer

With a copy to: Board of Trustees of Michigan State University
426 Auditorium Road
Hannah Administrative Building, Room 450
East Lansing, Michigan 48824-1046
Attn: President

And with a copy to: Richard A. Barr, Esq.
Honigman LLP
660 Woodward, Ste. 2290
Detroit, Michigan 48226

Each Party to this Agreement may change its address and/or point of contact for the receipt of Notices at any time by giving written Notice thereof to the other parties in accordance with this Section.

14. Miscellaneous.

a. The City and each Developer are independent of each other and do not intend, as a result of this Agreement or otherwise, to become a joint venture, partners, employees, servants, agents, representatives, contractors, or any type of related business entities to one another with respect to the subject matter of this Agreement.

b. The City and Developer acknowledge and agree that this Agreement, and the performance of the obligations hereunder, is intended to satisfy the requirements of the Community Benefits Ordinance and the CBO Process.

c. This Agreement sets forth Developer's intended activities to address impacts on the community by the Project in accordance with the Ordinance and by HFH with respect to the South Campus in accordance with HFH's voluntary submission of the South Campus to the CBO Process. The Developer may not assign this Agreement, or any portion thereof, either voluntarily or involuntarily, or by operation of law to any third party without the City's written consent, which

shall not be unreasonably withheld but may be subject to reasonable conditions. The City and the Developer acknowledge and agree that the development of the Project or portions thereof, and performance of the Developer Community Benefits may be performed by subsidiaries or affiliates of the Developer.

d. In the event of a failure or delay in the Developer's performance of its obligations under this Agreement due to unforeseen causes and causes beyond its control and without its fault, including, but not restricted to, acts of God or of the public enemy, fires, floods, severe weather, pandemic, epidemic, strikes or other labor disputes, national emergency, riot, terrorism, restraint by court order, order by any governing body, judicial order, or order or directive of public authority (each, a "Force Majeure Event") the time for performance of such obligations shall be extended for the period of the Force Majeure Event, but in no event more than one hundred eighty (180) days following the end of the Force Majeure Event; provided that the Developer must within thirty (30) days after the beginning of such Force Majeure Event, have first notified the City in writing of the causes thereof and requested an extension for the period of the Force Majeure Event.

e. This Agreement will be governed by the laws of the State of Michigan, excluding its choice of laws rules. Any legal suit, action or proceeding arising out of this Agreement will be instituted in the federal courts of the United States of America or the courts of the State of Michigan, in each case located in the City of Detroit and County of Wayne, and each Party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action, or proceeding.

f. If any part of this Agreement is held invalid or unenforceable, by any court of competent jurisdiction, that part will be deemed deleted from this Agreement and the severed part will be replaced by agreed upon language that achieves the same or similar objectives. The remaining provisions of the Agreement will continue in full force and effect.

g. This Agreement may be executed by the parties in counterparts which shall be considered as one fully executed agreement. Executed copies of this Agreement may be delivered between the parties via electronic means including electronic mail. The parties intend that this Agreement may be executed by either or both of the parties by means of the affixing of a digital signature or by other electronic means, in accordance with the Michigan Uniform Electronic Transactions Act (MCL 450.831 et seq.).

h. Notwithstanding anything in this Agreement or otherwise to the contrary, this Agreement shall be of no force or effect and may not in any way be enforced against the City, and the City is not authorized or obligated to perform any of its obligations pursuant to this Agreement unless and until this Agreement has been fully executed by the duly authorized representative of the City pursuant to the resolution of the Detroit City Council as approved by the Mayor of the City of Detroit, and approved by the City of Detroit Law Department. Any amendments or modifications must likewise be duly authorized by resolution of the City Council as approved by the Mayor, as necessary, and be approved by the Law Department.

[Signature pages follow.]

[SIGNATURE PAGE TO COMMUNITY BENEFITS AGREEMENT]

IN WITNESS WHEREOF, the parties have executed this Community Benefits Agreement as of the Effective Date.

DEVELOPER:

HENRY FORD HEALTH SYSTEM,
a not-for-profit organization

By: Denise Brooks-Williams
Name: Denise Brooks-Williams
Its: EVP & CEO

BOARD OF TRUSTEES OF MICHIGAN STATE
UNIVERSITY, a Michigan constitutional body
corporate of the State of Michigan

By: _____
Name: _____
Its: _____

PISTONS SPORTS & ENTERTAINMENT, LLC,
a Delaware limited liability company

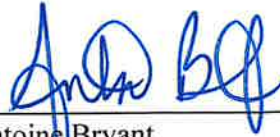
By: Richard Haddad
Name: Richard Haddad
Its: EVP

[SIGNATURE PAGE TO COMMUNITY BENEFITS AGREEMENT]

CITY:

CITY OF DETROIT,
a Michigan municipal corporation

By: _____



Name: Antoine Bryant

Its: Director, Planning and Development
Department

THIS AGREEMENT WAS APPROVED BY
THE CITY COUNCIL ON:

APPROVED AS TO FORM BY LAW
DEPARTMENT PURSUANT TO § 7.5-206 OF
THE CHARTER OF THE CITY OF DETROIT

Date

 2/1/2024

Corporation Counsel Date

SCHEDULE 1

SUMMARY OF THE PROJECT

EAST CAMPUS

1. **One Ford Place** – Rehabilitation and adaptive reuse of the existing approximately 625,000 square foot building into a mixed use building containing approximately 403 residential units, with commercial space on the first floor.
2. **725 Amsterdam** – Construction of a new approximately 160,000 square foot mixed use residential building containing approximately 154 residential units with commercial space on the first floor.
3. **675 Amsterdam** – Construction of a new approximately 122,000 square foot mixed use residential building containing approximately 105 residential units with commercial space on the first floor.
4. **6175 Third Street** – Construction of an approximately 335,000 square foot state-of-the-art medical research facility.
5. **6205 Third Street** – Construction of a new parking structure containing approximately 800 parking spaces.

SOUTH CAMPUS

1. **2850 W. Grand Blvd.** – Construction of an approximately 1,100,000 square foot state-of-the-art hospital building to expand the main Henry Ford Hospital.
2. **1130 Baltimore** – Construction of an approximately 151,000 square foot South Campus shared services building anticipated to contain a main kitchen, shipping and receiving space, sterile processing, logistics, and other hospital support functions.
3. **6450 Sterling** – Construction of an approximately 80,000 square foot central energy and facilities building which shall produce heating and cooling water for the new South Campus.
4. **6355 Lincoln** – Construction of a new parking structure containing approximately 1,500 parking spaces.

EXHIBIT A

DEVELOPER COMMUNITY BENEFITS

Developer Community Benefit	HFH	MSU	Pistons
I. Housing For Detroiters			
1. <u>Affordable Housing</u> . Developer shall enter into an affordable housing agreement (the “ <u>Affordable Housing Agreement</u> ”) with the City pursuant to which Developer shall offer to lease twenty percent (20%) of the residential units among the total unit count across the three buildings containing residential units (the “ <u>Residential Buildings</u> ”) that are included in the Developer’s TBP and constructed as a part of the Future of Health Development as affordable units to individuals and families with mixed incomes, as follows and for a term of thirty (30) years from completion of such Residential Building: (i) ten percent (10%) of the affordable units will be reserved for individuals and families with incomes of not more than thirty percent (30%) of the area median family income for the Detroit-Warren-Livonia Metropolitan Statistical Area as published from time to time by HUD (“ <u>AMI</u> ”), based on family size, (ii) eighty percent (80%) of the affordable units will be reserved for individuals and families with incomes of not more than fifty percent (50%) of the AMI, and (iii) ten percent (10%) of the affordable units will be reserved for individuals and families with incomes of not more than seventy percent (70%) of the AMI.			X
2. <u>Acceptance of Section 8 Vouchers</u> : During the thirty (30) year term of the applicable Affordable Housing Agreement, Developer shall not unreasonably refuse to lease an affordable housing unit offered for rent or otherwise discriminate in the terms of tenancy because any prospective tenant is the holder of a Certificate of Family Participation or a Voucher under Section 8 of the United States Housing Act of 1937 (42 USC §1437f), or any successor legislation. Such obligation shall be included within the Affordable Housing Agreement(s).			X
3. <u>Housing Accessibility</u> . During the period that the proposed projects are under construction (the “ <u>Construction Period</u> ”), with respect to the Residential Buildings, Developer shall either hire (i) an architect for the project with experience in (x) compliance with the Americans with Disabilities Act (the “ <u>ADA</u> ”), (y) universal design for persons with disabilities and (z) prevailing best practices for accessibility and visit-ability; or (ii) a third-party consultant that specializes in (i)(x)-(i)(z) above, in order to consult on the design of the Residential Buildings and related outdoor environments which are a part of the housing components of the Future of Health Development to make the housing components of the Future of Health Development accessible and usable by persons with disabilities beyond the minimum requirements imposed by the ADA, including concepts of universal design.			X

Developer Community Benefit	HFH	MSU	Pistons
Developer shall include a summary of the number of accessible housing units in each of the Residential Building and the accessibility, visit-ability, and universal design features incorporated into such Residential Building in its next semi-annual report to CRIO after commencement of construction of each of the Residential Buildings.			
4. <u>Home Repair Fund</u> . Developer will make a donation of two million dollars (\$2,000,000) to an experienced non-profit or home repair fund selected by Developer in consultation with the NAC to be used for making home repair grants to qualifying owner-occupied homes, based on criteria to be determined by the selected non-profit or home repair fund, within the neighborhoods of: New Center, New Center Commons, Virginia Park, Virginia Park Community, Tech Town, Elijah McCoy, Piety Hill, LaSalle Gardens, and NW Goldberg (each as defined by the City of Detroit Department of Neighborhoods). Such donation shall be made in five (5) annual donations of four hundred thousand dollars (\$400,000), with the first payment to be paid within ninety (90) days of the start of construction of the first residential housing project, with a maximum spend of fifteen thousand dollars (\$15,000) per qualifying household; provided that the fifth payment shall be made no earlier than ninety (90) days following the start of construction of the third residential housing project. This two million dollar (\$2,000,000) donation may be offset, and shall be credited towards, contributions that HFH would pay to the City as part of its voluntary compliance with Executive Order 2021-2.			X
5. <u>Rental Assistance Fund</u> . Developer will make a donation of five hundred thousand dollars (\$500,000) to an experienced non-profit or rental assistance fund selected by Developer in consultation with the NAC to be used for rental assistance for qualifying renters within the Impact Area. Such donation shall be made in five (5) annual donations of one hundred thousand dollars (\$100,000) with the first payment to be paid within ninety (90) days of the start of construction of the first residential housing project; provided that the fifth payment shall be made no earlier than ninety (90) days following the start of construction of the third residential housing project. This five hundred thousand dollar (\$500,000) donation may be offset by, and shall be credited towards, contributions that HFH would pay to the City as part of its voluntary compliance with Executive Order 2021-2.			X
II. Finest Health Care For Detroiters			
6. <u>Expanded Hospital</u> . As a part of the Future of Health Development, Developer shall expand the existing Henry Ford Hospital facilities, by designing and constructing the Expanded Hospital tower, which shall include new surgical rooms, an expanded emergency department, and private patient rooms.	X		

Developer Community Benefit	HFH	MSU	Pistons
7. <u>New Research Center</u> . As a part of the Future of Health Development, Developer shall build a state-of-the-art New Research Center.		X	
8. <u>Urgent/Fast Track Care Services</u> . Developer shall design the Expanded Hospital in a manner that provides a separate and distinct Urgent / Fast Track space utilizing enhanced patient triage for the provision of Urgent / Fast Track care on a 24-hour/7-day per week basis, subject to Applicable Laws. Developer will provide adjacent secured and designated parking for patients' use during such Urgent/Fast Track visits, the parking fees, if any, for which will be consistent with the parking policy at Henry Ford Hospital as it exists from time to time.	X		
9. <u>Behavioral Health Space</u> . Developer shall design the Expanded Hospital in a manner that allows Developer to provide dedicated behavioral health space within the emergency department of the Expanded Hospital following construction completion, and subject to Applicable Laws. Developer shall include information regarding the dedicated behavioral health space in its semi-annual reporting to CRIO hereunder, and will include the methods by which a resident can best access behavioral health services at Henry Ford Hospital on the Information Website.	X		
10. <u>Uncompensated Care</u> . Developer acknowledges that it currently realizes significant uncompensated care losses and that it expects to absorb additional uncompensated care losses that will occur as a direct result of the Expanded Hospital. Each year during the first five (5) years following the date that the Expanded Hospital is fully operational and servicing patients, Developer shall provide a report to CRIO detailing the amount of uncompensated care provided to patients who are Detroit residents, to the extent practicable and permitted by Applicable Law.	X		
11. <u>Community Health Worker + Impact Area Senior Citizens</u> . Commencing not later than January 1, 2025, and continuing for a period not less than five (5) years) after commencement, Developer will provide a dedicated and trained employee such as a community health worker or similar person to provide engagement with Impact Area senior citizens (including but not limited to licensed senior facilities within the Impact Area such as Lexington Village) to educate, coordinate community resources, and assist said senior citizens in navigating the healthcare system.	X		
12. <u>Medical Resources for High Schools</u> . Upon the earlier of (i) January 1, 2025, or (ii) within ninety (90) days of the final approval of the TBP by the MSF, Developer shall provide one (1) cardiac kit, one (1) trauma kit and one (1) overdose medical emergency kit to each of Northwestern High School and University Prep. The provision of the kits shall be subject to applicable regulations, and any training and maintenance plans mutually agreed upon between Developer and each high school.	X		

Developer Community Benefit	HFH	MSU	Pistons
13. <u>Primary Care Services</u> . Developer shall develop and/or partner with a third-party organization to provide same day services for primary care within the Impact Area at an existing location, PACE facility, Federally Qualified Health Center, or near the Expanded Hospital campus. Developer shall include information on the availability of and best ways to access such primary care services on its Information Website. Developer (itself or through its partner third-party organization) shall provide such services for a period of at least ten (10) years from the date such services are commenced.	X		
14. <u>Community Fairs</u> . Commencing January 1, 2025, and continuing for a period not less than five (5) years after commencement, Developer shall partner with City Council, the City of Detroit, and Developer-selected community groups to host a total of nine (9) community fairs each year during the Construction Period regarding health, education, job opportunities, and/or available hospital resources. Developer shall host one of the nine (9) community fairs in each of the seven Districts and an additional two (2) community fairs in the Impact Area.	X		
15. <u>RYSE MED Program</u> . Commencing not later than January 1, 2025 and continuing for a period of not less than five (5) years after commencement, and subject to any Applicable Laws, Developer will continue to operate its RYSE MED (Readying Youth Scientists for Excellence in Medicine, Health Equity and Discovery) program (or a similar replacement program) designed to provide students interested in health professions and health-related research and having backgrounds underrepresented in medicine, with support and resources through a summer educational/training program designed to help such students pursue jobs in the healthcare field.	X		
16. <u>Infant/Mother Mortality Resources</u> . Commencing not later than January 1, 2025 and continuing for a period not less than five (5) years after commencement, and subject to Applicable Laws, Developer will dedicate research and direct care resources to address infant/mother mortality issues, and will include a summary of the scope and nature of the infant/mother mortality research and direct care resources in its semi-annual reporting to CRIO required hereunder. Developer will include the methods by which a resident can best access such resources on its Information Website.	X		
17. <u>Implicit Bias Training</u> . As a part of Developer’s employee training programs, Developer shall provide its part-time employees and full-time employees at the Project with implicit bias training and/or diversity, equity and inclusion training.	X	X	X
III. Education & Career Opportunities Close to Home			
18. <u>Tuition-Free Scholarships</u> . Developer shall make available a total of fifty (50), full-time, four-year, tuition-free scholarships to Michigan State University to qualifying seniors at University Prep and Northwestern High School over a period of ten (10)		X	

Developer Community Benefit	HFH	MSU	Pistons
years commencing within one (1) year of the final approval of the TBP by the Michigan Strategic Fund.			
19. <u>Student Scholarship Competition and STEM Events</u> . Developer shall engage with Detroit Public Schools Community District, and University Prep schools to invite participation from high school students at Northwestern High School and University Prep in the Detroit Black History Month Scholarship competition and annual Detroit Pistons STEM and Tech Slam events hosted by the Pistons for so long as Developer hosts such events.			X
20. <u>Trade Apprenticeships</u> . During the Construction Period, Developer shall encourage Developer's trade partners to provide on-the-job training through apprenticeship programs with areas of focus including construction, medical, research and technology jobs.	X	X	X
21. <u>Job Fairs</u> . During the Construction Period, Developer shall host a job fair within the Impact Area twice per year to provide resources and information regarding open construction and permanent jobs within the Future of Health Development. Developer will provide information regarding such job fairs on the Information Website, through its social media and through the e-mail listserv maintained for the Project at least thirty (30) days prior to the date of such job fair.	X	X	X
22. <u>HBCU Pipeline</u> . Developer will participate in job fairs hosted by Historically Black Colleges and Universities ("HBCUs"), and perform other outreach to create a partnership with HBCUs and/or related local alumni associations and/or organizations which advocate for HBCUs in order to create a pipeline of diverse, qualified candidates to healthcare positions within Detroit to help increase the diversity of the workforce in Detroit and in the Future of Health Development.	X	X	X
23. <u>Nursing Assistant Apprenticeship Program</u> . Commencing not later than January 1, 2025 and continuing for a period of not less than five (5) years after commencement, and subject to Applicable Laws, Developer will operate a Nurse Assistant Apprenticeship Program (or similar program) which provides the opportunity for qualified individuals to enroll in the program on a tuition free basis, where applicable, and upon completion, obtain full-time employment at Henry Ford Health (or another health facility) as a nurse assistant. When positions are available in any such program, Developer will advertise such openings with Wayne County Community College District and Detroit Public Schools Community District and Developer will provide a first-review priority for applications timely received from the Impact Area zip codes, followed by a second-review priority for applications timely received from Detroit residents.	X		
24. <u>Educational Partners and Opportunities</u> . Developer commits to work with Detroit Public Schools Community District, Michigan State University, Wayne County Community College, Henry Ford College, and Wayne State University to provide health,	X	X	X

Developer Community Benefit	HFH	MSU	Pistons
wellness and career pathways and education support, such as internships, mentorship opportunities and college application assistance for students within the Impact Area and the City of Detroit.			
25. <u>Medical Assistant Apprenticeship Program</u> . Commencing not later than January 1, 2025 and continuing for a period of not less than five (5) years after commencement, and subject to Applicable Laws, Developer will provide the opportunity for qualified candidates to participate in a one-year HFH medical assistant apprenticeship program (or similar program), which provides paid on-the-job training and classroom learning opportunities. When positions are available in this program, Developer will advertise such openings with Wayne County Community College District and Detroit Public Schools Community District and Developer shall provide a first-review priority for applications timely received from the Impact Area zip codes, followed by a second-review priority for applications timely received from Detroit residents.	X		
26. <u>Marvel in Medicine Program</u> . Commencing not later than January 1, 2025 and continuing for a period of not less than five (5) years after commencement, and in accordance with Applicable Laws, Developer will continue the Marvel in Medicine Program (or similar program) to raise awareness of the multidisciplinary nature of medical research careers, encourage creative thinking, and assist school districts and industry leaders in developing future talent. Through the research completed as part of this program, students will gain a deeper understanding of current healthcare issues and gain important teamwork, communication, and problem-solving skills.	X		
27. <u>Healthcare Career Pathway Mentoring Program</u> . Commencing not later than January 1, 2025 and continuing for a period of not less than five (5) years after commencement, and in accordance with Applicable Laws, Developer will provide mentoring opportunities for students in the Impact Area and the City of Detroit by exposing those interested students to various healthcare professions through healthcare labs and ongoing mentoring and career coaching designed to increase diversity within the healthcare workforce.	X		
28. <u>Ban-the-Box</u> . So long as the financial incentives available to Developer under the TBP remain available to Developer, except where required by law, Developer will not inquire or consider the criminal convictions of an applicant to be an employee of Developer until after Developer first interviews the applicant.	X	X	X
29. <u>Priority Review of Applications</u> . Commencing not later than January 1, 2025, and continuing for a period of not less than one (1) year after completion of construction of the South Campus, and in accordance with Applicable Laws, and existing labor agreements, Developer will provide a first-review priority for job applicants from the Impact Area zip codes, followed by a second-	X	X	X

Developer Community Benefit	HFH	MSU	Pistons
<p>review priority for Detroit resident applicants, for temporary and permanent non-construction jobs created by the Future of Health Development. Within six (6) months of the Effective Date, Developer shall adopt policies implementing this job review priority, and shall provide a copy of such policy to CRIO.</p>			
IV. Community Building			
<p>30. <u>Expanded Hospital and New Research Center Accessibility.</u> During the Construction Period, with respect to the Expanded Hospital and the New Research Center, Developer shall either (i) hire an architect for the project with experience in (x) compliance with the Americans with Disabilities Act (the “ADA”), (y) universal design for persons with disabilities and (z) prevailing best practices for accessibility and visit-ability; (ii) hire a third-party consultant or partner with an individual or organization that specializes in (i)(x)-(i)(z) above, in order to consult on the design of the Expanded Hospital, the New Research Center and related outdoor environments which are a part of the Future of Health Development to make the Future of Health Development accessible and usable by persons with disabilities beyond the minimum requirements imposed by the ADA, including concepts of universal design. Developer shall include a summary of accessibility and universal design features incorporated into the Expanded Hospital and the New Research Center in its next semi-annual report to CRIO after commencement of construction of each of the Expanded Hospital and the New Research Center.</p>	X	X	
<p>31. <u>Infrastructure Improvements.</u> During the Construction Period and as a part of the Future of Health Development, Developer will construct or cause to be constructed up to fifty-five million dollars (\$55,000,000) worth of on-site and adjacent infrastructure, rights-of-way and utility improvements, including roadway improvements, improved crosswalks, road resurfacing, streetscape improvements, and landscaping, to the extent such improvements are required as the buildings within the Project are built.</p>	X	X	X
<p>32. <u>Virtual Information Website.</u> Commencing within ninety (90) days of the final approval of the TBP by the MSF, Developer will provide electronic updates through its existing website for the Future of Health Development (the “<u>Information Website</u>”) concerning (i) affordable housing information and assistance to prospective residents of the Future of Health Development, (ii) information on employment opportunities related to the construction and post-construction operation and management of the Future of Health Development, and (iii) periodic construction updates and major road closures related to the Future of Health Development. The Information Website will include contact information for the Developers to whom any questions, comments or concerns from the community may be directed. The Information Website will remain available to access for the duration of the Construction Period. The foregoing information</p>	X	X	X

Developer Community Benefit	HFH	MSU	Pistons
will also be shared through social media accounts for the Project and through an e-mail list-serve that interested persons can subscribe to through the Information Website.			
33. <u>NW Goldberg Hoopfest</u> . Developer shall sponsor the NW Goldberg Hoopfest through annual contributions of \$5,000 for three (3) years, with the first of such contribution to be made within one (1) year of the final approval of the TBP by the MSF.			X
34. <u>Community Space/Programming for Children</u> . Developer shall partner with Brilliant Detroit and/or other qualified non-profit organizations by providing a one-time financial contribution of two hundred thousand dollars (\$200,000) in order to support the rehabilitation and transformation of a home in the Impact Area into a community space with programming for children, with such contribution to be made within one (1) year of the final approval of the TBP by the MSF.			X
35. <u>Pistons Wheelchair Team</u> . Developer shall provide a total financial contribution of seventy-five thousand dollars (\$75,000) over five (5) years (\$15,000 each year) to the Pistons Wheelchair Team, with the first of such contribution to be made within one (1) year of the final approval of the TBP by the MSF.			X
36. <u>MoGo</u> . Developer will continue to work with MoGo to explore locations for bike-share stations and other bike and mobility enhancements in the Impact Area.	X		
37. <u>Other Organizational Relationships</u> . During the Construction Period, one or more Developers will continue to explore opportunities to collaborate with local area non-profits, including by way of example, 360 Detroit, Northwest Goldberg Cares, Midnight Golf, Black Leaders Detroit, Black United Fund, Detroit Parent Network and Sobriety House.	X	X	X
38. <u>Community Micro-Grants</u> . Developer shall collectively provide an aggregate amount of three hundred thousand dollars (\$300,000; comprised of \$100,000 for each of the three (3) subject census tracts in microgrants spread over fifteen (15) years for impact area organizations beginning no later than ninety (90) days following the start of construction of the first residential housing project. A panel of community members representing each census tract will have the ability to nominate organizations for consideration and the funds shall be granted by Developer in consultation with Central Detroit Christian or another mutually agreed third party.			X
39. <u>Community Event Sponsorship</u> . Commencing not later than January 1, 2025, and continuing for a period not less than fifteen (15) years after commencement, Developer shall collectively sponsor or support a total of ten (10) community events each year hosted by organizations headquartered in neighborhoods within and surrounding the Impact Area such as: NW Goldberg, Elijah McCoy, New Center, New Center Commons, Virginia Park, Virginia Park Community, Piety Hill, LaSalle Gardens and Tech Town. Developer's sponsorship or support of such community	X	X	X

Developer Community Benefit	HFH	MSU	Pistons
events is contingent upon Developer receiving such requests from the community organizations in a reasonable time for Developer to commit to such sponsorship or support thereof and provided that such sponsorship or support is permitted by Applicable Laws.			
40. <u>Small Business Plan</u> . Within six (6) months of the Effective Date, Developer shall individually or collectively create a plan (“Small Business Plan”) to promote local, Impact Area businesses to visitors, patients, contractors, residents and employees of the Future of Health Development; to the extent permitted by Applicable Law. The Small Business Plan shall include Developer strategies to support existing or planned outdoor community events taking place in the Impact Area, which focus on creating awareness for such small businesses. In connection with such Small Business Plan, (a) Developer shall prioritize the use of local small businesses for Developer’s needs throughout the Construction Period and (b) Developer shall select at least one (1) small business in the Impact Area and feature such small business’s products in its giftshop and/or store, if applicable, throughout the Construction Period.	X	X	X
41. <u>Security</u> . Developer shall individually or collectively install security cameras and blue light phones (or other security mechanisms) throughout the Future of Health Development, consistent with the overall design and site plan for the Future of Health Development.	X	X	X
42. <u>Environmental Design</u> . Developer shall make reasonable efforts to meet or exceed industry-specific LEED standards applicable to each project at the time each project within the Future of Health Development is designed; provided that nothing contained herein shall obligate Developer to pursue any official LEED or other environmental certification. Developer shall deliver a report to CRIO describing Developer’s compliance with applicable industry LEED standards within ninety (90) days of receipt of a certificate of occupancy for each applicable project.	X	X	X
43. <u>Storm Water Management</u> . Developer shall make reasonable efforts to incorporate underground storage, detention and environmentally conscious stormwater mitigation and management designs into the site plans of the Future of Health Development. Developer shall include a summary of the stormwater management features incorporated into each building of the Project in its next semi-annual report to CRIO after commencement of construction of each such building.	X	X	X
44. <u>Construction Parking</u> . During the Construction Period, Developer shall seek to address the parking needs of neighborhood residents and the Future of Health Development by (i) accelerating the planned 2029 commencement of the construction of the new South Campus 1,500 space parking garage by three years, which shall be designed to include use for	X		

Developer Community Benefit	HFH	MSU	Pistons
contractor parking, or (ii) designating a surface parking lot for use for contractor parking.			
45. <u>Traffic Routing and Planning</u> . Developer shall commission a traffic study to determine the traffic impacts of the Future of Health Development on the impact area during the Construction Period and after completion of the Future of Health Development and to design solutions to traffic concerns within the impact area. Developer shall also use the results of the traffic study, in partnership with the City of Detroit and other applicable public partners, to inform the overall site master planning of the Future of Health Development and to advocate for roadway and other improvements from the public partners. Developer shall share the results of the traffic study with the Detroit Planning and Development Department.	X	X	X
46. <u>Environmental Mitigation</u> . Prior to any building demolition, Developer will engage with a third-party company to provide an environmental assessment on the building and will pursue clearance from such company that the applicable building is safe to demolish before any demolition begins. Developer will also engage with a third-party company to monitor air quality and vibration monitoring throughout the demolition process and shall make reasonable efforts to reduce airborne particles, noise and vibration during demolition. Where possible, Developer shall make reasonable efforts to direct contractors to use noise mitigating scrubbers on construction equipment.	X		
47. <u>Fairbanks School Development Plan</u> . Within twelve (12) months of the final approval of the TBP, Developer shall make reasonable efforts and shall use feedback and input from the Henry Ford Health Community Advisory Council and the community through a public community meeting of which prior notice will be provided to community members living near Fairbanks School, to pursue a viable redevelopment plan for Fairbanks School that is consistent with the 5 pillars identified in the Future of Health CBO process: Housing, Finest Healthcare, Careers, Education, Community Building.	X		
48. <u>Greenspace</u> . As to be reflected in the final design and site plans for construction of the Expanded Hospital, Developer shall create up to approximately five (5) acres of greenspace near the Expanded Hospital, which, except for special/private events, shall be free and open to the public.	X		
49. <u>Bird Friendly Glass</u> . Developer, through its architect and other applicable consultants, shall make reasonable efforts to design and construct the Expanded Hospital using bird-friendly glass and design.	X		
50. <u>Light Pollution</u> . Developer, through its architect and other applicable consultants, shall make reasonable efforts to mitigate the amount of light pollution created by the Expanded Hospital by using directional lighting sources, appropriate backlighting	X		

Developer Community Benefit	HFH	MSU	Pistons
and lighting fixtures that reduce the amount of light thrown into adjacent properties.			
51. <u>Business Spend</u> . Developer shall make 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. Developer shall, to the extent permitted by Applicable Law, have a target to procure, or cause to be procured, at least one hundred million dollars (\$100,000,000) of goods and services from disadvantaged businesses and women-owned businesses.	X	X	X
52. <u>Executive Order Compliance</u> . Developers shall comply with Executive Order 2021-2 to the extent that the buildings being constructed as part of the Future of Health Development are “publicly funded construction projects” as defined by Executive Order 2021-2. Any contributions owed by Developers in connection with Executive Order 2021-2 shall be calculated using the methodology employed by CRIO as incorporated in CRIO’s reporting form as of December 31, 2023. If Executive Order 2021-2 or the methodology used by CRIO to calculate contributions thereunder is amended or superseded and the application of such would result in lower contributions by Developers, then those subsequent revisions or methodologies shall be applied to the Project. Notwithstanding that the proposed developments which are part of the South Campus are not “publicly funded construction projects” as defined by Executive Order 2021-2, HFH voluntarily agrees to meet the Workforce Target of Executive Order 2021-2 for the Future of Health Development or alternatively make a monetary contribution of the same amount that would be required if Executive Order 2021-2 fully applied to the South Campus. The City Administration and Developer may enter into a mutually agreed upon compliance agreement with respect to the Executive Order 2021-2 but in any event HFH may offset any monetary contributions by the donations outlined in Items I(4) and I(5) of this Exhibit A, and by the cost of any public infrastructure improvements performed by Developer outlined in Item IV(31) of this Exhibit A.	X	X	X

EXHIBIT B

CITY COMMUNITY BENEFITS

1. Clearing and Improving Alleys. By December 31, 2024, the City, through its General Services Department, will perform alley clean up to clear legacy overgrowth and debris from existing public alleys in the Impact Area (which have not been vacated), including from all eight (8) alleys in the Impact Area which were not previously cleared by the City in 2021.
2. Renovation of Joseph Walker Williams Recreation Center. The City has approved and will perform renovations valued at approximately one million three hundred thousand dollars (\$1,300,000) to the Joseph Walker Williams Recreation Center and Park to make entryway improvements, various interior improvements, gymnasium improvements, parking repairs, and electrical and mechanical upgrades to the recreation center and upgraded playground and fitness equipment at the park within two (2) years from the date of this agreement.
3. Additional Programming at the Joseph Walker Williams Recreation Center. The City, through its General Services Department, will provide programming valued at not less than one hundred thousand dollars (\$100,000) per year on programming at the Joseph Walker Williams Recreation Center over the next ten (10) years. The City will perform surveys at least annually to gather community input on programming needs of residents and design programming to be responsive to resident needs.
4. Creation of Additional Greenspace and Community Engagement. The City, through its General Services Department, will host at least two community listening sessions about desired greenspace improvements in the Impact Area by December 31, 2024. The City is currently working to acquire land at the north-east corner of W. Grand Boulevard and Rosa Parks Boulevard for a public park. The improvements and programming at such park will be designed to address the desires of the community solicited in such listening sessions.
5. Emergency Contact to Improve Safety. The City will request that the Downtown Detroit Partnership install an informational kiosk with a dedicated police call button in the Impact Area, with the exact location to be identified following community engagement by the Department of Neighborhoods.
6. Improving Viaducts. The City, through its Department of Public Works, will repair, repave, and resurface broken public sidewalks at the Second and Third Street viaducts. The City will request and encourage property owners adjacent to Second and Third Street to repair structural conditions of the railroad bridge and retaining walls.
7. Rerouting Busses around Construction. The City, through its Department of Transportation, will re-route busses as needed to ensure consistent service around the

proposed construction for the Future of Health Development. All reroute information will be posted on DDOT's website. Reroute information will also be communicated in response to customer inquiries through the Customer Services Center.

8. Improve Bus Stops. The City, through its Department of Transportation, will identify two (2) bus stops along Grand Boulevard near the proposed Future of Health Development for inclusion in future procurements for new or replacement bus shelters. Any future shelter construction would be incorporated into a regular DDOT shelter procurement, coinciding with or subsequent to completion of the Expanded Hospital, subject to obtaining all necessary state and federal approvals, and subject to the cooperation of the Developer in restoring the prospective sites to DDOT/ADA specifications when construction in the right-of-way is complete. Residents are encouraged to report any concerns regarding bus station cleanliness or repair through the "Improve Detroit App". DDOT recently added a "Bus Shelter" category to help expedite maintenance and repair of bus shelters when issues arise.

9. Small Business Support. The City shall direct the Detroit Economic Growth Corporation, for a period of not less than five (5) years from the Effective Date, to support small businesses located within or attempting entrance into the Impact Area (i) by providing technical assistance through the by District Business Liaisons and the Motor City Match program, including quarterly workshops focused on retail and restaurants to highlight best practices, address regulatory challenges, and help program participants access funding as well as technical assistance awards, (ii) by providing, through Motor City Match, awards of at least \$250,000 to new and existing businesses in the impact area, and (iii) designating a real estate manager at the DEGC to support small and emerging real estate developers to develop and rehabilitate commercial and mixed use projects in the Impact Area and serve as a central point of contact for facilitating introductions to real estate financing sources and providing tools and strategies for development within the Impact Area.



FUTURE OF HEALTH - DETROIT

COMMUNITY BENEFITS REPORT

CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT
February 1, 2024

TABLE OF CONTENTS

SECTION	DESCRIPTION
A	Impact Area and Notice of Public Meetings
B	Tier 1 Project Description
C	Neighborhood Advisory Council (NAC) / Developer / City Officials
D	Project Impacts / Request from NAC and Developer Response
E	NAC Support Letter and Future of Health Community Benefits (Exhibit A)
APPENDIX	
1	Community Benefits Ordinance No. 2021-4
2	Legal Meeting Notice
3	CBO Public Meeting Summaries and Public Comment
4	Neighborhood Advisory Council Activities
5	Community Benefits Public Meeting #2 Presentation: Introduction of Project and CBO Process + Election of Two (2) Neighborhood Advisory Council (NAC) Members
6	Community Benefits Public Meeting #3 Presentation: Financial Incentives and Project Details
7	Memo: NAC Questions on Future of Health Project Details and Developer Responses – November 3, 2023
8	Draft Future of Health Impact List – Submitted by NAC on November 17, 2023
9	Community Benefits Public Meeting #8 Presentation: Developer Presentation of Community Benefits Proposal in Response to NAC’s Requests
10	List of Proposed Community Benefits – Shared by Developer on December 12, 2023 at Community Benefits Public Meeting #9

SECTION A.

IMPACT AREA AND NOTICE OF PUBLIC MEETINGS

A. Impact Area and Notice of Public Meetings

The Planning and Development Department (PDD) determined that Detroit Future of Health development projects qualified as a Tier 1 development under the City of Detroit's Community Benefits Ordinance (CBO) due to the amount of investment to build these projects and the amount of abated City taxes sought by the Developer, "Pistons, Michigan State University, and Henry Ford Health.

The Future of Health proposal considered in this CBO process is a multi-pronged development plan focused on expansion of health care, research, and housing envisioned in the neighborhoods around New Center within Detroit City Council District 5. The projects consist of 9 new or rehabilitated structures including an expansion of the Henry Ford Hospital main campus south of W. Grand Blvd, a new medical research center, rehabilitated and new residential buildings, and new parking structures.

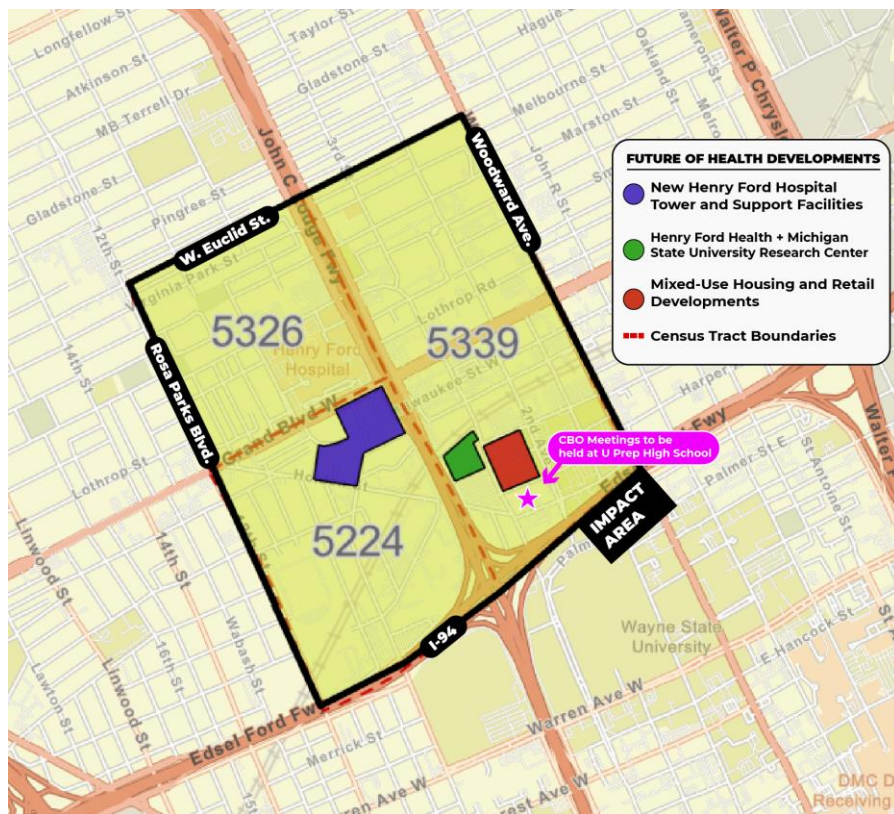


Figure 1: The Future of Health - Detroit Impact Area and Building Footprints

Consistent with the Community Benefits Ordinance, the Planning and Development Department determined the project Impact Area, which contained all of Census Tracts 5224, 5326, 5339, in the City of Detroit. As shown in Figure 1, this area is bounded by W. Euclid St. to the north, Woodward Ave. to the east, I-94. to the south, and Rosa Parks Blvd. to the west. The neighborhoods located within the Impact Area include all or parts of the following neighborhoods: Elijah McCoy, NW Goldberg, New Center, New Center Commons, Tech Town, Virginia Park, Virginia Park Community, and Piety Hill (see Figure 1: The Future of Health – Detroit Impact Area and Building Footprints

Public Notice

The *Public Notice* of the first meeting was sent by first class mail to the 4,694 addresses within 300ft of the Impact Area (see Figure 2: The Future of Health - Detroit Public Meeting Notice The meeting notice was also posted on the CBO project website and sent to representatives of the City Council, Legislative Policy Division (LPD), and the Department of Neighborhoods (DON).

THE CITY OF DETROIT INVITES YOU TO ATTEND THE COMMUNITY BENEFITS MEETINGS FOR THE FUTURE OF HEALTH - DETROIT

BEGINNING TUESDAY, OCTOBER 3, 2023: PUBLIC COMMUNITY BENEFITS ORDINANCE (CBO) MEETINGS WILL TAKE PLACE IN PERSON AT UNIVERSITY PREP ACADEMY HIGH SCHOOL - ED PARKS CAMPUS WITH AN OPTION TO WATCH REMOTELY VIA ZOOM

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

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

HOW TO PARTICIPATE IN THE CBO MEETINGS

ATTEND IN PERSON
University Prep Academy High School - Ed Parks Campus
610 Antoine St. Detroit, MI 48202
Public parking lot available across Antoine

VIEW REMOTELY VIA ZOOM
Register to receive meeting link
Dial by phone - 1 372 326 9799
Meeting ID: 873 4667 3162

1ST MEETING
TUESDAY, OCTOBER 3, 2023 AT 6:00PM
CBO PROCESS AND PROJECT INFORMATION

2ND MEETING
TUESDAY, OCTOBER 10, 2023 AT 6:00PM
ELECTION OF TWO (2) NEIGHBORHOOD ADVISORY COUNCIL MEMBERS
ONLY IMPACT AREA RESIDENTS ATTENDING IN PERSON MEETING MAY VOTE

PLEASE REGISTER IN ADVANCE AT: <https://bit.ly/futureofhealthdetroit>

GENERAL INFORMATION FOR PROPOSED TIER 1 CBO DEVELOPMENT: THE FUTURE OF HEALTH - DETROIT
The Developers, consisting of Henry Ford Health, Michigan State University, and the Detroit Pistons, propose a sweeping community development that brings connectivity between Henry Ford's hospital campus footprint to the north and south of West Grand Boulevard while transforming the section of New Center which currently houses the headquarters of both Henry Ford Health System and the Detroit Pistons.

The proposed projects consist of integrated parking plans, health care/research/laboratory space, retail/commercial space and mixed-income residential units including:

- Major expansion of Henry Ford Hospital with new 1 million+ sq ft patient tower, expanded emergency department, support services, and utility infrastructure
- New cutting-edge 33,000 sq ft Research Center for Henry Ford Health + Michigan State University Health Sciences
- Creation of 600+ plus housing units and 35,000 sq ft of retail/commercial and community space located in two new residential/mixed-use buildings and the conversion of One Ford Place to a residential/mixed-use building. Planned residential housing will include an affordable housing component
- Two new parking structures with ~2,000 total spaces
- New public recreation and green spaces

The Developers seek governmental and requisite board approvals by the first quarter of 2024 with a goal to commence site remediation and construction on the first phase of the projects in 2024.

LEGAL MEETING NOTICE TO RESIDENTS LIVING WITHIN NOTICE AREA
Community Benefits Public Meeting for "The Future of Health - Detroit" consisting of multiple development projects in the general area located at 610 Grand Blvd on the east and west side of the John C. Lodge Freeway (M-10).

IMPACT AREA: The project Impact Area contains all of Census Tracts 5236, 5238, and 5339. As shown on the map, this area is bounded by W. Euclid St. on the north, Woodward Ave. on the east, I-64 Freeway on the south, and Ross Parks Blvd. on the west. The Impact Area includes all or part of the following neighborhoods: Elijah McCoo, New Center, New Center Commons, Tech Town, Virginia Park, and Virginia Park Community.

WHAT IS DETROIT'S COMMUNITY BENEFITS ORDINANCE AND HOW CAN YOU PARTICIPATE?
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 the Detroit City Council in 2021.

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

Members of the NAC are expected to attend all public CBO meetings - at least 5 meetings over a period of 2 - 3 months. Attend the first CBO meeting on October 3rd to learn more about this project and how you can participate in this public process. During the second CBO Meeting on October 10th, two (2) NAC members will be elected. **Only Impact Area Residents attending the in-person meeting on October 10th may vote in the NAC election.**

For more information visit: www.detroitmi.gov/futureofhealth or contact Aaron Goodman at goodmann@detroitmi.gov

Figure 2: The Future of Health - Detroit Public Meeting Notice

Utilization of hybrid meeting format to maximize public opportunity to participate in public CBO meetings:

Following City of Detroit Health Department guidelines, residents had the option to attend all Community Benefits Public Meetings in person or participate virtually through Zoom. The CBO meeting location at University Preparatory High School was conveniently located in the Impact Area with free parking, near to multiple transit lines, and accessible to residents of all abilities.

All meeting dates, registration information, zoom links, materials and documents were posted on the City of Detroit CBO Project Website (www.detroitmi.gov/FutureofHealth) and distributed regularly via the City of Detroit Gov-Delivery e-mail list with 743 subscribers. Hard copies of meeting materials were available for attendees and also translated into multiple languages and Braille. American Sign Language interpretation was provided at each meeting and additional language translation services were available upon request.

Schedule of CBO Meetings

The first Community Benefits Meeting for The Future of Health was held on **Tuesday, October 3, 2023, at 6:00pm at University Prep High School located at 600 Antoinette St., Detroit, MI 48202.** One hundred (100) people were recorded as attending the first meeting in person and Forty-two (42) participated via Zoom for a total of 142 attendees (not including City of Detroit employees or Development team members in attendance).

A total of nine Public CBO Meetings for The Future of Health - Detroit were held with the complete schedule listed below. All such meetings included time for public comment, and the agendas, summaries, and accompanying materials from each meeting are available on the [City of Detroit CBO Project Website](http://www.detroitmi.gov/futureofhealth) at www.detroitmi.gov/futureofhealth and detailed in the appendices to this report.

All meetings began at 6:00 PM (doors opened at 5:30PM for registration and refreshments) and were held in University Prep High School's theater located at 600 Antoinette St., Detroit, MI 48202 with an option to participate remotely via Zoom.

- **Tuesday, October 3, 2023** - *Introduction of project and CBO process*
- **Tuesday, October 10, 2023** - *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, October 24, 2023** - *1st convening of the NAC and presentation of project details and financial incentives*
- **Tuesday, November 1, 2023** - *NAC Working Meeting*
- **Tuesday, November 7, 2023** - *NAC and Developer discussion of project impacts and potential community benefits / mitigations*
- **Tuesday, November 14, 2023** - *Continued NAC and Developer discussion of project impacts and potential community benefits / mitigations*
- **Tuesday, November 28, 2023** - *NAC presentation of project impacts and proposed community benefits/mitigations*
- **Tuesday, December 5, 2023** - *Developer presentation of response to project impacts and proposed community benefits / mitigations*
- **Tuesday, December 12, 2023** - *Developer presentation of updated response to project impacts and proposed community benefits / mitigations*

Section B.

TIER 1 PROJECT DESCRIPTION

B. Tier 1 Project Description – The Future of Health

The Developers, consisting of Henry Ford Health, Michigan State University, and the Detroit Pistons, propose a sweeping community development that brings connectivity between Henry Ford’s hospital campus footprint to the north and south of West Grand Boulevard while transforming the section of New Center which currently houses the headquarters of both Henry Ford Health System and the Detroit Pistons.

- The proposed projects consist of integrated parking plans, health care/research/laboratory space, retail/commercial space and mixed-income residential units including:
- Major expansion of Henry Ford Hospital with new 1 million+ sq ft patient tower, expanded emergency department, support services, and utility infrastructure
- New cutting-edge 335,000 sq ft Research Center for Henry Ford Health + Michigan State University Health Sciences
- Creation of 600 - plus housing units and 33,000 sq ft of retail and community space located in two new residential / mixed-use buildings and the conversion of One Ford Place to a residential/mixed-use building. Planned residential housing will include an affordable housing component
- Two new parking structures with ~2,000 total spaces
- New public recreation and green spaces
- The Developers seek governmental and requisite board approvals by the first quarter of 2024 with a goal to commence site remediation and construction on the first phase of the projects in 2024.



Figure 3: The Future of Health – Detroit Proposed Buildings

Section C.

**NEIGHBORHOOD ADVISORY COUNCIL
DEVELOPER
CITY OFFICIALS**

C. Neighborhood Advisory Council (NAC)

Neighborhood Advisory Council Members	Appointment by:
Joanne Adams (Co Vice-Chair)	Impact Area Resident Selection
Russell Howard	Appointed by Council President Mary Sheffield
Lauren McNeary	Appointed by Council Member Coleman A. Young II
Venita Thompkins (Co Vice-Chair)	Appointed by Council Member Mary Waters
Stephan Bobalik	Appointed by Planning and Development
Lynda Jeffries (Chair)	Appointed by Planning and Development
Marcus Keys (Secretary)	Appointed by Planning and Development
Gary Williams	Appointed by Planning and Development
Benjamin Bennett	Appointed by fellow NAC members*

**Former member Steven Rimmer resigned from the NAC effective November 1, 2023. In accordance with the Community Benefits Ordinance, at the November 1st public meeting, the NAC appointed Benjamin Bennett as the permanent replacement to fill the vacated seat.*

The Future of Health Development Team on behalf of: Henry Ford Health System, The Detroit Pistons, and Michigan State University:

- Denise Brooks Williams – Henry Ford Health System
- Jerry Darby – Henry Ford Health System
- Barry Blackwell – Henry Ford Health System
- Richard Haddad – Detroit Pistons
- Stefan Welch – Detroit Pistons
- Norman Hubbard – Michigan State University
- Arlynn Dailey – Michigan State University

City of Detroit Officials

Planning and Development (PDD): Antoine Bryant, Edwina King, Aaron Goodman, Chanina Veal

Mayor’s Office: Hassan Beydoun, Brittney Hoszkiw, Brandon Lockhart, Melia Howard,

Department of Neighborhoods (DON): Joshua Roberson, Keith Butler

Legislative Policy Division Representatives (CPC): Kimani Jeffery, Roland Amarteifio

City Council: Council President Mary Sheffield– District 5; Council Member Coleman A. Young II – At-large; Council Member Mary Waters – At-large

Detroit Economic Growth Corporation (DEGC): Kenyetta Hairston-Bridges, David Howell

Detroit Brownfield Redevelopment Authority (DBRA): Cora Capler

Section D.

**PROJECT IMPACTS / REQUEST FROM NAC
AND DEVELOPER RESPONSE**

FUTURE OF HEALTH NEIGHBORHOOD ADVISORY COUNCIL - IMPACTS AND BENEFIT REQUESTS				Henry Ford Health / Detroit Pistons / Michigan State University		
	TOTAL NAC REQUESTS				TOTAL NAC REQUESTS ADDRESSED	TOTAL \$ VALUE OF COMMITMENTS
	152				103	\$ 604,390,000
CHALLENGE / CONCERN / IMPACT (Submitted by NAC on 11/17/2023)	Item #	COMMUNITY BENEFIT REQUESTS (Submitted by NAC on 11/27/2023)	NAC ADDITIONAL REQUEST (submitted by NAC on 12/9/2023 in response to Developer's first proposal)	COMMUNITY BENEFITS PROVISION SECTION	PROPOSED COMMITMENT RESPONSES (Approved by NAC on 12/12/2023)	\$ VALUE OF COMMITMENT
Housing for Detroiters	19				8	\$ 2,500,000.00
Ensure that affordable housing is available for all Detroiters – especially for families and seniors	1	Increase the number of affordable units - at least 30% (199) of overall units to be designated as affordable. Provide at least 20 affordable 2 bedroom units	25% of units are affordable, with at least 20 affordable units being two-bedroom. (8/8)		Developer's other housing commitments address affordable housing needs	
	2	Provide deeper levels of affordability to provide opportunities for Detroiters of all income levels. Of the planned affordable units, designate half at 50% AMI and the other half at 30% AMI		I.1	Affordable Housing. Developer shall enter into an affordable housing agreement (the "Affordable Housing Agreement") with the City pursuant to which Developer shall offer to lease twenty percent (20%) of the residential units among the total unit count across the Residential Projects that are included in the Developer's Transformational Brownfield Plan ("TBP") and constructed as a part of the Future of Health Development as affordable units to individuals and families with mixed incomes, as follows and for a term of thirty (30) years: (i) ten percent (10%) of the affordable units will be reserved for individuals and families with incomes of not more than thirty percent (30%) of the area median family income for the Detroit-Warren-Livonia Metropolitan Statistical Area as published from time to time by HUD ("AMI"), based on family size, (ii) eighty percent (80%) of the affordable units will be reserved for individuals and families with incomes of not more than fifty percent (50%) of the AMI, and (iii) ten percent (10%) of the affordable units will be reserved for individuals and families with incomes of not more than seventy percent (70%) of the AMI.	
	3	Set aside 25% of affordable units for seniors			Considered by Developer but not provided due to priorities of the NAC	
	4	Accept Section 8 housing vouchers for affordable units		1.2	Acceptance of Section 8 Vouchers: During the thirty (30) year term of the applicable Affordable Housing Agreement, Developer shall not unreasonably refuse to lease a dwelling unit offered for rent or otherwise discriminate in the terms of tenancy because any prospective tenant is the holder of a Certificate of Family Participation or a Voucher under Section 8 of the United States Housing Act of 1937 (42 USC §1437f), or any successor legislation. Such obligation shall be included within the Affordable Housing Agreement(s).	
	5	Ensure affordable parking rates for residents of affordable units - provide a 50% parking discount for residents of affordable units	Provide discounted parking rates for residents utilizing AMI rental rates at corresponding rates as their AMI status. (8/8)		Based on priorities communicated by the NAC, Developer allocated resources to other initiatives	
	6	Extend affordability commitment to be permanent		I.1	See response to item #2, "Affordable Housing": As referenced in Provision Section 1.2 the developer will enter into an affordable housing agreement for a term thirty (30) years.	
	7	Opportunity for one person households to choose between studio and one-bedroom affordable units and two-person households to rent a two-bedroom unit (on affordable units)			Considered by Developer but not provided due to priorities of the NAC	
	8	Contribute \$1,500,000 per year to the Affordable Housing Trust Fund - during the period of the Brownfield TIF Reimbursement period - at least half of the funds would support affordability within the Impact Area.	The developers will contribute \$1,500,000 into the Affordable Housing Trust Fund to be used within the Impact Area (6/9)		Based on priorities communicated by the NAC, Developer allocated resources to other initiatives	
	9		Grandfather residents to affordable rates after the 30 year affordability period. (8/8)		Considered by Developer but not provided due to priorities of the NAC	
	10		\$0 security deposit for seniors and veterans (9/9)		Considered by Developer but not provided due to priorities of the NAC	
Provide support and resources to address issues of youth homelessness in the Impact Area	11	Make an annual contribution for the length of the tax abatement to local government agency or non-profit which serves youth experiencing homelessness and/or develops housing for youth in the Impact Area			Considered by Developer but not provided due to priorities of the NAC	

FUTURE OF HEALTH NEIGHBORHOOD ADVISORY COUNCIL - IMPACTS AND BENEFIT REQUESTS				Henry Ford Health / Detroit Pistons / Michigan State University		
	TOTAL NAC REQUESTS				TOTAL NAC REQUESTS ADDRESSED	TOTAL \$ VALUE OF COMMITMENTS
	152				103	\$ 604,390,000
CHALLENGE / CONCERN / IMPACT (Submitted by NAC on 11/17/2023)	Item #	COMMUNITY BENEFIT REQUESTS (Submitted by NAC on 11/27/2023)	NAC ADDITIONAL REQUEST (submitted by NAC on 12/9/2023 in response to Developer's first proposal)	COMMUNITY BENEFITS PROVISION SECTION	PROPOSED COMMITMENT RESPONSES (Approved by NAC on 12/12/2023)	\$ VALUE OF COMMITMENT
Accessible housing that goes above and beyond the requirements of the Americans with Disabilities Act – aim for Universal Design	12	Developer will work with an accessibility consultant or agency to implement Universal Design standards in all spaces		I.3	Housing Accessibility. During the period that the proposed projects are under construction (the "Construction Period"), with respect to the Residential Projects, Developer shall either hire (i) an architect for the project with experience in (x) compliance with the Americans with Disabilities Act (the "ADA"), (y) universal design for persons with disabilities and (z) prevailing best practices for accessibility and visit-ability; or (ii) a third-party consultant that specializes in (i)(x)-(i)(z) above, in order to consult on the design of the Residential Projects and related outdoor environments which are a part of the housing components of the Future of Health Development to make the housing components of the Future of Health Development accessible and usable by persons with disabilities beyond the minimum requirements imposed by the ADA, including concepts of universal design.	
	13	Make a restricted annual contribution of \$10,000,00.00 for the duration of the tax abatement to one or more 501(c)(3) nonprofit community development corporations in the impact area to administer home repair grants to the City of Detroit residents who reside in their property as their primary residence. At least 50% of the fund must be reserved for residents earning less than 50% AMI.	The developer will provide a minimum of 160 households within a one mile radius of the impact area, with preference to 50% AMI and below and other residents within the impact area, per year for 5 years. With a maximum of \$15,000 per household. (8/9)	I.4	Home Repair Fund. Developer will make a donation of two million dollars (\$2,000,000) to a home repair fund selected by Developer in consultation with the NAC to be used for home repair expenses of qualifying owner-occupied homes within the Impact Area. Such donation shall be made in five (5) annual donations of four hundred thousand dollars (\$400,000), commencing within ninety (90) days of the start of construction of the first residential housing project, with a maximum spend of fifteen thousand dollars (\$15,000) per qualifying household. This two million dollar (\$2,000,000) donation shall be offset by Developer from, and credited towards, contributions that Developer would pay to the City as part of Developer's voluntary compliance with Executive Order 2021-2.	\$ 2,000,000.00
	14	Continue and expand the housing partnership with Virginia Park-Henry Ford Hospital Non-Profit Housing Corporation in Impact Area. Honor the existing agreement.				Considered by Developer but not provided due to priorities of the NAC
Support for current homeowners and renters in adjacent areas. Ensure that there is not displacement of Detroiters caused by higher rents or property values in the areas adjacent to the project	15	Provide housing contribution for taxpaying renters / rent subsidies for legacy Detroiters in the Impact Area (ex. Live Midtown)				

FUTURE OF HEALTH NEIGHBORHOOD ADVISORY COUNCIL - IMPACTS AND BENEFIT REQUESTS				Henry Ford Health / Detroit Pistons / Michigan State University		
CHALLENGE / CONCERN / IMPACT (Submitted by NAC on 11/17/2023)	TOTAL NAC REQUESTS			COMMUNITY BENEFITS PROVISION SECTION	TOTAL NAC REQUESTS ADDRESSED	TOTAL \$ VALUE OF COMMITMENTS
	Item #	COMMUNITY BENEFIT REQUESTS (Submitted by NAC on 11/27/2023)	NAC ADDITIONAL REQUEST (submitted by NAC on 12/9/2023 in response to Developer's first proposal)		103	\$ 604,390,000
	152					
	16	Fund a 10-year rental assistance program providing \$13 million in rental subsidies for long-term Detroiters to remain in the impact area. The program can be modeled after the "Live Midtown" and "Stay Midtown" initiative. The program eligibility will be limited to Detroit residents with 7+ years of residency in the City of Detroit to rent in the impact area or within 1 mile of the impact area. Income eligibility should be between 30% AMI and 80% AMI - with no more than 20% of these funds designated for 60 to 80% AMI. The program can be managed by one or more 501(c)(3) nonprofit organizations in the impact area.	The developers will provide a rental assistance program to assist 400 household, in the impact area, per year for 5 years. (9/9)	1.5	Rental Assistance Fund. Developer will make a donation of five hundred thousand dollars (\$500,000) to a rental assistance fund selected by Developer in consultation with the NAC to be used for rental assistance for qualifying renters within the Impact Area. Such donation shall be made in five (5) annual donations of one hundred thousand dollars (\$100,000) commencing within ninety (90) days of the start of construction of the first residential housing project. This five hundred thousand dollar (\$500,000) donation may be offset by Developer from, and credited towards, contributions that Developer would pay to the City as part of Developer's voluntary compliance with Executive Order 2021-2.	\$ 500,000.00
Provide new opportunities for home ownership, generational wealth, and community building	17	Provide land, funds, and support to a Community Land Trust which will provide permanent affordable rental and home ownership - \$3,000,000 annually for the period of the tax abatements. Transfer vacant residential units owned by Henry Ford Health to the land trust at no additional cost.	Partner with Central Detroit Christian CDC to develop a sustainable plan to bring a community land trust to the impact area (9/9)		Considered by Developer but not provided due to priorities of the NAC	
	18	Fund a 10-year new home-buyer downpayment program providing \$11 million in assistance for long-term Detroiters to remain in the impact area by purchasing a new home. The program eligibility will be limited to Detroit residents with 7+ years of residency in the City of Detroit to purchase in the impact area or within 1 mile of the impact area. Income eligibility should be between 30% AMI and 80% AMI - with no more than 20% of these funds designated for 60 to 80% AMI. The program can be managed by one or more 501(c)(3) nonprofit organizations in the impact area.			Considered by Developer but not provided due to priorities of the NAC	
Environmentally Sustainable Housing	19	Build to a standard that provides a high-quality living experience for residents and reduces climate and environmental impacts through a LEED Zero or Passive House standards.		IV.42	Environmental Design. Developer shall make reasonable efforts to meet or exceed industry-specific LEED standards applicable to each project at the time each project within the Future of Health Development is designed; provided that nothing contained herein shall obligate Developer to pursue any official LEED or other environmental certification. Developer shall deliver a report to CRIO describing Developer's compliance with applicable industry LEED standards within ninety (90) days of receipt of a certificate of occupancy for each applicable project.	

FUTURE OF HEALTH NEIGHBORHOOD ADVISORY COUNCIL - IMPACTS AND BENEFIT REQUESTS				Henry Ford Health / Detroit Pistons / Michigan State University		
	TOTAL NAC REQUESTS				TOTAL NAC REQUESTS ADDRESSED	TOTAL \$ VALUE OF COMMITMENTS
	152				103	\$ 604,390,000
CHALLENGE / CONCERN / IMPACT (Submitted by NAC on 11/17/2023)	Item #	COMMUNITY BENEFIT REQUESTS (Submitted by NAC on 11/27/2023)	NAC ADDITIONAL REQUEST (submitted by NAC on 12/9/2023 in response to Developer's first proposal)	COMMUNITY BENEFITS PROVISION SECTION	PROPOSED COMMITMENT RESPONSES (Approved by NAC on 12/12/2023)	\$ VALUE OF COMMITMENT
Finest Health Care for Detroiters	15				13	\$ 400,000,000.00
Create and implement strategies to address health care access and outcome disparities for all Detroiters at all ages and incomes. Particularly focus on racial disparities and eliminating implicit bias and seeking accountability from medical professionals for disparate treatment and outcomes based on race, medical condition, mental health status, gender, economic status, insurance coverage	20	Create and implement, or augment existing, Community-Based Participatory Research Partnerships with the community to identify and seek solutions to health disparities		II.7	New Research Center. As a part of the Future of Health Development, Developer shall build a state-of-the-art New Research Center.	\$ 90,000,000.00
	21	Create or augment implicit bias training and accountability for medical professionals serving all patients		II.17	Implicit Bias Training. As a part of Developer's employee training programs, Developer shall provide its full-time employees with implicit bias training.	
	22	Create a new 24-hour urgent care facility in the Impact Area - potentially at the Virginia Park Shopping Plaza or other convenient location	Utilize the current (12/8/2023) HF Dearborn urgent care as a model to create an urgent care center. The new urgent care must be open and operational 24/7 With a separate entrance and parking area from the emergency room. Free parking must be included. (9/9)	II.6	Expanded Hospital. As a part of the Future of Health Development, Developer shall expand the existing Henry Ford Hospital facilities, by designing and constructing the Expanded Hospital tower, which shall include new surgical rooms, an expanded emergency department, and private patient rooms.	
				II.8	Urgent/Fast Track Care Services. Developer shall design the Expanded Hospital in a manner that provides a separate and distinct Urgent / Fast Track space utilizing enhanced patient triage as a part of 24/7 provision of Urgent / Fast Track care. Developer will provide adjacent secured and designated parking for short-term patient requirements. This parking will be consistent with Developer's parking policy at Henry Ford Hospital as it exists from time to time, which currently is to not charge patients for parking.	
				II.13	Primary Care Services. Developer shall develop and/or partner with a third-party organization to provide same day services for primary care within the Impact Area at an existing location, PACE facility, Federally Qualified Health Center, or near the Expanded Hospital campus. Developer shall include information on the availability of and best ways to access such primary care services on its Information Website. Developer (itself or through its partner third-party organization) shall provide such services for a period of at least ten (10) years from the date such services are commenced.	

FUTURE OF HEALTH NEIGHBORHOOD ADVISORY COUNCIL - IMPACTS AND BENEFIT REQUESTS				Henry Ford Health / Detroit Pistons / Michigan State University			
	TOTAL NAC REQUESTS				TOTAL NAC REQUESTS ADDRESSED	TOTAL \$ VALUE OF COMMITMENTS	
	152				103	\$ 604,390,000	
CHALLENGE / CONCERN / IMPACT (Submitted by NAC on 11/17/2023)	Item #	COMMUNITY BENEFIT REQUESTS (Submitted by NAC on 11/27/2023)	NAC ADDITIONAL REQUEST (submitted by NAC on 12/9/2023 in response to Developer's first proposal)	COMMUNITY BENEFITS PROVISION SECTION	PROPOSED COMMITMENT RESPONSES (Approved by NAC on 12/12/2023)	\$ VALUE OF COMMITMENT	
Improve access to health care services for Detroiters – particularly for seniors, youth, infants, and expectant mothers	23	Provide or enhance within the Impact Area specialized services for youth and seniors, community health fairs, wellness and community resources / centers, dental services, mental health		II.11	Community Health Worker + Impact Area Senior Citizens. Developer shall provide a dedicated and trained community health worker ("CHW") in the Impact Area, who will prioritize engagement with Impact Area senior citizens to educate, coordinate community resources, and assist in navigating the healthcare system. The CHW will have an emphasis on providing assistance to licensed senior facilities, including, but not limited to Lexington Village.		
				II.13	Primary Care Services. Developer shall develop and/or partner with a third-party organization to provide same day services for primary care within the Impact Area at an existing location, PACE facility, Federally Qualified Health Center, or near the Expanded Hospital campus. Developer shall include information on the availability of and best ways to access such primary care services on its Information Website. Developer (itself or through its partner third-party organization) shall provide such services for a period of at least ten (10) years from the date such services are commenced.		
	24	Invest in a community mental health counseling facility. Make an annual contribution of \$250,000 to one or more 501(c)(3) nonprofit mental health clinics for the duration of the tax abatement.		II.9	Behavioral Health Space. Developer shall design the Expanded Hospital in a manner that allows Developer to provide dedicated behavioral health space within the emergency department of the Expanded Hospital following construction completion.		
	25	Create or enhance programs addressing infant mortality and well-being of expectant mothers.		II.16	Infant/Mother Mortality Resources. Developer will dedicate research and direct care resources to address infant/mother mortality issues.		
	26	Invest in local organizations focused on prenatal health education and building trust and relationships with expectant mothers.					
	27	Create a community accessible 24/7 pharmacy in Impact Area				Considered by Developer but not provided due to priorities of the NAC	
	28	Provide or increase preventative health screening clinics in the Impact Area including: Free sports physicals for youth and free adult preventative physicals twice per year located in accessible locations within the impact area (schools, etc.) and well advertised in the community			II.14	Community Fairs. Developer shall partner with City Council, the City of Detroit, and Developer-selected community groups to host a total of nine (9) community fairs each year during the Construction Period regarding health, education and/or available hospital resources. Developer shall host one of the nine (9) community fairs in each of the seven Districts and an additional two (2) community fairs in the Impact Area.	
Address health care needs for the high percentage of residents without health insurance - Increase outreach and engagement for residents to learn about charity care options	29	Create and fund a Community Health Plan for those living within a 3 mile radius of hospital to provide affordable health, prescription, and dental care for Detroit's uninsured and underinsured. The fund should be valued at no less than \$200 million annually		II.10	Uncompensated Care. Developer currently realizes significant uncompensated care losses and shall absorb additional uncompensated care losses that will occur as a direct result of the Expanded Hospital.	\$ 310,000,000.00	
	30	Create or augment a community engagement plan to provide proactive communication and community outreach regarding Charity Care availability for all Detroit residents seeking or receiving quality care at Henry Ford Health facilities.		II.10 II.11	See response to item #23 and item #29. Activities of the Community Health Worker in the Impact Area will engage residents and particularly seniors to provide communication about Charity Care availability at Henry Ford Health facilities		
Stronger partnerships with local schools to provide medical equipment and training	31	Provide in school physicals, screenings, emergency medical equipment and check-ups to schools serving the Impact Area (ex. Northwestern HS, Thirkell, Douglass Academy, U Prep)		II.12	Medical Resources for High Schools. Within ninety (90) days of the final approval of the TBP by the MSF, Developer shall provide one (1) cardiac kit, one (1) trauma kit and one (1) overdose medical emergency kit to each of Northwestern High School and University Prep. The provision of the kits shall be subject to applicable regulations, and any training and maintenance plans mutually agreed upon between Developer and each high school. Also Item #29.		

FUTURE OF HEALTH NEIGHBORHOOD ADVISORY COUNCIL - IMPACTS AND BENEFIT REQUESTS				Henry Ford Health / Detroit Pistons / Michigan State University		
	TOTAL NAC REQUESTS				TOTAL NAC REQUESTS ADDRESSED	TOTAL \$ VALUE OF COMMITMENTS
	152				103	\$ 604,390,000
CHALLENGE / CONCERN / IMPACT (Submitted by NAC on 11/17/2023)	Item #	COMMUNITY BENEFIT REQUESTS (Submitted by NAC on 11/27/2023)	NAC ADDITIONAL REQUEST (submitted by NAC on 12/9/2023 in response to Developer's first proposal)	COMMUNITY BENEFITS PROVISION SECTION	PROPOSED COMMITMENT RESPONSES (Approved by NAC on 12/12/2023)	\$ VALUE OF COMMITMENT
Increase the number of African-American medical professionals – especially doctors and specialists, speech and language pathologists, male psychologists and physicians	32	Develop relationship and career pipelines with HBCU Medical schools and African-American Doctors' Associations		III.22	HBCU Pipeline. Developer will make reasonable efforts to create a partnership with Historically Black Colleges and Universities in order to create a pipeline of diverse, qualified candidates to healthcare positions within the City of Detroit to help increase the diversity of the workforce in Detroit and in the Future of Health Development.	
	33	Hire more Black doctors. Increase hiring and retention of Black doctors, nurses, and patient health care professionals by 25% and maintain such diversity of care levels for at least the duration of the tax abatement		II.15	RYSE MED Program. Developer shall make reasonable efforts to provide students interested in health professions and research and who identify with underrepresented groups in these areas with support and resources.	
	34	Provide training and technology for nonverbal residents and clients			Considered by Developer but not provided due to priorities of the NAC	

FUTURE OF HEALTH NEIGHBORHOOD ADVISORY COUNCIL - IMPACTS AND BENEFIT REQUESTS				Henry Ford Health / Detroit Pistons / Michigan State University		
CHALLENGE / CONCERN / IMPACT (Submitted by NAC on 11/17/2023)	TOTAL NAC REQUESTS			TOTAL NAC REQUESTS ADDRESSED	TOTAL \$ VALUE OF COMMITMENTS	
	152			103	\$ 604,390,000	
Item #	COMMUNITY BENEFIT REQUESTS (Submitted by NAC on 11/27/2023)	NAC ADDITIONAL REQUEST (submitted by NAC on 12/9/2023 in response to Developer's first proposal)	COMMUNITY BENEFITS PROVISION SECTION	PROPOSED COMMITMENT RESPONSES (Approved by NAC on 12/12/2023)	\$ VALUE OF COMMITMENT	
Career Opportunities Close to Home	14			12	\$ -	
Ensure that the maximum number of Detroiters are able to participate in the job opportunities – both construction and permanent jobs	35	Ensure that the maximum number of Detroiters are able to participate in the job opportunities – both construction and permanent jobs		III.20	Trade Apprenticeships. During the Construction Period, Developer shall encourage Developer's trade partners to provide on-the-job training through apprenticeship programs with areas of focus including construction, medical, research and technology jobs.	
	36	All partners set a target of employing 50% Detroiters in permanent jobs		III.29	Priority Review of Applications. To the extent permitted by applicable law and existing labor agreements, Developer shall provide a first-review priority for job applicants from the Impact Area zip codes, followed by a second-review priority for Detroit resident applicants, for temporary and permanent non-construction jobs created by the Future of Health Development.	
	37	Make sure that those hired reflect the demographics of Impact Area and Detroit – increase the participation of black and brown Detroiters in all project related fields (ex. lawyers, accountants, architects, medical, caterers, construction, etc.)				
	38	In hiring, all development partners will commit to first-review priority for applicants from the Impact Area Zip codes, followed by second-review priority for Detroit resident applicants				
	39	All Developer entities agree to comply with City of Detroit's Executive Order 2021-02 requiring the employment of at least 51% Detroiters in all construction positions for the projects. If requirements are not met, Developer provides a contribution, equivalent to fine paid, to bridge the workforce and skills development gap relevant to the shortage of labor.		IV.52	Executive Order Compliance. Developer will make reasonable efforts to cause City of Detroit residents to perform at least fifty-one percent (51%) of the hours worked on construction of the Future of Health Development in accordance with and otherwise comply with the requirements of Executive Order 2021-2.	
	40	Create and implement strategies to lower barriers to employment through intentional engagement with Detroiters (ex. job fairs) – commit to specific numbers		III.21	Job Fairs. During the Construction Period, Developer shall host a job fair within the Impact Area twice per year to provide resources and information regarding open construction and permanent jobs within the Future of Health Development.	
	41	Provide programs and strategies to get Detroiters ready to apply and be hired for all jobs related to Future of Health Projects – particularly technology, research, and medical jobs		III.27	Healthcare Career Pathway Mentoring Program. Developer will provide mentoring opportunities for students in the Impact Area and the balance of the City of Detroit through the Healthcare Career Pathway Mentoring Program, which is a medical scholars program designed to increase diversity within the healthcare workforce exposing interested students from the City of Detroit to various healthcare professions through healthcare labs and ongoing mentoring and career coaching.	
	42	All Development partners provide access to current employees for in-house classes and certifications to provide pathways for career advancement (ex. GED, lab tech, financial literacy, accounting, etc.).			III.23	Nursing Assistant Apprenticeship Program. Developer will operate the Henry Ford Health's Nurse Assistant Apprenticeship Program, which provides an opportunity for qualified individuals to enroll in the program and upon completion, get hired full-time at Henry Ford Health as a nurse assistant.
					III.25	Medical Assistant Apprenticeship Program. Developer shall provide the opportunity for qualified candidates to participate in a one-year HFH medical assistant apprenticeship program, which provides paid on-the-job training and classroom learning opportunities.
	43	Build on and re-energize jobs pipeline strategy - go over and above previous agreement for Cancer Center with W. Grand Blvd. Collaborative		III.24	Educational Partners and Opportunities. Developer commits to work with Detroit Public Schools Community District, Michigan State University College of Education, Wayne County Community College, Henry Ford College, and Wayne State University to provide health, wellness and career pathway education opportunities, internships, mentorship opportunities and college application assistance for students within the Impact Area and the balance of the City of Detroit.	
44	Ban the box in hiring practices		III.28	Ban-the-Box. Except where required by law, Developer will not inquire or consider the criminal convictions of an applicant to be an employee of Developer until Developer interviews the applicant or determines that the applicant is qualified.		

FUTURE OF HEALTH NEIGHBORHOOD ADVISORY COUNCIL - IMPACTS AND BENEFIT REQUESTS				Henry Ford Health / Detroit Pistons / Michigan State University		
	TOTAL NAC REQUESTS				TOTAL NAC REQUESTS ADDRESSED	TOTAL \$ VALUE OF COMMITMENTS
	152				103	\$ 604,390,000
CHALLENGE / CONCERN / IMPACT (Submitted by NAC on 11/17/2023)	Item #	COMMUNITY BENEFIT REQUESTS (Submitted by NAC on 11/27/2023)	NAC ADDITIONAL REQUEST (submitted by NAC on 12/9/2023 in response to Developer's first proposal)	COMMUNITY BENEFITS PROVISION SECTION	PROPOSED COMMITMENT RESPONSES (Approved by NAC on 12/12/2023)	\$ VALUE OF COMMITMENT
	45	Create and provide no less than 50 paid internship opportunities with contingent full-time employment offers, for Black college and graduate level students studying in health care related fields for the duration of the tax abatement		III.24	see response to item #43: Developer will work with the Education Partners identified to provide health, wellness, and career pathway education opportunities, internships, mentorship opportunities and college applications assistance for students within the Impact Area and the balance of the City of Detroit	
	46	Open a resource office in the Impact Area to connect residents and businesses to employment, contracting, and housing opportunities		IV.32	Virtual Information Website. Within ninety (90) days of the final approval of the TBP by the MSF, Developer will establish a virtual information website ("Information Website") to provide (i) affordable housing information and assistance to prospective residents of the Future of Health Development, (ii) information on employment opportunities related to the construction and post-construction operation and management of the Future of Health Development, and (iii) periodic construction updates and major road closures related to the Future of Health Development. The Information Website will include contact information for the Developers where any questions, comments or concerns from the community may be directed. The Information Website will remain available to access for the duration of the Construction Period.	
	47	Provide an annual contribution for five years of at last \$250,000 to one or more Detroit-based skilled trade training programs.			Considered by Developer but not provided due to priorities of the NAC	
All jobs should be high quality, paying a living wage with full benefits (e.g. healthcare, retirement, etc.) that enable employees on this campus to live in the Impact Area	48	Commit to union neutrality of all Future of Health partners and associated project contractors / subcontracts			Considered by Developer but not provided due to priorities of the NAC	

FUTURE OF HEALTH NEIGHBORHOOD ADVISORY COUNCIL - IMPACTS AND BENEFIT REQUESTS				Henry Ford Health / Detroit Pistons / Michigan State University		
	TOTAL NAC REQUESTS				TOTAL NAC REQUESTS ADDRESSED	TOTAL \$ VALUE OF COMMITMENTS
	152				103	\$ 604,390,000
CHALLENGE / CONCERN / IMPACT (Submitted by NAC on 11/17/2023)	Item #	COMMUNITY BENEFIT REQUESTS (Submitted by NAC on 11/27/2023)	NAC ADDITIONAL REQUEST (submitted by NAC on 12/9/2023 in response to Developer's first proposal)	COMMUNITY BENEFITS PROVISION SECTION	PROPOSED COMMITMENT RESPONSES (Approved by NAC on 12/12/2023)	\$ VALUE OF COMMITMENT
Education	16				8	\$ 3,750,000.00
Pipeline and opportunities for Detroit students to medical / tech / and research careers – beginning with Middle School	49	Could include partnerships and programs with DPSCD, Unions, City of Detroit, or other entities.		III.24	see response to item #43: Developer will work with the Education Partners identified to provide health, wellness, and career pathway education opportunities, internships, mentorship opportunities and college applications assistance for students within the Impact Area and the balance of the City of Detroit	
	50	Provide funding or programs to remove barriers for youth participation (ex. lack of transportation)			Considered by Developer but not provided due to priorities of the NAC	
	51	Engage Detroit youth (high school and post-secondary) in construction opportunities through training, skilled trades education, apprenticeships, or co-op learning experiences.		III.20	see response to item #35: Trade Apprenticeships. During the Construction Period, Developer shall encourage Developer's trade partners to provide on-the-job training through apprenticeship programs with areas of focus including construction, medical, research and technology jobs.	
	52	Make annual financial investment and curriculum investment in Northwestern High School, Thirkell Elementary-Middle School, Frederick Douglass Academy, U Prep Schools and others. Partner with DPSCD and school leadership.		III.24	see response to item #43: Developer will work with the Education Partners identified to provide health, wellness, and career pathway education opportunities, internships, mentorship opportunities and college applications assistance for students within the Impact Area and the balance of the City of Detroit	
	53	Continue or improve liaison program with Northwestern High School			Considered by Developer but not provided due to priorities of the NAC	
	54	100% Reimbursement to DPSCD for all annual tax captures			Considered by Developer but not provided due to priorities of the NAC	
	55	Provide support and engagement with nearby schools – funding and programming to improve educational and recreational opportunities (ex. financial literacy, free sports, etc.)		III.24	see response to item #43: Developer will work with the Education Partners identified to provide health, wellness, and career pathway education opportunities, internships, mentorship opportunities and college applications assistance for students within the Impact Area and the balance of the City of Detroit	
	56	Development entities donate to and work with local nonprofits, the City, and / or Detroit Public Library to host accredited STEM related classes near the Impact Area		III.19	Student Scholarship Competition and STEM Events. Developer shall engage with Detroit Public Schools to invite participation from high school students at Northwestern High School and University Prep in the Detroit Black History Month Scholarship competition and Detroit Pistons STEM and Tech Slam events hosted by the Pistons.	
Address digital divide for Impact Area residents to allow full participation in economic, community and social opportunities	57	Create and implement, or augment programs and resources that provide laptops, technology training, high speed internet access, etc.			Considered by Developer but not provided due to priorities of the NAC	
Provide funding, support and resources to local libraries	58	Sponsor subscriptions to local publications.			Considered by Developer but not provided due to priorities of the NAC	
	59	Provide maintenance and infrastructure repair to neighborhood library on West Grand Blvd. (Duffield Branch)			Considered by Developer but not provided due to priorities of the NAC	
	60	100% Reimbursement to Detroit Public Library for all annual tax captures			Considered by Developer but not provided due to priorities of the NAC	
Improve college access for Detroit students (including non-traditional students) and providing necessary support to complete their degrees.	61	Michigan State University provides scholarship and mentorship programs for local students (from Impact Area Zip Codes)		III.18	Tuition-Free Scholarships. Developer shall make available a total of fifty (50), full-time, four-year, tuition-free scholarships to Michigan State University to qualifying seniors at University Prep and Northwestern High School over a period of ten (10) years commencing within one (1) year of the final approval of the TBP by the MSF.	\$ 3,750,000.00
	62	Supporting students in applying for college, and securing scholarships or financial support (ex. application fees, tuition assistance, other expenses).				
	63	Provide a free mentorship program for Detroit youth between the ages of 12 and 18. Mentor no less than 50 youth per year for the duration of the tax abatement		III.26	Marvel in Medicine Program. Developer will continue the Marvel in Medicine Program during the Construction Period. Also see response to item #44.	
	64	Create or augment programs that provide support for parents of college bound students			Considered by Developer but not provided due to priorities of the NAC	

FUTURE OF HEALTH NEIGHBORHOOD ADVISORY COUNCIL - IMPACTS AND BENEFIT REQUESTS				Henry Ford Health / Detroit Pistons / Michigan State University		
	TOTAL NAC REQUESTS				TOTAL NAC REQUESTS ADDRESSED	TOTAL \$ VALUE OF COMMITMENTS
	152				103	\$ 604,390,000
CHALLENGE / CONCERN / IMPACT (Submitted by NAC on 11/17/2023)	Item #	COMMUNITY BENEFIT REQUESTS (Submitted by NAC on 11/27/2023)	NAC ADDITIONAL REQUEST (submitted by NAC on 12/9/2023 in response to Developer's first proposal)	COMMUNITY BENEFITS PROVISION SECTION	PROPOSED COMMITMENT RESPONSES (Approved by NAC on 12/12/2023)	\$ VALUE OF COMMITMENT
Community Building	88				62	\$ 198,140,000.00
Implementation and monitoring of Community Benefits Agreement	65	Developer will engage the community and report on the Community Benefits Provisions on a quarterly basis for the duration of the project and commitments			Considered by Developer but not provided due to priorities of the NAC	
	66	The more extensions provided by C.R.I.O. for development deadlines, the more financial benefits added.			Considered by Developer but not provided due to priorities of the NAC	
Reduce neighborhood blight and rehabilitate properties owned by Henry Ford Health, Detroit Pistons, Michigan State University	67	Rehabilitate properties currently owned by the development partners into community-owned assets			Considered by Developer but not provided due to priorities of the NAC	
	68	Within six months, announce development plans for Fairbanks School. Development plans should be for a community use such as recreation, community center, or urgent care facility. If no plans are made, pay remediation costs and donate property to a non-profit CDC or a Community Land Trust in the Impact Area to return building to beneficial community use.	Developers will partner with CDAD to host community engagement events to decide the development plan for the Fairbanks school. The preferred use of Fairbanks School is a community engagement space (9/9)	IV.47	Fairbanks School Development Plan. Within twelve (12) months of the final approval of the TBP, Developer shall make reasonable efforts and shall use feedback and input from the Henry Ford Health Community Advisory Council and the community through a public community meeting of which prior notice will be provided to community members living near Fairbanks School, to pursue a viable redevelopment plan for Fairbanks School that is consistent with the 5 pillars of this CBO process.	\$ 1,300,000.00
	69	Organize and support community clean-up efforts to support residents and neighborhoods – focus on alleys and other blighted properties		Exhibit B - 1.	Clearing and Improving Alleys. The City, through its General Services Department, will perform alley clean up to clear legacy overgrowth and debris from existing public alleys in the Impact Area (which have not been vacated), including from all eight (8) alleys in the Impact Area which were not previously cleared by the City in 2021.	
	70	Partner with City to improve and/or repave alleys and pedestrian pathways (including Pallister and Delaware brick ways) within the Impact Area.				
	71	Improve and activate existing public spaces (ex. New Center Park, 360 Detroit, Walker Williams Recreation Center and Park, NW Goldberg parks)			Exhibit B - 2.	Renovation of Williams Recreation Center. The City will spend approximately one million three hundred thousand dollars (\$1,300,000) to perform renovations to the Williams Recreation Center and Park to make entryway improvements, various interior improvements, gymnasium improvements, parking repairs, and electrical and mechanical upgrades to the recreation center and upgraded playground and fitness equipment at the park.
				IV.33	NW Goldberg Hoopfest. Developer shall sponsor the NW Goldberg Hoopfest through annual contributions of \$5,000 for three (3) years, with the first of such contribution to be made within one (1) year of the final approval of the TBP by the MSF.	\$ 15,000.00
72		Provide annually for ten years a contribution of \$100,000 to support the activation, maintenance, and public opening of New Center Park.			Considered by Developer but not provided due to priorities of the NAC	
73	Provide annually for ten years a contribution of \$100,000 to support increased programming and operation of Joseph Walker Williams Recreation Center that is responsive to resident needs.			Exhibit B - 3.	Additional Programming at Williams Recreation Center. The City, through its General Services Department, will spend at least \$100,000 per year for the next ten (10) years on programming at the Williams Recreation Center. The City will perform surveys at least annually to gather community input on programming needs of residents and design programming to be responsive to resident needs.	

FUTURE OF HEALTH NEIGHBORHOOD ADVISORY COUNCIL - IMPACTS AND BENEFIT REQUESTS				Henry Ford Health / Detroit Pistons / Michigan State University		
	TOTAL NAC REQUESTS				TOTAL NAC REQUESTS ADDRESSED	TOTAL \$ VALUE OF COMMITMENTS
	152				103	\$ 604,390,000
CHALLENGE / CONCERN / IMPACT (Submitted by NAC on 11/17/2023)	Item #	COMMUNITY BENEFIT REQUESTS (Submitted by NAC on 11/27/2023)	NAC ADDITIONAL REQUEST (submitted by NAC on 12/9/2023 in response to Developer's first proposal)	COMMUNITY BENEFITS PROVISION SECTION	PROPOSED COMMITMENT RESPONSES (Approved by NAC on 12/12/2023)	\$ VALUE OF COMMITMENT
Green Space, Recreation, and Public Amenities	74	Provide annually for ten years contributions of \$25,000 to support operation and improvement of four neighborhood parks or public spaces to be recommended by the NAC.		Exhibit B - 4.	Creation of Additional Greenspace and Community Engagement. The City, through its General Services Department, will host at least two community listening sessions about desired greenspace improvements in the Impact Area in 2024. The City is currently working to acquire land at the north-east corner of W. Grand Boulevard and Rosa Parks Boulevard for a public park. The improvements and programming at such park will be designed to address the desires of the community solicited in such listening sessions	
	75	Provide or enhance recreation and community facilities that are accessible to all users, including youth recreation / sports, and a senior day care center.		Exhibit B - 3.	see response to item #73: Additional Programming at Williams Recreation Center provided by the City of Detroit General Services Department	
	76	Provide resources to create and maintain new public greenspaces, playgrounds, dog parks, community gardens, and community spaces		IV.48	Greenspace. As to be reflected in the final design and site plans for construction of the Expanded Hospital, Developer shall create up to approximately five (5) acres of greenspace near the Expanded Hospital, which, except for special/private events, shall be free and open to the public.	\$ 30,000,000.00
	77	Involve the community in design, programming and activation in new community green spaces planned for development (ex. In front of new hospital)				
	78	Provide Warming and Cooling Centers and public showers / bathrooms within the hospital			Considered by Developer but not provided due to priorities of the NAC	
	79	Provide enhanced public safety services (ex. Security patrols) throughout Impact Area		Exhibit B - 5.	Emergency Contact to Improve Safety. The City will request that the Downtown Detroit Partnership install an informational kiosk with a dedicated police call button in the Impact Area, with the exact location to be identified following community engagement by the Department of Neighborhoods	
	80	Provide support and funding for existing community organizations serving the Impact Area and adjacent neighborhoods - example organizations: Midnight Golf, Black United Fund, Detroit Parent Network and Pistons Wheelchair Team	Developer will create community partnerships with the four proposed as well as Detroit parent network, Black United Fund, Black Leaders Detroit, Midnight Golf, and Sobriety House (9/9)	IV.35	Pistons Wheelchair Team. Developer shall provide a total financial contribution of seventy-five thousand dollars (\$75,000) over five (5) years (\$15,000 each year) to the Pistons Wheelchair Team, with the first of such contribution to be made within one (1) year of the final approval of the TBP by the MSF.	\$ 75,000.00
				IV.37	Other Organizational Relationships. During the Construction Period, one or more Developers will continue to explore opportunities to collaborate with local area non-profits, including by way of example, 360 Detroit, Northwest Goldberg Cares, Midnight Golf, Black Leaders Detroit, Black United Fund, Detroit Parent Network and Sobriety House.	
	81	Art for children- Holiday Mural Decoration Contest, denominations of \$100, \$75, \$50 and gift cards			Considered by Developer but not provided due to priorities of the NAC	
	82	Provide a contribution of \$50,000 to CANSAN to support common area maintenance, landscaping, and beautification.			Considered by Developer but not provided due to priorities of the NAC	
83	Provide free space and an annual contribution, for the duration of the tax abatement, of no less than \$100,000 for the creation of an Affordable Senior Adult Day Services Center in partnership with one or more 501(c)(3) Detroit-based organizations. The Day Services Center must provide services for senior Detroit residents - not family members of employees who are not Detroit residents.			Considered by Developer but not provided due to priorities of the NAC		
84	Provide public safety services, nighttime patrols, etc. throughout the Impact Area on an ongoing basis.		IV.41	Security. Developer shall install security cameras and blue light phones throughout the Future of Health Development, consistent with the overall design and site plan for the Future of Health Development.		
			Exhibit B - 5.	Also, see response to item #79: Emergency Contact to Improve Safety		
Healthy Food Access	85	Support community led initiatives including local community gardens, food banks and the Detroit Food Commons / Co-op			Considered by Developer but not provided due to priorities of the NAC	
	86	Provide 500 free Detroit Food Commons co-op memberships to Impact Area Residents			Considered by Developer but not provided due to priorities of the NAC	
	87	Ensure local source purchasing of food for hospital and other buildings from Detroit-based growers and co-operatives - with a target goal of percentage sourced locally			Considered by Developer but not provided due to priorities of the NAC	

FUTURE OF HEALTH NEIGHBORHOOD ADVISORY COUNCIL - IMPACTS AND BENEFIT REQUESTS				Henry Ford Health / Detroit Pistons / Michigan State University		
CHALLENGE / CONCERN / IMPACT (Submitted by NAC on 11/17/2023)	TOTAL NAC REQUESTS			COMMUNITY BENEFITS PROVISION SECTION	TOTAL NAC REQUESTS ADDRESSED	TOTAL \$ VALUE OF COMMITMENTS
	152				103	\$ 604,390,000
	Item #	COMMUNITY BENEFIT REQUESTS (Submitted by NAC on 11/27/2023)	NAC ADDITIONAL REQUEST (submitted by NAC on 12/9/2023 in response to Developer's first proposal)		PROPOSED COMMITMENT RESPONSES (Approved by NAC on 12/12/2023)	\$ VALUE OF COMMITMENT
Construction: Mitigate the impacts of construction over the multi-year construction period	88	Proactive communication and engagement plan with Impact Area Neighborhoods during the length of the construction period.		IV.32	See response to item #46: Virtual Information Website	
	89	Create Website to provide current information inclusive of construction activities and hotline for residents to contact with concerns or complaints				
	90	Developer will create and publicly share a comprehensive construction mitigation plan to minimize health and quality of life impacts of living in a long-term construction zone, including but not limited to dirt, fugitive dust control, mud, noise, vibrations, ingress and egress of construction vehicles, sidewalk /street closure schedules, pest control, regular street sweeping, allowable hours of construction work, and light pollution		IV.46	Environmental Mitigation. Prior to any building demolition, Developer will engage with a third-party company to provide an environmental assessment on the building and will pursue clearance from such company that the applicable building is safe to demolish before any demolition begins. Developer will also engage with a third-party company to monitor air quality and vibration monitoring throughout the demolition process and shall make reasonable efforts to reduce airborne particles, noise and vibration during demolition. Where possible, Developer shall make reasonable efforts to direct contractors to use noise mitigating scrubbers on construction equipment.	
	91	Provide and maintain 8-foot-high construction fencing with screening to withstand above average windspeeds, embedded in core holes at least 4" deep with sandbag supported posts at 20' intervals.			Considered by Developer but not provided due to priorities of the NAC	
	92	Safely remediate, handle, remove and transport building demolition debris and contaminated materials (particularly the HAP building)		IV.46	see response to item #90: Environmental Mitigation	
	93	Monitor and publish list of all regulated building materials in buildings to be demolished			Considered by Developer but not provided due to priorities of the NAC	
	94	Provide air quality monitoring of demolition and construction sites and communication methods to alert community of air quality issues				
	95	Establish a community air-monitoring program and contribute no less than \$100,000 annually towards its operations for the next 10 years				
	96	Construction Hours: Limit exterior construction activity within 1,000 feet of occupied residential structures to hours of 7:00 am to 5:00 pm and no construction during weekends.			Considered by Developer but not provided due to priorities of the NAC	
	97	Contractor parking - provide off-street parking for all construction contractors / sub-contractors and require the use off-street parking by all construction and permanent employees while at their work location		IV.44	Construction Parking. During the Construction Period, Developer shall seek to address the parking needs of neighborhood residents and the Future of Health Development by (i) accelerating the commencement of construction of the new South Campus 1,500 space parking garage by three years, which shall be designated to include use for contractor parking, or (ii) designating a surface parking lot for use for contractor parking.	\$ 10,000,000.00
	98	Implement and enforce truck and construction related traffic routes and designated locations for equipment staging		IV.45	Traffic Routing and Planning. Developer shall commission a traffic study to determine the traffic impacts of the Future of Health Development on the impact area during the Construction Period and after completion of the Future of Health Development and to design solutions to traffic concerns within the impact area. Developer shall also use the results of the traffic study, in partnership with the City of Detroit and other applicable public partners, to inform the overall site master planning of the Future of Health Development and to advocate for roadway and other improvements from the public partners.	
	99	Create, implement, and enforce a plan to minimize diesel truck pollution - including retrofit of construction vehicles		IV.46	See response to item #90: Environmental Mitigation	

FUTURE OF HEALTH NEIGHBORHOOD ADVISORY COUNCIL - IMPACTS AND BENEFIT REQUESTS				Henry Ford Health / Detroit Pistons / Michigan State University		
CHALLENGE / CONCERN / IMPACT (Submitted by NAC on 11/17/2023)	TOTAL NAC REQUESTS				TOTAL NAC REQUESTS ADDRESSED	TOTAL \$ VALUE OF COMMITMENTS
	152				103	\$ 604,390,000
	Item #	COMMUNITY BENEFIT REQUESTS (Submitted by NAC on 11/27/2023)	NAC ADDITIONAL REQUEST (submitted by NAC on 12/9/2023 in response to Developer's first proposal)	COMMUNITY BENEFITS PROVISION SECTION	PROPOSED COMMITMENT RESPONSES (Approved by NAC on 12/12/2023)	\$ VALUE OF COMMITMENT
	100	Create, implement, and enforce plan to minimize impact of street closures, particularly on Holden St., Lincoln St., W. Grand Blvd., W. Milwaukee St., Third St., Second St., and access to M-10 Freeway		IV.45	See response to item #98: Traffic Routing and Planning	
	101	Create, implement, and enforce a plan to minimize local business disruption in construction zone - and provide funding and resources to help businesses impacted during construction		IV.40	Small Business Plan. Within six (6) months of the final approval of the TBP by the MSF and execution of the final TBP Reimbursement Agreement, Developer shall create a small business plan ("Small Business Plan") to promote local, Impact Area businesses to visitors, patients, contractors, residents and employees of the Future of Health Development. The Small Business Plan shall include Developer strategies to support existing or planned outdoor community events taking place in the Impact Area, which focus on creating awareness for such small businesses. In connection with such Small Business Plan, Developer shall prioritize the use of local small businesses for Developer's needs throughout the Construction Period and Developer shall select at least one (1) small business in the Impact Area in which Developer shall feature such small business's products in its giftshop and/or store during the Construction Period.	
	102	Limit construction activities on York Street to waste pickup. No staging or storage areas.			Considered by Developer but not provided due to priorities of the NAC	
	103	Maintain communication with Impact Area schools (specifically U Prep and CCS) regarding potential noise pollution that interfere with the school's daily operations.		IV.32	See response to item #46: Virtual Information Website	
	104	Maintain accessibility for all facilities and public right of way for transit riders, bike riders, pedestrians – particularly those with disabilities during construction period			Considered by Developer but not provided due to priorities of the NAC	
	105	Protect nearby homes and structures from damage due to construction activity and provide reimbursement to homeowners and residents for any resulting harm or pests		IV.46	See response to item #90: Environmental Mitigation	
	106	Developers will assume responsibility for construction-related pest control			Considered by Developer but not provided due to priorities of the NAC	
	107	Establish an opt-in proactive communications channel for project, construction, street closure, etc. Updates via text and email.		IV.32	See response to item #46: Virtual Information Website	

FUTURE OF HEALTH NEIGHBORHOOD ADVISORY COUNCIL - IMPACTS AND BENEFIT REQUESTS				Henry Ford Health / Detroit Pistons / Michigan State University		
CHALLENGE / CONCERN / IMPACT (Submitted by NAC on 11/17/2023)	TOTAL NAC REQUESTS			COMMUNITY BENEFITS PROVISION SECTION	TOTAL NAC REQUESTS ADDRESSED	TOTAL \$ VALUE OF COMMITMENTS
	152				103	\$ 604,390,000
	Item #	COMMUNITY BENEFIT REQUESTS (Submitted by NAC on 11/27/2023)	NAC ADDITIONAL REQUEST (submitted by NAC on 12/9/2023 in response to Developer's first proposal)		PROPOSED COMMITMENT RESPONSES (Approved by NAC on 12/12/2023)	\$ VALUE OF COMMITMENT
Building and Site Design	108	Hospital facilities and Research Center should be accessible to all users above and beyond the requirements of the Americans with Disabilities Act – aim for Universal Design		IV.30	Expanded Hospital and New Research Center Accessibility. During the Construction Period, with respect to the Expanded Hospital and the New Research Center, Developer shall either (i) hire an architect for the project with experience in (x) compliance with the Americans with Disabilities Act (the "ADA"), (y) universal design for persons with disabilities and (z) prevailing best practices for accessibility and visit-ability; (ii) hire a third-party consultant or partner with an individual or organization that specializes in (i)(x)- (i)(z) above, in order to consult on the design of the Expanded Hospital, the New Research Center and related outdoor environments which are a part of the Future of Health Development to make the Future of Health Development accessible and usable by persons with disabilities beyond the minimum requirements imposed by the ADA, including concepts of universal design.	
	109	The developer will hire one or more third-party agencies that specialize in 1. compliance with the American with Disabilities Act 2. Universal design for persons with disabilities 3. Prevailing best practices for accessibility and visit-ability to consult on designing every building and community benefit indoors and outdoors in the future of health development with the goal of going above and beyond ADA requirements	The developer will hire one or more third-party agencies that specialize in 1. compliance with the American with Disabilities Act 2. Universal design for persons with disabilities 3. Prevailing best practices for accessibility and visit-ability to consult on designing every building and community benefit indoors and outdoors in the future of health development with the goal of going above and beyond ADA requirements.			
	110	Preservation and upgrade of the legacy hospital campus to meet or exceed LEED guidelines.		IV.42	Environmental Design. Developer shall make reasonable efforts to meet or exceed industry-specific LEED standards applicable to each project at the time each project within the Future of Health Development is designed; provided that nothing contained herein shall obligate Developer to pursue any official LEED or other environmental certification. Developer shall deliver a report to CRIO describing Developer's compliance with applicable industry LEED standards within ninety (90) days of receipt of a certificate of occupancy for each applicable project.	
	111	Ensure that all buildings work with the City's Planning Department to meet City of Detroit Design Principles – including appropriate scale, landscaping and screening, activating street level building facades and overall pedestrian experience			Developer will meet with the City Planning Department to review design principles where required.	
	112	All new buildings will utilize materials and design strategies to minimize light pollution from new buildings and negative impacts on birds / bird deaths from impacts with glass structures			IV.49 IV.50	Bird Friendly Glass. Developer, through its architect and other applicable consultants, shall make reasonable efforts to design and construct the Expanded Hospital using use bird- friendly glass and design. Light Pollution. Developer, through its architect and other applicable consultants, shall make reasonable efforts to mitigate the amount of light pollution created by the Expanded Hospital by using directional lighting sources, appropriate backlighting and lighting fixtures that reduce the amount of light thrown into adjacent properties.

FUTURE OF HEALTH NEIGHBORHOOD ADVISORY COUNCIL - IMPACTS AND BENEFIT REQUESTS				Henry Ford Health / Detroit Pistons / Michigan State University			
CHALLENGE / CONCERN / IMPACT (Submitted by NAC on 11/17/2023)	TOTAL NAC REQUESTS			COMMUNITY BENEFITS PROVISION SECTION	TOTAL NAC REQUESTS ADDRESSED	TOTAL \$ VALUE OF COMMITMENTS	
	152				103	\$ 604,390,000	
	Item #	COMMUNITY BENEFIT REQUESTS (Submitted by NAC on 11/27/2023)	NAC ADDITIONAL REQUEST (submitted by NAC on 12/9/2023 in response to Developer's first proposal)		PROPOSED COMMITMENT RESPONSES (Approved by NAC on 12/12/2023)	\$ VALUE OF COMMITMENT	
Traffic and Mobility	113	Participate in and support local traffic and mobility studies to find best solutions for traffic, mobility, and parking issues related to the developments and adjacent neighborhood - may include participating in a Transportation Management Association in partnership with local transit and government agencies		IV.45	See response to item #98: Traffic Routing and Planning		
	114	Explore and provide support to potential for converting to 2-way streets north of W. Grand Blvd.			Considered by Developer but not provided due to priorities of the NAC		
	115	Minimize disruption to current bus routes during construction or permanent operations – the Dexter Line in particular		Exhibit B - 7.	Rerouting Buses around Construction. The City, through its Department of Transportation, will re-route buses as needed to ensure consistent service around the proposed construction for the Future of Health Development. All reroute information will be posted on DDOT's website. Reroute information will also be communicated in response to customer inquiries through the Customer Services Center.		
	116	Provide Rideshare credits for riders when bus is disrupted.			Considered by Developer but not provided due to priorities of the NAC		
	117	Post bus rerouting information in multiple locations / multiple channels - work with DDOT to add any delays / disruptions to their website and notification methods		Exhibit B - 7.	See response to item #115: Rerouting Buses around Construction		
	118	Fund a senior shuttle to provide senior residents transportation to and from grocery stores, shopping areas, and health appointments. Contribute no less than \$500,000 per year for the duration of the tax abatement.	Utilize HF campus shuttles, partner with non-profit groups, and or DDOT and the SMART bus program to provide a senior shuttle to provide senior residents, in the impact area, transportation to and from any medical needs, grocery stores, & shopping areas. While also working with community partners to post and inform residents of monthly services schedules. (9/9)			Considered by Developer but not provided due to priorities of the NAC	
	119	Mitigate construction and permanent traffic and parking impacts through incentives for public transportation, rideshare, other mobility options, etc.		IV.45	See response to item #98: Traffic Routing and Planning		
	120	Enhance non-auto mobility options and connections with the Future of Health Campus		IV.36	See response to item #124: MoGo. Developer shall partner with MoGo in order to explore options for providing bike and mobility enhancements in the Impact Area.		
	121	Coordinate with DDOT, QLINE, SMART, Amtrak, and MoGo					
	122	Provide or upgrade bus shelters (ex. Add heaters) and bike facilities (parking and lanes)		Exhibit B - 8.	Improve Bus Stops. The City, through its Department of Transportation, will identify two (2) bus stops along Grand Boulevard near the proposed Future of Health Development for inclusion in future procurements for new or replacement bus shelters. Any future shelter construction would be incorporated into a regular DDOT shelter procurement, coinciding with or subsequent to completion of the Expanded Hospital, subject to obtaining all necessary state and federal approvals, and subject to the cooperation of the Developer in restoring the prospective sites to DDOT/ADA specifications when construction in the right-of-way is complete. Residents are encouraged to report any concerns regarding bus station cleanliness or repair through the "Improve Detroit App". DDOT recently added a "Bus Shelter" category to help expedite maintenance and repair of bus shelters when issues arise.		
	123	Ensure all bus stops on or adjacent to FOH campus are enclosed with seating and kept clean and in good repair.					
	124	Partner with MoGo to provide stations appropriately distributed across the Impact Area and to leverage bike share as a means of reducing car trips to the FOH campus by employees and visitors.		IV.36	MoGo. Developer shall partner with MoGo in order to explore options for providing bike and mobility enhancements in the Impact Area.	\$ 1,250,000.00	

FUTURE OF HEALTH NEIGHBORHOOD ADVISORY COUNCIL - IMPACTS AND BENEFIT REQUESTS				Henry Ford Health / Detroit Pistons / Michigan State University		
	TOTAL NAC REQUESTS				TOTAL NAC REQUESTS ADDRESSED	TOTAL \$ VALUE OF COMMITMENTS
	152				103	\$ 604,390,000
CHALLENGE / CONCERN / IMPACT (Submitted by NAC on 11/17/2023)	Item #	COMMUNITY BENEFIT REQUESTS (Submitted by NAC on 11/27/2023)	NAC ADDITIONAL REQUEST (submitted by NAC on 12/9/2023 in response to Developer's first proposal)	COMMUNITY BENEFITS PROVISION SECTION	PROPOSED COMMITMENT RESPONSES (Approved by NAC on 12/12/2023)	\$ VALUE OF COMMITMENT
	125	Establish and provide appropriate funding /support for programs to incentivize construction and permanent employees to commute to FOH campus through carpools, public transit and non-motorized means - including shared parking agreements across business, parking cash-out programs, subsidized transit passes, transit training, purchase of services expansion, and in-kind capital improvements		IV.44	See response to item #97	
	126	Improve streetscapes and enhancing connections along Grand Blvd and across the Lodge at Holden St. and Milwaukee Ave.		IV.31	Infrastructure Improvements. During the Construction Period and as a part of the Future of Health Development, Developer shall spend up to fifty-five million dollars (\$55,000,000) on the construction costs for on-site and adjacent infrastructure, rights-of-way and utility improvements, including roadway improvements, improved crosswalks, road resurfacing, streetscape improvements, and landscaping.	\$ 55,000,000.00
	127	Rerouting and redesign of Lincoln St.		IV.31	See response to item #126: Infrastructure Improvements	
				IV.45	See response to item #98: Traffic Routing and Planning	
	128	All streetscapes, sidewalks, and other infrastructure exceed ADA requirements and aims for Universal Design		IV.30	See response to item #108: Expanded Hospital and New Research Center Accessibility	
	129	Provide digital detour signs for commuters, particularly during early morning and evening rush hours			Considered by Developer but not provided due to priorities of the NAC	
	130	Improve alley conditions, especially those potentially impacted by increased traffic related to construction, jobs, and new residents.		Exhibit B - 1.	See response to item #69: Clearing and Improving Alleys	
	131	Install blue light / emergency help-seeking stations throughout the Impact Area, in particular along the perimeter streets and at Second & Third Avenue under-passes / viaducts		Exhibit B - 5.	See response to item #79: Emergency Contact to Improve Safety	
				IV.41	See response to item #84: Security	
	132	Improve site aesthetics at Second and & Third Avenue under-passes / viaducts		Exhibit B - 6.	Improving Viaducts. The City, through its Department of Public Works, will repair, repave, and resurface broken public sidewalks at the Second and Third Street viaducts. The City will request and encourage property owners adjacent to Second and Third Street to repair structural conditions of the railroad bridge and retaining walls	
	133	Digital detour signs for neighborhood commuters during early morning/night			Considered by Developer but not provided due to priorities of the NAC	
Hospital and Research Center Operations	134	Minimize and Reduce Impacts of new 24/7 Hospital, Central Energy Facility, and Research Center – including emergency room, patient and employee access, traffic circulation, parking and loading, helipad, and any resulting environmental impacts		IV.45	See response to item #98: Traffic Routing and Planning	
				IV.31	See response to item #126: Infrastructure Improvements	
	135	Dispose of medical waste and other materials in an environmentally friendly manner			Considered by Developer but not provided due to priorities of the NAC	
	136	Recycling and composting in all building operations – with a goal towards zero waste			Considered by Developer but not provided due to priorities of the NAC	
	137	Reduce noise, traffic, and other disturbances from the building operations		IV.46	see response to item #90: Environmental Mitigation	

FUTURE OF HEALTH NEIGHBORHOOD ADVISORY COUNCIL - IMPACTS AND BENEFIT REQUESTS				Henry Ford Health / Detroit Pistons / Michigan State University		
	TOTAL NAC REQUESTS				TOTAL NAC REQUESTS ADDRESSED	TOTAL \$ VALUE OF COMMITMENTS
	152				103	\$ 604,390,000
CHALLENGE / CONCERN / IMPACT (Submitted by NAC on 11/17/2023)	Item #	COMMUNITY BENEFIT REQUESTS (Submitted by NAC on 11/27/2023)	NAC ADDITIONAL REQUEST (submitted by NAC on 12/9/2023 in response to Developer's first proposal)	COMMUNITY BENEFITS PROVISION SECTION	PROPOSED COMMITMENT RESPONSES (Approved by NAC on 12/12/2023)	\$ VALUE OF COMMITMENT
Sustainability: The Future of Health projects contribute to creating a healthy, livable community for residents and the environment - and minimize climate impacts	138	All Future of Health developments meet specific environmental standards such as LEED certifications in Neighborhood Development (ND), Building Design and Construction (BD+C), and Building Operations and Maintenance (O+M).	The developers will provide a detailed written report and score card of compliance or exceeding compliance with all LEED certifications in Neighborhood Development (ND), Building Design and Construction (BD+C), and Building Operations and Maintenance (O+M) standards through out design, construction, and operation of all the development bi-annually to the city and public. (9/9)	IV.42	See response to item #110: Environmental Design	
	139	Reduce carbon footprint and stormwater impacts of all Future of Health buildings and operations by adhering to a Net-Zero energy standard, including on-site green stormwater infrastructure, clean electrification of buildings, EV charging, etc.		IV.43	Storm Water Management. Developer shall make reasonable efforts to incorporate underground storage, detention and environmentally conscious stormwater mitigation and management designs into the site plans of the Future of Health Development.	
	140	Recycling and composting in all building operations – with a goal towards zero waste			Considered by Developer but not provided due to priorities of the NAC	

FUTURE OF HEALTH NEIGHBORHOOD ADVISORY COUNCIL - IMPACTS AND BENEFIT REQUESTS				Henry Ford Health / Detroit Pistons / Michigan State University		
CHALLENGE / CONCERN / IMPACT (Submitted by NAC on 11/17/2023)	TOTAL NAC REQUESTS				TOTAL NAC REQUESTS ADDRESSED	TOTAL \$ VALUE OF COMMITMENTS
	152				103	\$ 604,390,000
Item #	COMMUNITY BENEFIT REQUESTS (Submitted by NAC on 11/27/2023)	NAC ADDITIONAL REQUEST (submitted by NAC on 12/9/2023 in response to Developer's first proposal)	COMMUNITY BENEFITS PROVISION SECTION	PROPOSED COMMITMENT RESPONSES (Approved by NAC on 12/12/2023)	\$ VALUE OF COMMITMENT	
Local and Minority / Women-owned Business Support	141	Commit to 30% of project spending (during pre-construction, construction, and permanent operations) with Detroit-based and/or minority and women-owned business (e.g. architects, general contractor, engineering, landscaping, catering, etc.)		IV.51	Business Spend. Developer shall make 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. Developer shall, to the extent permitted by Applicable Law, have a target to procure, or cause to be procured, at least one hundred million dollars (\$100,000,000) of goods and services from disadvantaged businesses and women-owned businesses.	\$ 100,000,000.00
	142	Create or expand a streamlined or preferential procurement process for Detroit-based, minority, and woman-owned businesses, with a preference for those based in the Impact Area, to do business with Developers.		IV.40	Small Business Plan. Within six (6) months of the final approval of the TBP by the MSF and execution of the final TBP Reimbursement Agreement, Developer shall create a small business plan ("Small Business Plan") to promote local, Impact Area businesses to visitors, patients, contractors, residents and employees of the Future of Health Development. The Small Business Plan shall include Developer strategies to support existing or planned outdoor community events taking place in the Impact Area, which focus on creating awareness for such small businesses. In connection with such Small Business Plan, Developer shall prioritize the use of local small businesses for Developer's needs throughout the Construction Period and Developer shall select at least one (1) small business in the Impact Area in which Developer shall feature such small business's products in its giftshop and/or store during the Construction Period.	
	143	Establish a fund of at least \$250,000 to provide financial support (grants) or marketing support, and/or additional vending / pop-up opportunities to Impact Area businesses impacted by construction		Exhibit B - 9.	Small Business Support. The City shall direct the Detroit Economic Growth Corporation, for a period of not less than five (5) years, to support small businesses located within or attempting entrance into the Impact Area (i) by providing technical assistance through the by District Business Liaisons and the Motor City Match program, including both quarterly workshops focused on retail and restaurants to highlight best practices, address regulatory challenges, and help program participants access funding as well as technical assistance awards, (ii) by funding, through Motor City Match, at least one Motor City Match cash awards of at least \$250,000 to new and existing businesses in the impact area, and (iii) designating a real estate manager at the DEGC to support small and emerging real estate developers to develop and rehabilitate commercial and mixed use projects in the Impact Area and serve as a central point of contact for facilitating introductions to real estate financing sources and providing tools and strategies for development within the Impact Area.	
	144	Secure and provide 20% of new retail space for local or minority / women-owned businesses serving the Impact Area.		IV.40 Exhibit B - 9.	See response to item #142: Small Business Plan See response to item #143: Small Business Support	
	145	Provide affordable or subsidized retail, commercial, etc. rents - discounted 50% below market value - for local minority- and woman-owned businesses across the campus.		IV.40 Exhibit B - 9.	See response to item #142: Small Business Plan See response to item #143: Small Business Support	
	146	Provide support for attracting new local or minority / women-owned business: grants, white boxing space, façade improvement grants, low-interest business loans or grants, marketing, pop-up / vending opportunities on or near the Future of Health campus		IV.40	See response to item #142: Small Business Plan	
	147	Create, fund, and transfer HFH vacant parcels, with remediation costs, to a Community Land Trust to provide permanent, affordable business space for entrepreneurs.			Considered by Developer but not provided due to priorities of the NAC	
	148	Set a target spending goal to support Detroit, African-American, minority, and women artists and local art organizations, like Irwin House Gallery, in procurement of indoor and outdoor art for the Future of Health campus		IV.51	See response to item #141: Business Spend	

FUTURE OF HEALTH NEIGHBORHOOD ADVISORY COUNCIL - IMPACTS AND BENEFIT REQUESTS				Henry Ford Health / Detroit Pistons / Michigan State University		
	TOTAL NAC REQUESTS				TOTAL NAC REQUESTS ADDRESSED	TOTAL \$ VALUE OF COMMITMENTS
	152				103	\$ 604,390,000
CHALLENGE / CONCERN / IMPACT (Submitted by NAC on 11/17/2023)	Item #	COMMUNITY BENEFIT REQUESTS (Submitted by NAC on 11/27/2023)	NAC ADDITIONAL REQUEST (submitted by NAC on 12/9/2023 in response to Developer's first proposal)	COMMUNITY BENEFITS PROVISION SECTION	PROPOSED COMMITMENT RESPONSES (Approved by NAC on 12/12/2023)	\$ VALUE OF COMMITMENT
Economic Sustainability: Provide support and funding for impacted residents to have immediate funding for local or district-wide concerns / issues that affect them at their discretion and schedule.	149	Create a Neighborhood Profit-Sharing and Community Investment Fund; advised by residents of the Impact Area	\$300,000 (\$100,000 per census tract) micro-grant for impact area organizations spread over 15 years. These funds will be granted in consultation with Central Detroit Christian CDC and a panel of 3 community members (1 per census tract) will have the ability to nominate organizations for consideration. The developer will also commit to sponsoring 10 annual events put on by neighborhood organizations over the next 15 years. These neighborhood organizations must be headquartered in the following neighborhoods: NW Goldberg Elijah McCoy New Center New Center Commons Virginia Park Virginia Park Community Piety Hill LaSalle Gardens Tech Town These events include but not limited to: Block Club Parties Senior Events Back to School Functions Medical Fairs Food Drives and Banks Returning citizens events Immediate Emergency Response Events	IV.38	Community Micro-Grants. Developer shall provide three hundred thousand dollars (\$300,000) total (\$100,000 per census tract) in microgrants spread over fifteen (15) years for impact area organizations. A panel of community members representing each census tract will have the ability to nominate organizations for consideration and the funds shall be granted by Developer in consultation with Central Detroit Christian or another mutually agreed third party.	\$ 300,000.00
	150	The Development partners will make an annual contribution to the Community Investment Fund of between \$1,000,000.00 and \$2,000,000.00 for three (3) to five (5) years				
	151	An annual profit-sharing of .05% of developers' profits should be contributed by the developers for the continued growth of the fund for the duration of the tax abatement period.			IV.39	Community Event Sponsorship. Commencing not later than January 1, 2025, and continuing for a period not less than fifteen (15) years after commencement, Developer shall collectively sponsor or support a total of ten (10) community events each year hosted by organizations headquartered in neighborhoods within and surrounding the Impact Area such as: NW Goldberg, Elijah McCoy, New Center, New Center Commons, Virginia Park, Virginia Park Community, Piety Hill, LaSalle Gardens and Tech Town. Developer's sponsorship or support of such community events is contingent upon Developer receiving such requests from the community organizations in a reasonable time for Developer to commit to such sponsorship or support thereof and provided that such sponsorship or support is permitted by Applicable Laws.
	152	Programs can include initiatives that improve the quality of life for Detroit residents such as, but not limited to, funding free sports and recreation programs accessible to the entire community, and community-led financial literacy programs, and food security. Grant eligibility guidelines will be developed in partnership with Detroit residents and Detroit community-based organizations based in and near the impact area.		IV.34	Brilliant Detroit. Developer shall partner with Brilliant Detroit by providing a one-time financial contribution of two hundred thousand dollars (\$200,000) in order to support the rehabilitation and transformation of a home in the Impact Area into a community space with programming for children, with such contribution to be made within one (1) year of the final approval of the TBP by the MSF.	\$ 200,000.00

Section E.

**NAC SUPPORT LETTER AND
FUTURE OF HEALTH COMMUNITY BENEFITS
COMMITMENTS (EXHIBIT A)**

January 30, 2024

Antoine Bryant
Director of Planning and Development
City of Detroit
2 Woodward, Suite 808
Detroit, MI 48226

Re: Neighborhood Advisory Council Letter of Support for The Future of Health Community Benefits Agreement

Dear Director Bryant:

The Future of Health Neighborhood Advisory Council (the “NAC”) was established for the purpose of participating in the Community Benefits Process, as required by the Detroit Community Benefits Ordinance (the “CBO”). Through this public process, the NAC met with representatives of Henry Ford Health, the Detroit Pistons, and Michigan State University (the “Developer”), City staff, and members of the public to better understand the proposed Future of Health development projects, listen to community concerns, and ultimately provide a list of impacts and community benefit proposals to the development team.

The Future of Health Development Team is proposing an exciting and transformative community development for the New Center and surrounding neighborhoods. The proposed projects envision:

- Expansion of Henry Ford Hospital south of W. Grand Blvd. with a new patient tower, expanded emergency department and support buildings
- A new Henry Ford Health and Michigan State University medical research center
- Over 600 new housing units with at least 20% of units available at affordable rates (30% – 70% of Area Median Income)
- New parking structures and public recreation and green spaces

Beginning with the installation of the NAC members on October 24th, 2023, the City of Detroit Planning and Development Department (PDD) facilitated seven hybrid (in-person at University Prep High School with Zoom option for remote attendees) CBO meetings with the NAC and Developer as well as four additional NAC and developer conversations over Zoom. These meetings allowed members of the NAC to learn about the details of the proposed 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. This intensive process has produced an

exceptional and extensive Community Benefit Agreements (CBA). The Future of Health development plan is very unique in its scope of impact and bringing together advances in health care, medical research, housing, and community amenities. The NAC embraced this unique opportunity to negotiate a very comprehensive agreement that addressed several areas of impact for the surrounding community and the City of Detroit as a whole.

NAC members were honored to represent their community throughout this process and prioritized hearing from their neighbors both at the public meetings and through written correspondence. The extensive input we received guided the NAC to focus on the following topics for the Developer to address project impacts and potential benefits: **Housing, Healthcare, Employment, Education & Training, Local Business Support, Neighborhood Quality of Life, Green Space and Recreation, Accessibility, Traffic, Parking & Mobility, Construction Mitigation, Building Design, and Project Sustainability**. In considering all of the project impacts and potential benefits The Future of Health NAC members emphasized the need for this project to produce outcomes addressing long standing inequities in our community – particularly in the areas of healthcare and housing.

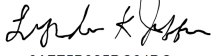
The Future of Health NAC and the Developer agreed to specific and significant agreements across these topics. We are proud that our engagement in the CBO process yielded significant commitments to the community including: **home repair and rental assistance funding for our neighbors, a commitment to redevelop the vacant, Fairbanks School, support for local small businesses, free scholarships to Michigan State University for local students, and the deepest levels of affordable housing of any previous CBO project**. These commitments along with many others represented in the attached Tier 1 Community Benefits Agreement include provisions that we are confident will result in positive and transformational outcomes for the Impact Area and throughout the larger community.

At the final Future of Health CBO meeting on December 12, 2023, the voting members of the NAC voted to accept these significant commitments by the Future of Health developers as described in the attached provision. The undersigned NAC members are pleased to offer this letter of support for the approval of the Future of Health Tier 1 Community Benefits Provision. We look forward to the completion of these transformational projects and the lasting impact of this investment and this historic agreement to our community.

It has been our honor to serve our neighbors and the City of Detroit through the CBO process. Please reach out if you have any questions or the NAC can be of further assistance.

Sincerely,


The Future of Health Neighborhood Advisory Council

DocuSigned by:

0A7F5B925DC64DC...


Lynda Kaye Jeffries
NAC Chair

Joanne Adams
NAC Co Vice-Chair

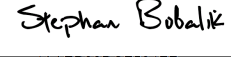
Venita Thompkins
NAC Co Vice-Chair

DocuSigned by:

5DD5C63D661E4D3...

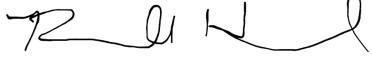
Marcus Keys
NAC Secretary

DocuSigned by:

9C9100BAEAD5402...


Benjamin Bennett
NAC Member

DocuSigned by:

4AAEB88DCF534FF...


Stephan Bobalik
NAC Member

DocuSigned by:

6E1B305203E941C...

Russell Howard
NAC Member

DocuSigned by:

9910B08BAFA0407...

Lauren McNeary
NAC Member

DocuSigned by:

37F887F618D64BE...

Gary Williams
NAC Member

EXHIBIT A

DEVELOPER COMMUNITY BENEFITS

Developer Community Benefit	HFH	MSU	Pistons
I. Housing For Detroiters			
1. <u>Affordable Housing</u> . Developer shall enter into an affordable housing agreement (the “ <u>Affordable Housing Agreement</u> ”) with the City pursuant to which Developer shall offer to lease twenty percent (20%) of the residential units among the total unit count across the three buildings containing residential units (the “ <u>Residential Buildings</u> ”) that are included in the Developer’s TBP and constructed as a part of the Future of Health Development as affordable units to individuals and families with mixed incomes, as follows and for a term of thirty (30) years from completion of such Residential Building: (i) ten percent (10%) of the affordable units will be reserved for individuals and families with incomes of not more than thirty percent (30%) of the area median family income for the Detroit-Warren-Livonia Metropolitan Statistical Area as published from time to time by HUD (“ <u>AMI</u> ”), based on family size, (ii) eighty percent (80%) of the affordable units will be reserved for individuals and families with incomes of not more than fifty percent (50%) of the AMI, and (iii) ten percent (10%) of the affordable units will be reserved for individuals and families with incomes of not more than seventy percent (70%) of the AMI.			X
2. <u>Acceptance of Section 8 Vouchers</u> : During the thirty (30) year term of the applicable Affordable Housing Agreement, Developer shall not unreasonably refuse to lease an affordable housing unit offered for rent or otherwise discriminate in the terms of tenancy because any prospective tenant is the holder of a Certificate of Family Participation or a Voucher under Section 8 of the United States Housing Act of 1937 (42 USC §1437f), or any successor legislation. Such obligation shall be included within the Affordable Housing Agreement(s).			X
3. <u>Housing Accessibility</u> . During the period that the proposed projects are under construction (the “ <u>Construction Period</u> ”), with respect to the Residential Buildings, Developer shall either hire (i) an architect for the project with experience in (x) compliance with the Americans with Disabilities Act (the “ <u>ADA</u> ”), (y) universal design for persons with disabilities and (z) prevailing best practices for accessibility and visit-ability; or (ii) a third-party consultant that specializes in (i)(x)-(i)(z) above, in order to consult on the design of the Residential Buildings and related outdoor environments which are a part of the housing components of the Future of Health Development to make the housing components of the Future of Health Development accessible and usable by persons with disabilities beyond the minimum requirements imposed by the ADA, including concepts of universal design.			X

Developer Community Benefit	HFH	MSU	Pistons
<p>Developer shall include a summary of the number of accessible housing units in each of the Residential Building and the accessibility, visit-ability, and universal design features incorporated into such Residential Building in its next semi-annual report to CRIO after commencement of construction of each of the Residential Buildings.</p>			
<p>4. <u>Home Repair Fund</u>. Developer will make a donation of two million dollars (\$2,000,000) to an experienced non-profit or home repair fund selected by Developer in consultation with the NAC to be used for making home repair grants to qualifying owner-occupied homes, based on criteria to be determined by the selected non-profit or home repair fund, within the neighborhoods of: New Center, New Center Commons, Virginia Park, Virginia Park Community, Tech Town, Elijah McCoy, Piety Hill, LaSalle Gardens, and NW Goldberg (each as defined by the City of Detroit Department of Neighborhoods). Such donation shall be made in five (5) annual donations of four hundred thousand dollars (\$400,000), with the first payment to be paid within ninety (90) days of the start of construction of the first residential housing project, with a maximum spend of fifteen thousand dollars (\$15,000) per qualifying household; provided that the fifth payment shall be made no earlier than ninety (90) days following the start of construction of the third residential housing project. This two million dollar (\$2,000,000) donation may be offset, and shall be credited towards, contributions that HFH would pay to the City as part of its voluntary compliance with Executive Order 2021-2.</p>			X
<p>5. <u>Rental Assistance Fund</u>. Developer will make a donation of five hundred thousand dollars (\$500,000) to an experienced non-profit or rental assistance fund selected by Developer in consultation with the NAC to be used for rental assistance for qualifying renters within the Impact Area. Such donation shall be made in five (5) annual donations of one hundred thousand dollars (\$100,000) with the first payment to be paid within ninety (90) days of the start of construction of the first residential housing project; provided that the fifth payment shall be made no earlier than ninety (90) days following the start of construction of the third residential housing project. This five hundred thousand dollar (\$500,000) donation may be offset by, and shall be credited towards, contributions that HFH would pay to the City as part of its voluntary compliance with Executive Order 2021-2.</p>			X
II. Finest Health Care For Detroiters			
<p>6. <u>Expanded Hospital</u>. As a part of the Future of Health Development, Developer shall expand the existing Henry Ford Hospital facilities, by designing and constructing the Expanded Hospital tower, which shall include new surgical rooms, an expanded emergency department, and private patient rooms.</p>	X		

Developer Community Benefit	HFH	MSU	Pistons
7. <u>New Research Center</u> . As a part of the Future of Health Development, Developer shall build a state-of-the-art New Research Center.		X	
8. <u>Urgent/Fast Track Care Services</u> . Developer shall design the Expanded Hospital in a manner that provides a separate and distinct Urgent / Fast Track space utilizing enhanced patient triage for the provision of Urgent / Fast Track care on a 24-hour/7-day per week basis, subject to Applicable Laws. Developer will provide adjacent secured and designated parking for patients' use during such Urgent/Fast Track visits, the parking fees, if any, for which will be consistent with the parking policy at Henry Ford Hospital as it exists from time to time.	X		
9. <u>Behavioral Health Space</u> . Developer shall design the Expanded Hospital in a manner that allows Developer to provide dedicated behavioral health space within the emergency department of the Expanded Hospital following construction completion, and subject to Applicable Laws. Developer shall include information regarding the dedicated behavioral health space in its semi-annual reporting to CRIO hereunder, and will include the methods by which a resident can best access behavioral health services at Henry Ford Hospital on the Information Website.	X		
10. <u>Uncompensated Care</u> . Developer acknowledges that it currently realizes significant uncompensated care losses and that it expects to absorb additional uncompensated care losses that will occur as a direct result of the Expanded Hospital. Each year during the first five (5) years following the date that the Expanded Hospital is fully operational and servicing patients, Developer shall provide a report to CRIO detailing the amount of uncompensated care provided to patients who are Detroit residents, to the extent practicable and permitted by Applicable Law.	X		
11. <u>Community Health Worker + Impact Area Senior Citizens</u> . Commencing not later than January 1, 2025, and continuing for a period not less than five (5) years after commencement, Developer will provide a dedicated and trained employee such as a community health worker or similar person to provide engagement with Impact Area senior citizens (including but not limited to licensed senior facilities within the Impact Area such as Lexington Village) to educate, coordinate community resources, and assist said senior citizens in navigating the healthcare system.	X		
12. <u>Medical Resources for High Schools</u> . Upon the earlier of (i) January 1, 2025, or (ii) within ninety (90) days of the final approval of the TBP by the MSF, Developer shall provide one (1) cardiac kit, one (1) trauma kit and one (1) overdose medical emergency kit to each of Northwestern High School and University Prep. The provision of the kits shall be subject to applicable regulations, and any training and maintenance plans mutually agreed upon between Developer and each high school.	X		

Developer Community Benefit	HFH	MSU	Pistons
13. <u>Primary Care Services</u> . Developer shall develop and/or partner with a third-party organization to provide same day services for primary care within the Impact Area at an existing location, PACE facility, Federally Qualified Health Center, or near the Expanded Hospital campus. Developer shall include information on the availability of and best ways to access such primary care services on its Information Website. Developer (itself or through its partner third-party organization) shall provide such services for a period of at least ten (10) years from the date such services are commenced.	X		
14. <u>Community Fairs</u> . Commencing January 1, 2025, and continuing for a period not less than five (5) years after commencement, Developer shall partner with City Council, the City of Detroit, and Developer-selected community groups to host a total of nine (9) community fairs each year during the Construction Period regarding health, education, job opportunities, and/or available hospital resources. Developer shall host one of the nine (9) community fairs in each of the seven Districts and an additional two (2) community fairs in the Impact Area.	X		
15. <u>RYSE MED Program</u> . Commencing not later than January 1, 2025 and continuing for a period of not less than five (5) years after commencement, and subject to any Applicable Laws, Developer will continue to operate its RYSE MED (Readying Youth Scientists for Excellence in Medicine, Health Equity and Discovery) program (or a similar replacement program) designed to provide students interested in health professions and health-related research and having backgrounds underrepresented in medicine, with support and resources through a summer educational/training program designed to help such students pursue jobs in the healthcare field.	X		
16. <u>Infant/Mother Mortality Resources</u> . Commencing not later than January 1, 2025 and continuing for a period not less than five (5) years after commencement, and subject to Applicable Laws, Developer will dedicate research and direct care resources to address infant/mother mortality issues, and will include a summary of the scope and nature of the infant/mother mortality research and direct care resources in its semi-annual reporting to CRIO required hereunder. Developer will include the methods by which a resident can best access such resources on its Information Website.	X		
17. <u>Implicit Bias Training</u> . As a part of Developer’s employee training programs, Developer shall provide its part-time employees and full-time employees at the Project with implicit bias training and/or diversity, equity and inclusion training.	X	X	X
III. Education & Career Opportunities Close to Home			
18. <u>Tuition-Free Scholarships</u> . Developer shall make available a total of fifty (50), full-time, four-year, tuition-free scholarships to Michigan State University to qualifying seniors at University Prep and Northwestern High School over a period of ten (10)		X	

Developer Community Benefit	HFH	MSU	Pistons
years commencing within one (1) year of the final approval of the TBP by the Michigan Strategic Fund.			
19. <u>Student Scholarship Competition and STEM Events</u> . Developer shall engage with Detroit Public Schools Community District, and University Prep schools to invite participation from high school students at Northwestern High School and University Prep in the Detroit Black History Month Scholarship competition and annual Detroit Pistons STEM and Tech Slam events hosted by the Pistons for so long as Developer hosts such events.			X
20. <u>Trade Apprenticeships</u> . During the Construction Period, Developer shall encourage Developer's trade partners to provide on-the-job training through apprenticeship programs with areas of focus including construction, medical, research and technology jobs.	X	X	X
21. <u>Job Fairs</u> . During the Construction Period, Developer shall host a job fair within the Impact Area twice per year to provide resources and information regarding open construction and permanent jobs within the Future of Health Development. Developer will provide information regarding such job fairs on the Information Website, through its social media and through the e-mail listserv maintained for the Project at least thirty (30) days prior to the date of such job fair.	X	X	X
22. <u>HBCU Pipeline</u> . Developer will participate in job fairs hosted by Historically Black Colleges and Universities ("HBCUs"), and perform other outreach to create a partnership with HBCUs and/or related local alumni associations and/or organizations which advocate for HBCUs in order to create a pipeline of diverse, qualified candidates to healthcare positions within Detroit to help increase the diversity of the workforce in Detroit and in the Future of Health Development.	X	X	X
23. <u>Nursing Assistant Apprenticeship Program</u> . Commencing not later than January 1, 2025 and continuing for a period of not less than five (5) years after commencement, and subject to Applicable Laws, Developer will operate a Nurse Assistant Apprenticeship Program (or similar program) which provides the opportunity for qualified individuals to enroll in the program on a tuition free basis, where applicable, and upon completion, obtain full-time employment at Henry Ford Health (or another health facility) as a nurse assistant. When positions are available in any such program, Developer will advertise such openings with Wayne County Community College District and Detroit Public Schools Community District and Developer will provide a first-review priority for applications timely received from the Impact Area zip codes, followed by a second-review priority for applications timely received from Detroit residents.	X		
24. <u>Educational Partners and Opportunities</u> . Developer commits to work with Detroit Public Schools Community District, Michigan State University, Wayne County Community College, Henry Ford College, and Wayne State University to provide health,	X	X	X

Developer Community Benefit	HFH	MSU	Pistons
wellness and career pathways and education support, such as internships, mentorship opportunities and college application assistance for students within the Impact Area and the City of Detroit.			
25. <u>Medical Assistant Apprenticeship Program</u> . Commencing not later than January 1, 2025 and continuing for a period of not less than five (5) years after commencement, and subject to Applicable Laws, Developer will provide the opportunity for qualified candidates to participate in a one-year HFH medical assistant apprenticeship program (or similar program), which provides paid on-the-job training and classroom learning opportunities. When positions are available in this program, Developer will advertise such openings with Wayne County Community College District and Detroit Public Schools Community District and Developer shall provide a first-review priority for applications timely received from the Impact Area zip codes, followed by a second-review priority for applications timely received from Detroit residents.	X		
26. <u>Marvel in Medicine Program</u> . Commencing not later than January 1, 2025 and continuing for a period of not less than five (5) years after commencement, and in accordance with Applicable Laws, Developer will continue the Marvel in Medicine Program (or similar program) to raise awareness of the multidisciplinary nature of medical research careers, encourage creative thinking, and assist school districts and industry leaders in developing future talent. Through the research completed as part of this program, students will gain a deeper understanding of current healthcare issues and gain important teamwork, communication, and problem-solving skills.	X		
27. <u>Healthcare Career Pathway Mentoring Program</u> . Commencing not later than January 1, 2025 and continuing for a period of not less than five (5) years after commencement, and in accordance with Applicable Laws, Developer will provide mentoring opportunities for students in the Impact Area and the City of Detroit by exposing those interested students to various healthcare professions through healthcare labs and ongoing mentoring and career coaching designed to increase diversity within the healthcare workforce.	X		
28. <u>Ban-the-Box</u> . So long as the financial incentives available to Developer under the TBP remain available to Developer, except where required by law, Developer will not inquire or consider the criminal convictions of an applicant to be an employee of Developer until after Developer first interviews the applicant.	X	X	X
29. <u>Priority Review of Applications</u> . Commencing not later than January 1, 2025, and continuing for a period of not less than one (1) year after completion of construction of the South Campus, and in accordance with Applicable Laws, and existing labor agreements, Developer will provide a first-review priority for job applicants from the Impact Area zip codes, followed by a second-	X	X	X

Developer Community Benefit	HFH	MSU	Pistons
review priority for Detroit resident applicants, for temporary and permanent non-construction jobs created by the Future of Health Development. Within six (6) months of the Effective Date, Developer shall adopt policies implementing this job review priority, and shall provide a copy of such policy to CRIO.			
IV. Community Building			
30. <u>Expanded Hospital and New Research Center Accessibility.</u> During the Construction Period, with respect to the Expanded Hospital and the New Research Center, Developer shall either (i) hire an architect for the project with experience in (x) compliance with the Americans with Disabilities Act (the “ADA”), (y) universal design for persons with disabilities and (z) prevailing best practices for accessibility and visit-ability; (ii) hire a third-party consultant or partner with an individual or organization that specializes in (i)(x)-(i)(z) above, in order to consult on the design of the Expanded Hospital, the New Research Center and related outdoor environments which are a part of the Future of Health Development to make the Future of Health Development accessible and usable by persons with disabilities beyond the minimum requirements imposed by the ADA, including concepts of universal design. Developer shall include a summary of accessibility and universal design features incorporated into the Expanded Hospital and the New Research Center in its next semi-annual report to CRIO after commencement of construction of each of the Expanded Hospital and the New Research Center.	X	X	
31. <u>Infrastructure Improvements.</u> During the Construction Period and as a part of the Future of Health Development, Developer will construct or cause to be constructed up to fifty-five million dollars (\$55,000,000) worth of on-site and adjacent infrastructure, rights-of-way and utility improvements, including roadway improvements, improved crosswalks, road resurfacing, streetscape improvements, and landscaping, to the extent such improvements are required as the buildings within the Project are built.	X	X	X
32. <u>Virtual Information Website.</u> Commencing within ninety (90) days of the final approval of the TBP by the MSF, Developer will provide electronic updates through its existing website for the Future of Health Development (the “ <u>Information Website</u> ”) concerning (i) affordable housing information and assistance to prospective residents of the Future of Health Development, (ii) information on employment opportunities related to the construction and post-construction operation and management of the Future of Health Development, and (iii) periodic construction updates and major road closures related to the Future of Health Development. The Information Website will include contact information for the Developers to whom any questions, comments or concerns from the community may be directed. The Information Website will remain available to access for the duration of the Construction Period. The foregoing information	X	X	X

Developer Community Benefit	HFH	MSU	Pistons
will also be shared through social media accounts for the Project and through an e-mail list-serve that interested persons can subscribe to through the Information Website.			
33. <u>NW Goldberg Hoopfest</u> . Developer shall sponsor the NW Goldberg Hoopfest through annual contributions of \$5,000 for three (3) years, with the first of such contribution to be made within one (1) year of the final approval of the TBP by the MSF.			X
34. <u>Community Space/Programming for Children</u> . Developer shall partner with Brilliant Detroit and/or other qualified non-profit organizations by providing a one-time financial contribution of two hundred thousand dollars (\$200,000) in order to support the rehabilitation and transformation of a home in the Impact Area into a community space with programming for children, with such contribution to be made within one (1) year of the final approval of the TBP by the MSF.			X
35. <u>Pistons Wheelchair Team</u> . Developer shall provide a total financial contribution of seventy-five thousand dollars (\$75,000) over five (5) years (\$15,000 each year) to the Pistons Wheelchair Team, with the first of such contribution to be made within one (1) year of the final approval of the TBP by the MSF.			X
36. <u>MoGo</u> . Developer will continue to work with MoGo to explore locations for bike-share stations and other bike and mobility enhancements in the Impact Area.	X		
37. <u>Other Organizational Relationships</u> . During the Construction Period, one or more Developers will continue to explore opportunities to collaborate with local area non-profits, including by way of example, 360 Detroit, Northwest Goldberg Cares, Midnight Golf, Black Leaders Detroit, Black United Fund, Detroit Parent Network and Sobriety House.	X	X	X
38. <u>Community Micro-Grants</u> . Developer shall collectively provide an aggregate amount of three hundred thousand dollars (\$300,000; comprised of \$100,000 for each of the three (3) subject census tracts in microgrants spread over fifteen (15) years for impact area organizations beginning no later than ninety (90) days following the start of construction of the first residential housing project. A panel of community members representing each census tract will have the ability to nominate organizations for consideration and the funds shall be granted by Developer in consultation with Central Detroit Christian or another mutually agreed third party.			X
39. <u>Community Event Sponsorship</u> . Commencing not later than January 1, 2025, and continuing for a period not less than fifteen (15) years after commencement, Developer shall collectively sponsor or support a total of ten (10) community events each year hosted by organizations headquartered in neighborhoods within and surrounding the Impact Area such as: NW Goldberg, Elijah McCoy, New Center, New Center Commons, Virginia Park, Virginia Park Community, Piety Hill, LaSalle Gardens and Tech Town. Developer's sponsorship or support of such community	X	X	X

Developer Community Benefit	HFH	MSU	Pistons
events is contingent upon Developer receiving such requests from the community organizations in a reasonable time for Developer to commit to such sponsorship or support thereof and provided that such sponsorship or support is permitted by Applicable Laws.			
40. <u>Small Business Plan</u> . Within six (6) months of the Effective Date, Developer shall individually or collectively create a plan (“Small Business Plan”) to promote local, Impact Area businesses to visitors, patients, contractors, residents and employees of the Future of Health Development; to the extent permitted by Applicable Law. The Small Business Plan shall include Developer strategies to support existing or planned outdoor community events taking place in the Impact Area, which focus on creating awareness for such small businesses. In connection with such Small Business Plan, (a) Developer shall prioritize the use of local small businesses for Developer’s needs throughout the Construction Period and (b) Developer shall select at least one (1) small business in the Impact Area and feature such small business’s products in its giftshop and/or store, if applicable, throughout the Construction Period.	X	X	X
41. <u>Security</u> . Developer shall individually or collectively install security cameras and blue light phones (or other security mechanisms) throughout the Future of Health Development, consistent with the overall design and site plan for the Future of Health Development.	X	X	X
42. <u>Environmental Design</u> . Developer shall make reasonable efforts to meet or exceed industry-specific LEED standards applicable to each project at the time each project within the Future of Health Development is designed; provided that nothing contained herein shall obligate Developer to pursue any official LEED or other environmental certification. Developer shall deliver a report to CRIO describing Developer’s compliance with applicable industry LEED standards within ninety (90) days of receipt of a certificate of occupancy for each applicable project.	X	X	X
43. <u>Storm Water Management</u> . Developer shall make reasonable efforts to incorporate underground storage, detention and environmentally conscious stormwater mitigation and management designs into the site plans of the Future of Health Development. Developer shall include a summary of the stormwater management features incorporated into each building of the Project in its next semi-annual report to CRIO after commencement of construction of each such building.	X	X	X
44. <u>Construction Parking</u> . During the Construction Period, Developer shall seek to address the parking needs of neighborhood residents and the Future of Health Development by (i) accelerating the planned 2029 commencement of the construction of the new South Campus 1,500 space parking garage by three years, which shall be designed to include use for	X		

Developer Community Benefit	HFH	MSU	Pistons
contractor parking, or (ii) designating a surface parking lot for use for contractor parking.			
45. <u>Traffic Routing and Planning</u> . Developer shall commission a traffic study to determine the traffic impacts of the Future of Health Development on the impact area during the Construction Period and after completion of the Future of Health Development and to design solutions to traffic concerns within the impact area. Developer shall also use the results of the traffic study, in partnership with the City of Detroit and other applicable public partners, to inform the overall site master planning of the Future of Health Development and to advocate for roadway and other improvements from the public partners. Developer shall share the results of the traffic study with the Detroit Planning and Development Department.	X	X	X
46. <u>Environmental Mitigation</u> . Prior to any building demolition, Developer will engage with a third-party company to provide an environmental assessment on the building and will pursue clearance from such company that the applicable building is safe to demolish before any demolition begins. Developer will also engage with a third-party company to monitor air quality and vibration monitoring throughout the demolition process and shall make reasonable efforts to reduce airborne particles, noise and vibration during demolition. Where possible, Developer shall make reasonable efforts to direct contractors to use noise mitigating scrubbers on construction equipment.	X		
47. <u>Fairbanks School Development Plan</u> . Within twelve (12) months of the final approval of the TBP, Developer shall make reasonable efforts and shall use feedback and input from the Henry Ford Health Community Advisory Council and the community through a public community meeting of which prior notice will be provided to community members living near Fairbanks School, to pursue a viable redevelopment plan for Fairbanks School that is consistent with the 5 pillars identified in the Future of Health CBO process: Housing, Finest Healthcare, Careers, Education, Community Building.	X		
48. <u>Greenspace</u> . As to be reflected in the final design and site plans for construction of the Expanded Hospital, Developer shall create up to approximately five (5) acres of greenspace near the Expanded Hospital, which, except for special/private events, shall be free and open to the public.	X		
49. <u>Bird Friendly Glass</u> . Developer, through its architect and other applicable consultants, shall make reasonable efforts to design and construct the Expanded Hospital using bird-friendly glass and design.	X		
50. <u>Light Pollution</u> . Developer, through its architect and other applicable consultants, shall make reasonable efforts to mitigate the amount of light pollution created by the Expanded Hospital by using directional lighting sources, appropriate backlighting	X		

Developer Community Benefit	HFH	MSU	Pistons
and lighting fixtures that reduce the amount of light thrown into adjacent properties.			
51. <u>Business Spend</u> . Developer shall make 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. Developer shall, to the extent permitted by Applicable Law, have a target to procure, or cause to be procured, at least one hundred million dollars (\$100,000,000) of goods and services from disadvantaged businesses and women-owned businesses.	X	X	X
52. <u>Executive Order Compliance</u> . Developers shall comply with Executive Order 2021-2 to the extent that the buildings being constructed as part of the Future of Health Development are “publicly funded construction projects” as defined by Executive Order 2021-2. Any contributions owed by Developers in connection with Executive Order 2021-2 shall be calculated using the methodology employed by CRIO as incorporated in CRIO’s reporting form as of December 31, 2023. If Executive Order 2021-2 or the methodology used by CRIO to calculate contributions thereunder is amended or superseded and the application of such would result in lower contributions by Developers, then those subsequent revisions or methodologies shall be applied to the Project. Notwithstanding that the proposed developments which are part of the South Campus are not “publicly funded construction projects” as defined by Executive Order 2021-2, HFH voluntarily agrees to meet the Workforce Target of Executive Order 2021-2 for the Future of Health Development or alternatively make a monetary contribution of the same amount that would be required if Executive Order 2021-2 fully applied to the South Campus. The City Administration and Developer may enter into a mutually agreed upon compliance agreement with respect to the Executive Order 2021-2 but in any event HFH may offset any monetary contributions by the donations outlined in Items I(4) and I(5) of this Exhibit A, and by the cost of any public infrastructure improvements performed by Developer outlined in Item IV(31) of this Exhibit A.	X	X	X

EXHIBIT B

CITY COMMUNITY BENEFITS

1. Clearing and Improving Alleys. By December 31, 2024, the City, through its General Services Department, will perform alley clean up to clear legacy overgrowth and debris from existing public alleys in the Impact Area (which have not been vacated), including from all eight (8) alleys in the Impact Area which were not previously cleared by the City in 2021.
2. Renovation of Joseph Walker Williams Recreation Center. The City has approved and will perform renovations valued at approximately one million three hundred thousand dollars (\$1,300,000) to the Joseph Walker Williams Recreation Center and Park to make entryway improvements, various interior improvements, gymnasium improvements, parking repairs, and electrical and mechanical upgrades to the recreation center and upgraded playground and fitness equipment at the park within two (2) years from the date of this agreement.
3. Additional Programming at the Joseph Walker Williams Recreation Center. The City, through its General Services Department, will provide programming valued at not less than one hundred thousand dollars (\$100,000) per year on programming at the Joseph Walker Williams Recreation Center over the next ten (10) years. The City will perform surveys at least annually to gather community input on programming needs of residents and design programming to be responsive to resident needs.
4. Creation of Additional Greenspace and Community Engagement. The City, through its General Services Department, will host at least two community listening sessions about desired greenspace improvements in the Impact Area by December 31, 2024. The City is currently working to acquire land at the north-east corner of W. Grand Boulevard and Rosa Parks Boulevard for a public park. The improvements and programming at such park will be designed to address the desires of the community solicited in such listening sessions.
5. Emergency Contact to Improve Safety. The City will request that the Downtown Detroit Partnership install an informational kiosk with a dedicated police call button in the Impact Area, with the exact location to be identified following community engagement by the Department of Neighborhoods.
6. Improving Viaducts. The City, through its Department of Public Works, will repair, repave, and resurface broken public sidewalks at the Second and Third Street viaducts. The City will request and encourage property owners adjacent to Second and Third Street to repair structural conditions of the railroad bridge and retaining walls.
7. Rerouting Busses around Construction. The City, through its Department of Transportation, will re-route busses as needed to ensure consistent service around the

proposed construction for the Future of Health Development. All reroute information will be posted on DDOT's website. Reroute information will also be communicated in response to customer inquiries through the Customer Services Center.

8. Improve Bus Stops. The City, through its Department of Transportation, will identify two (2) bus stops along Grand Boulevard near the proposed Future of Health Development for inclusion in future procurements for new or replacement bus shelters. Any future shelter construction would be incorporated into a regular DDOT shelter procurement, coinciding with or subsequent to completion of the Expanded Hospital, subject to obtaining all necessary state and federal approvals, and subject to the cooperation of the Developer in restoring the prospective sites to DDOT/ADA specifications when construction in the right-of-way is complete. Residents are encouraged to report any concerns regarding bus station cleanliness or repair through the "Improve Detroit App". DDOT recently added a "Bus Shelter" category to help expedite maintenance and repair of bus shelters when issues arise.

9. Small Business Support. The City shall direct the Detroit Economic Growth Corporation, for a period of not less than five (5) years from the Effective Date, to support small businesses located within or attempting entrance into the Impact Area (i) by providing technical assistance through the by District Business Liaisons and the Motor City Match program, including quarterly workshops focused on retail and restaurants to highlight best practices, address regulatory challenges, and help program participants access funding as well as technical assistance awards, (ii) by providing, through Motor City Match, awards of at least \$250,000 to new and existing businesses in the impact area, and (iii) designating a real estate manager at the DEGC to support small and emerging real estate developers to develop and rehabilitate commercial and mixed use projects in the Impact Area and serve as a central point of contact for facilitating introductions to real estate financing sources and providing tools and strategies for development within the Impact Area.

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 section, 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 extent 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 Section 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 MEETINGS FOR THE FUTURE OF HEALTH - DETROIT

BEGINNING TUESDAY, OCTOBER 3, 2023: PUBLIC COMMUNITY BENEFITS ORDINANCE (CBO) MEETINGS WILL TAKE PLACE IN PERSON AT **UNIVERSITY PREP ACADEMY HIGH SCHOOL - ED PARKS CAMPUS** WITH AN OPTION TO WATCH REMOTELY VIA ZOOM

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



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

HOW TO PARTICIPATE IN THE CBO MEETINGS

ATTEND IN PERSON

University Prep Academy High School - Ed Parks Campus
610 Antoinette St. Detroit, MI 48202
Public parking lot available across Antoinette

VIEW REMOTELY VIA ZOOM

Register to receive meeting link
Dial by phone: +1 312 626 6799
Meeting ID: 873 4667 3162



1ST MEETING

TUESDAY, OCTOBER 3, 2023 AT 6:00PM
CBO PROCESS AND PROJECT INFORMATION

2ND MEETING

TUESDAY, OCTOBER 10, 2023 AT 6:00PM
ELECTION OF TWO (2) NEIGHBORHOOD ADVISORY COUNCIL MEMBERS -
ONLY IMPACT AREA RESIDENTS ATTENDING IN PERSON MEETING MAY VOTE

Please register in advance at: <https://bit.ly/futureofhealthdetroit>

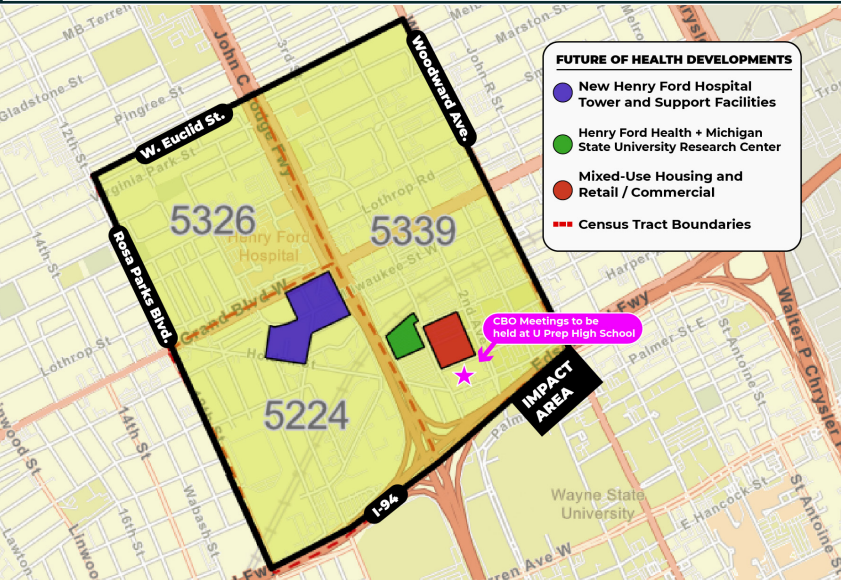
With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at 313-224-4950, through the TTY number 711, or 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 TO RESIDENTS LIVING WITHIN NOTICE AREA:

Community Benefits Public Meeting for "The Future of Health: Detroit" consisting of multiple developments proposed in the general area south of W. Grand Blvd on the east and west side of the John C. Lodge Fwy (M-10).

IMPACT AREA: The project Impact Area contains all of Census Tracts 5236, 5224, and 5339. As shown on the map, this area is bounded by W. Euclid St. on the north, Woodward Ave. on the east, I-94 Fwy on the south, and Rosa Parks Blvd. on the west. The Impact Area includes all or part of the following neighborhoods: Elijah McCoy, New Center, New Center Commons, Tech Town, Virginia Park, and Virginia Park Community.



GENERAL INFORMATION FOR PROPOSED TIER 1 CBO DEVELOPMENT: THE FUTURE OF HEALTH - DETROIT

The Developers, consisting of Henry Ford Health, Michigan State University, and the Detroit Pistons, propose a sweeping community development that brings connectivity between Henry Ford's hospital campus footprint to the north and south of West Grand Boulevard while transforming the section of New Center which currently houses the headquarters of both Henry Ford Health System and the Detroit Pistons.

The proposed projects consist of integrated parking plans, health care/research/laboratory space, retail/commercial space and mixed-income residential units including:

- Major expansion of Henry Ford Hospital with new 1 million+ sq ft patient tower, expanded emergency department, support services, and utility infrastructure
- New cutting-edge 335,000 sq ft Research Center for Henry Ford Health + Michigan State University Health Sciences
- Creation of 600 - plus housing units and 33,000 sq ft of retail / commercial and community space located in two new residential / mixed-use buildings and the conversion of One Ford Place to a residential/mixed-use building. Planned residential housing will include an affordable housing component
- Two new parking structures with ~2,000 total spaces
- New public recreation and green spaces

The Developers seek governmental and requisite board approvals by the first quarter of 2024 with a goal to commence site remediation and construction on the first phase of the projects in 2024.

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

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

Construction

Concern: Noise, dust, mud, vibration and increased light pollution resulting from construction of multiple new buildings

Concern: Closure and restrictions of local surface streets and sidewalks impacting local retail businesses, pedestrian access and traffic circulation – particularly Holden St., Lincoln St., W. Grand Blvd., W. Milwaukee St., Third St. and access to M-10 Freeway

Concern: Construction hours, truck traffic, parking / loading areas for construction workers and equipment staging

Site Design and Landscaping

Concern: Buildings and sites should adhere to City of Detroit Design Principles

Concern: Light pollution and glass design negatively impacting birds

Concern: Mitigation of visual and environmental impacts of developments through landscaping and screening

Opportunity: Preservation and reuse of historic Henry Ford Hospital buildings and structures

Opportunity: Activation of street-level façade along streets and public spaces enhancing overall pedestrian experience

Opportunity: Enhancement of connections across W. Grand Blvd to legacy hospital campus and across the M-10 Freeway

Public Amenities

Opportunity: Creation of new publicly accessible green spaces

Opportunity: Programming, events and activities accessible to neighborhood residents and Detroiters in general

Hospital and Research Center Operations

Concern: 24/7 operations of the hospital: emergency department, patient and employee traffic circulation, truck routes, parking / loading areas, helipad and new Central Utility Plant

Concern: Research operations: traffic circulation, truck routes, parking / loading areas and environmental impacts

Employment

Concern: Access to construction and permanent jobs for Detroiters

Concern: Prioritization of Detroit-based contractors and sub-contractors during construction and facility operations

Opportunity: Creation of new educational and career development pathways for Detroiters particularly in the health care and medical research fields

Accessibility, Mobility and Traffic

Concern: New high intensity uses of hospital, residential and research buildings - such as increased traffic and congestion in the New Center and adjacent neighborhoods on pedestrian, public transportation and non-motorized transit users

Concern: Site connectivity, traffic flow and vehicular access throughout the development footprint and across major roadways

Concern: Locations and coordination of vehicle staging / valet, loading docks for the hospital, research and residential buildings

Concern: Access to parking facilities and impact of adding or replacing off-street parking on land use and local mobility

Opportunity: Enhanced public transportation and mobility connections via DDOT / SMART Buses, Q-Line, Amtrak and bike-share

Opportunity: All buildings, public spaces, and residential developments incorporate universal design standards, exceeding Americans with Disabilities Act (ADA) requirements

Housing and Retail

Opportunity: More than 600 new market rate and affordable housing units in the neighborhood

Opportunity: Support for existing neighborhood-serving retail businesses, specifically along the Holden / Lincoln Corridors and W. Grand Blvd – during and post-construction

Opportunity: Access to retail space - attracting / retaining local and small businesses that meet the needs of the neighborhood

Sustainability and Environment

Opportunity: On-site stormwater management for buildings to protect local waterways including Detroit River

Opportunity: Energy efficiency and reduced carbon footprint through building design, clean electrification and renewable energy

Opportunity: Access to electric vehicle charging and alternative mobility options

Opportunity: On-site recycling and composting options for hospital, research and residential buildings

WHAT IS DETROIT'S COMMUNITY BENEFITS ORDINANCE AND HOW CAN YOU PARTICIPATE?

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 the Detroit City Council in 2021.

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

Members of the NAC are expected to attend all public CBO meetings - at least 5 meetings over a period of 2 – 3 months.

Attend the first CBO meeting on October 3rd to learn more about this project and how you can participate in this public process. During the second CBO Meeting on October 10th, two (2) NAC members will be elected. Only Impact Area Residents attending the in-person meeting on October 10th may vote in the NAC election.

For more information visit: www.detroitmi.gov/futureofhealth or contact Aaron Goodman at goodmana@detroitmi.gov

Appendix 3.

CBO PUBLIC MEETING SUMMARIES AND PUBLIC COMMENT

CBO Public Meetings and Materials

Meeting Location and Zoom Access: Beginning on Tuesday, October 3, 2023, and ending on Tuesday, December 1, 2023, nine public CBO meetings took place in-person at in the auditorium of University Prep Academy High School located in the impact area at 610 Antoinette St., Detroit, MI 48202. 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/futureofhealthdetroit>

Dial-in by phone: 1 (312) 626-6799 and enter Meeting ID: 873 4667 3162

Following each meeting all materials and recordings were posted at <https://detroitmi.gov/FutureofHealth> and distributed electronically. Hard copies of materials were available upon request.

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, 511 people pre-registered and 449 unique individuals attended at least one of the CBO public meetings either in person or remotely via Zoom (excluding City staff and Development team).

The Agendas, Summaries, and Related Materials for each CBO Public Meeting are contained in the following pages.

During the CBO Public Meetings and throughout this process, a total of 275 public comments and questions were recorded via in-person public comment, comment cards, remotely via Zoom. Additionally, 40 comments, questions, and recommendations were emailed to PDD or the NAC and can be viewed in the NAC's Public Shared Folder: <https://detroitmigov.box.com/v/futureofhealthNAC> . The complete record of all received comments was updated weekly and shared with the NAC members. That document is included below following the CBO Meeting Recaps.

CBO Public Meeting Agendas and Summaries

Future of Health CBO Meeting #1: Tuesday, October 3, 2022, at 6pm - *Introduction of project and CBO process*

Number of attendees: 142 (100 in person and 43 remotely via Zoom)

- [Presentation Slides from the October 3rd Meeting](#)
- [Recording of the October 3rd meeting](#)
- [Future of Health Project Summary Handout](#)

Agenda + Summary

- Welcome, Introductions, and Opening Remarks - *Aaron Goodman (PDD); Dir. Antoine Bryant (PDD); University Prep High School Principal Kellam*
- 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*
- **Future of Health Project Presentation - Development team consisting of Denise Brooks-Williams, Jerry Darby, and Barry Blackwell from Henry Ford Health; Richard Haddad and Stefan Welch from the Detroit Pistons; Norman Hubbard and Arlynn Dailey from Michigan State University**
 - *Developers introduced their respective organizations, past activities in the communities, Future of Health project vision, details and core pillars*
- **General Q & A (each speaker given 1 minute)– Moderated by Aaron Goodman (PDD); Development team and City of Detroit representatives participated in Q & A panel.**
 - *23 audience questions (in-person + Zoom)*
 - *11 Zoom Q&A comments and 5 written comment cards received*
- **Next Steps**
 - *Information about the next CBO meeting and how to access materials.*
 - *Potential NAC candidates were advised that they must attend October 10th meeting to be considered.*
 - *Potential NAC candidates spoke with City of Detroit staff to confirm eligibility and share contact information*

Future of Health CBO Meeting #2: Tuesday, October 10, 2023, 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: 162 (115 in person and 47 remotely via Zoom)

- [Presentation Slides from the October 10th meeting](#)
- [Recording of the October 10th meeting](#)

Meeting #2 Agenda + Summary

- **Welcome / Agenda Review and Housekeeping** – *Aaron Goodman (PDD)*
 - *City Council Member Remarks and acknowledgement of Elected Officials*
- **Future of Health Project Presentation** – *Development team consisting of Denise Brooks-Williams, Jerry Darby, and Barry Blackwell from Henry Ford Health; Richard Haddad and Stefan Welch from the Detroit Pistons; Norman Hubbard and Arlynn Dailey from Michigan State University*
 - *Developers introduced their respective organizations, past activities in the communities, Future of Health project vision, details and core pillars*
- **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 of the criteria to be a potential NAC member*
 - *23 candidates were nominated, and each was given two (2) minutes to speak to attendees about their qualifications and desire to serve on the NAC.*
- **Election of 2 NAC Members by Impact Area Residents**

- *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), Jose Lemus (JET), Brandon Lockhart (JET), and Bryan Coe (Law Department),*
- *Ballot tabulation observed by representatives from the City Council offices of Council Member Mary Waters, Council Member Angela Whitfield-Calloway, a representative from the Legislative Policy Division, and two (2) attendees who were not residents of the Impact Area.*
- **General Q & A (each speaker given 1 minute)** – *moderated by Aaron Goodman (PDD) Development team and City representatives answered audience questions.*
 - *Note: Ballot Tabulation took place during Q & A session*
 - *14 audience questions (in-person + Zoom)*
 - *Five (5) written Zoom comments or questions*
- **NAC Election Results** – *Edwina King (PDD)*
 - *Tabulation report: 89 ballots were distributed, and 83 total ballots were cast. 151 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.*
 - **Joanne Adams – 20 votes**
 - Devan Anderson – 7 votes
 - D'Marco Ansari – 7 votes
 - Benjamin Bennett – 3 votes
 - Joseph Bierlein – 7 votes
 - David Graff – 1 vote
 - Willa Green-Smith – 3 votes
 - Russell Howard – 7 votes
 - Lynda Kaye Jeffries – 7 votes
 - Alice R. Jones – 6 votes
 - Marcus Keys – 1 vote

- Diane McMillan – 16 votes
- Lauren McNeary – 1 vote
- Erica Mixon – 4 votes
- **Steven Rimmer – 41 votes**
- Marlaree Jo Robinson – 0 votes
- Michele Small – 1 vote
- Venita Thompkins – 4 votes
- Kimberly Watts – 3 votes
- Gary Williams – 2 votes
- Jody Wise – 7 votes
- Bioahua Yu – 3 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 October 24th and will be the first meeting with the seated Neighborhood Advisory Council.*

Future of Health CBO Meeting #3: Tuesday, October 24 , 2023 at 6pm – 1st convening of NAC and presentation of project details and financial incentives.

Number of attendees: 90 (52 in person and 39 remotely via Zoom)

- [Presentation Slides from the October 24th Meeting](#)
- [Recording of the October 24th Meeting](#)

NAC Members in Attendance: *Steven Rimmer, Joanne Adams, Venita Thompkins, Russell Howard (attended via Zoom), Lauren McNeary, Marcus Keys, Stephan Bobalik, Lynda Kaye Jeffries, Gary Williams, Benjamin Bennett (alternate)*

Meeting #3 Agenda + Summary

- Welcome & Introductions / Agenda Review / Housekeeping – *Aaron Goodman (PDD)*
 - *Review of CBO Process and NAC Roles*
- NAC Introductions & Roles – *Aaron Goodman (PDD)*
 - *Brief NAC Member Intros*
- **NAC Officers Election** – *Chair, Vice Chair, Secretary*
 - *Explanation of NAC roles, nominations. Each candidate was given the opportunity to speak about their interest in the role.*
 - **Chair Nominations:**
 - *Steven Rimmer was nominated for Chair by Joanne Adams and received 5 votes*
 - *Lynda Jeffries nominated herself for Chair and received 3 votes*
 - *Having received the most votes, Steven Rimmer was elected Chair of the NAC*
 - **Vice-Chair Nominations:**
 - *Venita Thompkins was nominated by Lynda Jeffries for Vice Chair – received 3 votes*
 - *Joanne Adams was nominated by Steven Rimmer for Vice-Chair – received 3 votes*
 - *Lauren McNeary nominated herself for Vice-Chair – received 2 votes*

- *As there was a tie, Steven Rimmer moved that Venita Thompkins and Joanne Adams serve as Co Vice-Chairs. Motion was accepted by the NAC members without objection*
- o *Secretary Nominations:*
 - *Marcus Keys nominated himself for Secretary and was elected by unanimous consent.*
- **Future of Health Project Presentation** – *Development team consisting of Denise Brooks-Williams, Jerry Darby, and Barry Blackwell from Henry Ford Health; Richard Haddad and Stefan Welch from the Detroit Pistons; Norman Hubbard and Arlynn Dailey from Michigan State University*
 - o *Developers presented detailed plans and proposals for the new Hospital Expansion (including design, sustainability, and traffic circulation), the new Medical Research Center, and the new housing developments*
- **Economic Benefit and Tax Incentives for Future of Health: Project Financials Overview** – *Presentation by Kenyetta Hairston-Bridges (DEGC), David Howell (DEGC), Cora Capler (DBRA) covering the following:*
 - o *DEGC Background*
 - o *What are Incentives?*
 - o *Request Incentives for the Future of Health*
 - *Commercial Rehabilitation Act (PA 210) - \$11.8M over 10 years*
 - *Commercial Redevelopment Act (PA 255-R) - \$1.4M over 12 years*
 - *Neighborhood Enterprise Zone (PA 147) - \$40.7M over 17 years*
 - o *DEGC “But-for Analysis” showing that the project would not happen without incentives because:*
 - *The project would ne be able to receive financing without the incentives*
 - *The project would not be worth investing in without the incentives*
 - o *Transformational Brownfield Plan (TBP) Tax Increment Financing*
 - *Brownfield Act and Eligibility for Brownfield*
 - *How Tax Increment Financing Works*
 - *Difference between Traditional vs. Transformational Brownfield Plans*

- *Total anticipated TIF capture over 35 years - \$219.6M*
 - o *Why this is a good deal for Detroit?*
 - *No City of Detroit general fund revenues will be used.*
 - *Over next 35 years these projects will provide a net fiscal benefit of \$119M to City of Detroit General Fund and of \$250M to the State of Michigan General Fund*
- *NAC Q & A – moderated by Aaron Goodman (PDD). Speakers from the Future of Health team, DEGC and DBRA participated in a panel to answer questions from NAC members. Refer to the Meeting Question Log for specific discussion details*
 - o **Proposed NAC Resolution:**
 - *Co Vice-Chair Joanne Adams recommended that the proposed project is put through a racial equity tool*
 - *Action deferred pending further discussion and sharing of the resolution and information about the tool with the NAC members*
- **General Q & A (each speaker given 1 minute) – Moderated by Aaron Goodman (PDD)**
Future of Health team, DEGC and DBRA participated in Q & A
 - o 11 audience questions (in-person + Zoom)
 - o Three (3) written Zoom comments or questions
 - o Two (2) comment cards
- **Next CBO Meeting:** *NAC Working meeting on Wednesday November 1st at 6pm*

Future of Health CBO Meeting #4: Wednesday, November 1, 2023 at 6pm – NAC working session / formulation of questions and information requests

Number of attendees: 68 (42 in person and 26 remotely via Zoom)

[Presentation Slides from the November 1st Meeting](#)

[Recording of the November 1st Meeting](#)

NAC Members in Attendance: *Steven Rimmer(Chair), Joanne Adams (Co Vice-Chair), Venita Thompkins (Co Vice-Chair), Russell Howard, Lauren McNeary, Marcus Keys (Secretary), Stephan Bobalik, Lynda Kaye Jeffries, Gary Williams, Benjamin Bennett (alternate)*

Meeting # 4 Agenda + Summary

- Welcome & Introductions/Agenda Review/Housekeeping – *Aaron Goodman (PDD)*
- Neighborhood Advisory Council (NAC) Activities
 - *NAC Chair Steven Rimmer announced that he is resigning from the NAC due to the fact that he has moved outside of the Impact Area*
 - *In light of this development, Bryan Coe from the City of Detroit Law Department advised the NAC on how they may proceed. In the case of a vacancy, per the Community Benefits Ordinance the members of the NAC are able to appoint a permanent replacement to the NAC from the list of candidates who were nominated at the October 24th CBO meeting*
 - *Co Vice-Chair Joanne Adams proposed that the appointment the current NAC alternate, Benjamin Bennett to fill the vacancy, motion is seconded*
 - *The voting members of the NAC unanimously approved the appointment of Benjamin Bennett to the NAC, filling the vacancy*
 - *Election of NAC Chair: As the resignation of Steven Rimmer also created a vacancy in the position of NAC Chair, Aaron Goodman called for nominations from the NAC to fill that position*
 - *Stephan Bobalik and Russell Howard nominated Lynda Jeffries for Chair – received 7 votes*
 - *Joanne Adams nominated herself for Chair – received 2 votes*

- *Having received the most votes, Lynda Jeffries was elected Chair of the NAC*
- o *NAC shared their contact information:*
 - *Public can email the NAC at futureofhealthnac@gmail.com or follow the NAC on Facebook at "[The Future of Health NAC](#)"*
- o *NAC Secretary Marcus Keys provided a report out on NAC activities since the previous meeting:*
 - *NAC meet on Sunday, October 28, 2023 to discuss the agenda for November 1st, scheduling a follow-up meeting with DEGC, got to know each other, and established Impact Pillars to focus on*
 - *NAC met via Zoom on Monday, October 29, 2023 with the DEGC to have further discussion about the tax incentives. The meeting was recorded and the recording is made available on the City website.*
- **NAC Group Expectations / Working Agreements.**
 - o *Chair Lynda Jeffries shared the Group Expectations / Working Agreements document for the NAC and asked for support to adopt.*
 - *The document was shared on the projection screen and adopted by the NAC without objection.*
- **Public Comment (each speaker given 1 minute)**
 - o *16 audience questions (in-person + Zoom)*
 - o *19 written Zoom comments or questions*
 - o *4 written comment cards*
- **NAC Discussion – Identifying Project Impacts and Benefits**
 - o *Co Vice-Chair Joanne Adams introduces resolution for NAC to utilize Racial Equity Tool. Motion is seconded by Co Vice-Chair Venita Thompkins*
 - *[Resolution was uploaded to the NAC Box Drive](#)*
 - o *Discussion of resolution by NAC members*
 - o *Motion to amend and postpone approval of the resolution, allowing further time for research and gathering of more information by NAC members.*
 - *Motion to postpone the above resolution for 1 week was adopted: 7 Yeas, 1 Nea*

- *Project Pillars: NAC is focusing on those pillars as shared by the Future of Health team and had the following suggestions / questions:*
 - *Housing:*
 - *Increase the number of affordable units and specifically 2-bedroom units*
 - *Provide deeper affordability to 30% AMI; Commit to the longest period of affordability; provide affordable units to current Detroiters, seniors, Impact Area residents, and those that have been displaced*
 - *Support residents with funds for home repairs*
 - *Community Land Trusts*
 - *Accessibility: seeking to go above ADA requirements*
 - *Address homelessness in the community*
 - *Employment:*
 - *80% of people don't have healthcare. If employers come in and provide jobs that have healthcare, then we can improve health outcomes.*
 - *Jobs can help people afford more expensive housing*
 - *Invest in training and internships to prepare the workforce.*
 - *Reestablish the job pipeline originally established with West Grand Boulevard Collaborative*
 - *Remove obstacles to jobs, through a "Fast Track program"*
 - *Education*
 - *Help students get into construction trades*
 - *Developers should work with the DPSCD high school trade schools to provide apprenticeship and recruitment opportunities – co-op students*
 - *Find opportunities for high schoolers through seniors*
 - *Community Building*
 - *Transportation*
 - *Parking*

- *Construction Impacts*
- *Environmental Justice – LEED certified*
- *Invest in underutilized neighborhood assets, parks*
- *Public Art, Green Spaces*
- *Accessibility of amenities*
- *Finest Healthcare for Detroiters*
 - *What does the finest health care look like?*
 - *Focus on prevention, healing and disparities*
 - *Want to see benefits from the hospital for the next 100 years*
- *NAC Questions for Developer: Moderated by Aaron Goodman (PDD). Future of Health team, participated in a panel to answer questions from NAC members. Refer to the Meeting Question Log for specific discussion detail*
- *Next CBO Meeting – Continued discussion with developer, City and NAC. Refinement of topics and NAC Project Impact List: Tuesday, November 7, 2023 at 6pm.*

Future of Health CBO Meeting #5: Tuesday, November 7, 2023 at 6pm - NAC and Developer Discussion of project impacts and potential community benefits

Number of attendees: 105 (69 in person and 36 remotely via Zoom)

[Presentation Slides from the November 7 Meeting](#)

[Recording of the November 7 Meeting](#)

NAC Members in Attendance: *Lynda Kaye Jeffries (Chair), Joanne Adams (Co Vice-Chair), Venita Thompkins (Co Vice-Chair), Marcus Keys (Secretary), Russell Howard, Lauren McNeary (attended via Zoom), Stephan Bobalik, Gary Williams, Benjamin Bennett*

Meeting #5 Agenda + Summary

- **Welcome & Introductions / Agenda / Housekeeping** – *Aaron Goodman (PDD)*
- **Public Comment** (each speaker given 2 minutes)
 - *24 audience questions (in-person + Zoom)*
 - *14 written comment cards*
- **Neighborhood Advisory Council Activities**
 - *Chair Jeffries acknowledged and thanked the residents for the emails, reports, and notes that have been shared by email and during public comment*
 - *NAC members reported on their discussions and ideas concerning the project pillars and racial equity*
- **The CBO Process and Equitable Development / Racial Equity** – *Anthony Zander (Director of CRIO) and Antoine Bryant (Director of PDD) discussed the relation of the Community Benefits Ordinance process to racial equity*
 - *Questions from NAC Members and the General Audience for Director Zander*
- **Neighborhood Advisory Council – Resolution on Racial Equity Tool**
 - *Chair Jeffries moved to remove the previously tabled resolution on the racial equity tool from the table, to allow discussing and to take action on the resolution*
 - *Co Vice-Chair Adams read a statement from Professor Peter Hammer concerning the racial equity tool*

- *Chair Jeffries asked for a motion to vote on the resolution for the NAC to adopt the racial equity tool. The resolution failed, 7 Neas, 2 Yeas*
- **Future of Health Team and NAC members**
 - *Responses to questions raised during the meeting*
 - *NAC Members offered closing comments and remarks on ideas for the projects impacts*
- **Next CBO Meeting** – NAC Presentation of Community Impact List: Tuesday November 14th at 6pm

Future of Health CBO Meeting #6: Tuesday, November 14, 2023 at 6pm - NAC working session to finalize community impact list / benefits request

Number of attendees: 99 (61 in person and 38 remotely via Zoom)

[Presentation Slides from the November 14 Meeting](#)

[Recording of the November 14 Meeting](#)

NAC Members in Attendance: *Lynda Kaye Jeffries (Chair), Joanne Adams (Co Vice-Chair), Venita Thompkins (Co Vice-Chair), Marcus Keys (Secretary), Russell Howard (attended via Zoom), Lauren McNeary, Stephan Bobalik, Gary Williams, Benjamin Bennett*

Meeting #6 Agenda + Summary

- **Welcome & Introductions / Agenda / Housekeeping** – Aaron Goodman (PDD)
 - Chair Jeffries reported on the NAC working session held on Sunday November 12th. The NAC members also held a virtual meeting with the development partners on Monday November 13th to hear from subject matter experts to understand more about what the Future of Health team is doing in 3 of the 5 pillars – Education, Healthcare, and Employment. The November 13th recording is posted on the City website.
- **Project Pillar Discussion** – Housing for Detroiters
 - Presentation from Donald Rencher, City of Detroit Group Executive for Housing, Planning, and Development
 - Discussed the City efforts in developing equitable and affordable housing. Preservation of affordable housing and building new
 - Director Rencher answered questions from the NAC on housing issues
 - Presentation from Rich Haddad of the Detroit Pistons, and Bill Lichwallla of Plante Moran to provide additional details on the housing component of the Future of Health proposal
 - Presenters answered questions from the NAC on housing proposal
- **NAC Discussion** – Review and Finalize Project Impacts

- *Led by Chair Jeffries, NAC Members discussed each of the draft impacts under the project pillars that the NAC is finalizing. Draft list was shared on the projection screen.*
- **Public Comment (each speaker given 2 minutes)**
 - *13 audience questions (in-person + Zoom)*
 - *Four (4) written Zoom comments or questions*
 - *Five (5) written comment cards*
- **Next CBO Meeting – Developer and NAC discussion of Community Benefits Proposals.** *Not that there is no meeting the week of Thanksgiving, we will next meet on Tuesday November 28th at 6pm*

Future of Health CBO Meeting #7: Tuesday, November 28, 2023 at 6pm – NAC
presentation of Community Benefits Requests / Proposal for Future of Health Team

Number of attendees: 92

- *Note that due to a maintenance issue which required University Prep High School to close, this meeting took place only via Zoom.*

[Future of Health NAC Project Impacts and Proposed Benefits List - Submitted](#)

[11.27.2023](#)

[Recording of the November 28 Meeting](#)

NAC Members in Attendance (all via Zoom): *Lynda Kaye Jeffries (Chair), Joanne Adams (Co Vice-Chair), Venita Thompkins (Co Vice-Chair), Marcus Keys (Secretary), Russell Howard, Lauren McNeary, Stephan Bobalik, Gary Williams, Benjamin Bennett*

Meeting #7 Agenda + Summary

- **Welcome & Introductions / Agenda / Housekeeping** – *Aaron Goodman (PDD)*
 - *Introductory remarks from Chair Jeffries and Denise Brooks-Williams from Henry Ford Health*
- **NAC Presentation – Project Impacts and Benefits**
 - *NAC Members presented the submitted [Project Impact List and Community Benefits Requests](#) under the following project pillars:*
 - *Housing for Detroiters – shared by Marcus Keys and Joanne Adams*
 - *Finest Healthcare for Detroiters – shared by Venita Thompkins*
 - *Career Opportunities Close to Home – shared by Lynda Jeffries*
 - *Education – shared by Lauren McNeary and Gary Williams*
 - *Community Building -shared by Stephan Bobalik, Russell Howard and Benjamin Bennett*
- **NAC and Development Team Discussion**
 - *Future of Health team thanked the NAC, offered some initial reactions and that they will provide a comprehensive response in the coming days*

- Public Comment
 - 21 audience questions (via Zoom)
 - 13 written Zoom comments or questions
- Next CBO Meeting: *Future of Health* team presentation of community benefits proposal in response to NAC requests: Tuesday December 5th at 6pm.

Future of Health CBO Meeting #8: Tuesday, December 5, 2023 at 6pm - *Developer presentation of response to project impacts and proposed community benefits / mitigations*

Number of attendees: 104 (50 in person and 54 remotely via Zoom)

[Presentation from the December 5th Meeting - includes proposed Community Benefits Package](#)

[Recording of the December 5 Meeting](#)

NAC Members in Attendance: *Lynda Kaye Jeffries (Chair), Joanne Adams (Co Vice-Chair), Venita Thompkins (Co Vice-Chair), Marcus Keys (Secretary), Russell Howard, Lauren McNeary, Stephan Bobalik, Gary Williams, Benjamin Bennett*

Meeting #8 Agenda + Summary

- **Welcome & Introductions / Agenda / Housekeeping** – *Aaron Goodman (PDD)*
 - *Chair Jeffries opening remarks and each NAC member introduced themselves*
 - *Chair Jeffries gave an update on the past weeks activities and also on the discussion with the Future of Health team which took place the previous day (recording post on the website).*
- **Project Impacts and Benefits Response** – *Future of Health Team*
 - *Denise Brooks-Williams (Henry Ford Health) led the presentation of proposed community benefits package in response to the NAC's requests*
 - *Gave an overview of the Future of Health developments*
 - *Richard Haddad (Detroit Pistons) gave an overview of proposed housing developments and the economic and community benefit of the project*
 - *Mission Driven Community Benefits: Richard Haddad presented a high level summary of the proposed community benefits under each project pillar*
 - *Addressed 88 out of the NAC's original list of 155 requests*
 - *Community Benefits package valued at \$602 million*

- *Richard Haddad gave details on the community benefits proposals for housing*
- *Denise Brooks Williams gave details on the community benefits proposals for healthcare, education, and career opportunities*
- *Arlynn Dailey (Michigan State University) offered additional details on the community benefits proposals for education*
- *Jerry Darby (Henry Ford Health) gave details on the community benefits proposals for Community Building including Construction Mitigation, Building Design, Accessibility, Traffic / Mobility, Green Space, Small Business Support, and Community Partnerships*
- **NAC and Developer Discussion**
 - *NAC members asked the Future of Health team questions regarding the proposal. Refer to the Meeting Question Log for specific details*
- **Public Comment**
 - *32 audience questions (in-person + Zoom)*
 - *Three (3) written Zoom comments or questions*
- **Meeting Close + Next Steps:** *Next CBO Meeting on Tuesday December 12 at 6pm. Developer presentation of updated response to project impacts and proposed community benefits / mitigations*

Future of Health CBO Meeting #9: Tuesday, December 12, 2023 at 6pm - *Developer presentation of updated response to project impacts and proposed community benefits / mitigations*

Number of attendees: 132 (67 in person and 65 remotely via Zoom)

[Proposed List of Community Benefits as of December 12, 2023](#)

[Recording of the December 12 Meeting](#)

NAC Members in Attendance: *Lynda Kaye Jeffries (Chair), Joanne Adams (Co Vice-Chair), Venita Thompkins (Co Vice-Chair), Marcus Keys (Secretary), Russell Howard, Stephan Bobalik, Gary Williams, Benjamin Bennett*

NAC Member Absent: *Lauren McNeary*

Meeting # 9 Agenda + Summary

- **Welcome / Agenda Review / Housekeeping** - *Aaron Goodman (PDD)*
 - *Chair Jeffries gave opening remarks and reported on the past week's discussions, including a dialogue with the Future of Health Team on Monday December 11 via Zoom (recording is available on website)*
- **Public Comment – moderated by Aaron Goodman (PDD)**
 - *35 audience comments or questions (in-person + Zoom)*
 - *One (1) written Zoom comment or question*
 - *Three (3) written comment cards*
- **Developer Community Benefits Provision Review and NAC Discussion – moderated by Aaron Goodman (PDD) and NAC.**
 - *Presentation of Community Benefits Proposals by Future of Health team: Denise Brooks-Williams, Jerry Darby, and Barry Blackwell from Henry Ford Health; Richard Haddad and Stefan Welch from Detroit Pistons; Norm Hubbard and Arlynn Dailey from Michigan State University*
 - *Chair Jeffries moderated questions and comments from the NAC colleagues*
 - *Chair Jeffries made a motion for the NAC to go into a recess for further internal discussion and then come back to close the meeting*

- *Without objection, the NAC went into recess*
 - *NAC returned from recess after 10 minutes*

- **NAC Resolution:** *Motion for NAC regarding the Community Benefits Agreement as proposed.*
 - *Motion proposed 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 Member Stephan Bobalik, Seconded by Gary Williams*
 - *Chair Jeffries moves for Discussion to be followed by a Vote of the NAC Members*
 - *No Discussion*
 - *Motion carries by a vote of 6 Yeas to 2 Neas. NAC members voted as follows:*
 - *Yes: L. Jeffries, M. Keys, G. Williams, S. Bobalik, B. Bennett, R. Howard*
 - *No: J. Adams, V. Thompkins*
 - *Chair Jeffries noted that the motion passes and also acknowledges that NAC Member Lauren McNeary was not in attendance but had sent an email ahead of the meeting indicating her support for the agreement*

- **Meeting Close + Next Steps:**
 - *This concludes the public CBO meeting process, many thanks to everyone who has attended and been involved*
 - *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.*

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
October 3	1	Comment Card	Gary Williams	Yes	NAC Member	What are the opportunities for residents that have lived here for 20+ years, especially property owners?	Henry Ford	Housing for Detroiters	Legacy residents	Opportunity to be provided by the new hospital and emergency room. Beyond that we are looking for the community to guide those conversations though this process
October 3	1	Comment Card	Marcus Keys	Yes	NAC Member	If my address on my ID is not in the impact area but I live (have a lease and pay utilities) in the impact area can I be on the board (NAC)?	City of Detroit	Housing for Detroiters		
October 3	1	Comment Card	Shannon Sestak	Yes		How will construction impact walkability and transit in the neighborhood? Where are the green spaces located and will they be open public parks or closed "private parks" like New Center Park?	Henry Ford	Construction	Green Space and Public Amenities	
October 3	1	Comment Card	Brian Peck	Business or Organization in the Impact Area		everyday and serve students who live in the impact area. Every day 600+ students walk or drive in this area - I'm excited to see how their best selves...as healthy kids who have access to the best health care academics, athletic opportunities and parks. I am concerned about our schools capacity to offer experiences our kids deserve - especially with career development, mental, health literacy, and athletics. UPA's non-profit charter is truly doing a great job. I think our students can gain some experiences from this project and partnerships with these projects. I'd like to see: Resources/partnership with MSU&HF for medical career pathways. This would include internships, support with athletic projects, etc... Sports med/cancer research etc. 2. Facilities- we could use space for athletics- perhaps community pool/football field/track where your giant parking lot is ...our kids don't have those things. They could be used by residents and all 3 of your orgs. 3. Health center, we have no nurse, only 1 social worker 600 students! Help!! 4. Parking/Housing - spend the afternoon by UPA and you will see a line of 100-200 cars lining up to pick children on the 3rd for UPA HS and ele. as well as on 2nd for UPAD. Perhaps preference of housing can be for student families of UPA students. I'm concerned about Holden...a lot of backup occurs picking up kids - I think connecting Holden across M10 would	Pistons	Education	Career Opportunities, Youth Engagement, Traffic and Mobility	
October 3	1	Comment Card	David Graff	Yes		I would like to see the parking footprint minimized. The neighborhood has way too much surface parking and it is a blight on the city. The parking needs to take up a small footprint as possible to make the neighborhood as retail office and housing rather than parking.	Henry Ford	Traffic and Mobility	Local Business Support, Housing for Detroiters	
October 3	1	In-person	Diane McMillian	Yes		What is the timeline of the CBO and the commitment of the NAC?	City of Detroit	CBO Process		
October 3	1	In-person	David Graff	Unknown		Does the whole project go through the NAC or just the portion going through tax abatements?	City of Detroit	CBO Process		The whole project is going through the CBO process - Henry Ford, MSU and Pistons
October 3	1	In-person	Kelvin Heath	Yes		Why is the cost of the project keep changing? Who covers the cost if it continues to rise?	CBO Process	Other		Aaron directed it to the developers to answer during the presentation
October 3	1	In-person	Winnie Crockett - Kidd	No	15th St Block Club	I am in a community outside of the impact area, does that mean that the community groups outside the area will not get any assistance from the developers going forward?	Henry Ford	Other		not necessarily, follow up for discussion with development team and NAC
October 3	1	In-person	Devan Anderson	Yes		Expectation that the community benefits is equivalent to the cost of construction? And if it continues to change, will that impact the negotiation?	City of Detroit	CBO Process		it's not a 2 : 1 ratio or 1 : 1, something that the NAC can consider but there are some important community benefits that don't have a clearly defined monetary value
October 3	1	In-person	Linda Campbell	Business or Organization in the Impact Area	Detroit People's Platform	How would you vet the conflict of interest with NAC members? Consider city ethics set by charter so there are no questions about ethical selection.	City of Detroit	CBO Process		they sign an affidavit, we ask that they disclose any conflict, in accordance with the CBO employee or agent, while there is a concern that your option might be influenced by your relationship, there is a general request that you would disclose that information. but it will not disqualify you.
October 3	1	In-person	Daniel Washington	Business or Organization in the Impact Area	NW Goldberg Cares	Conflict of interest- if the organization receives funding is that considered a conflict of interest?	City of Detroit	CBO Process		

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
October 3	1	In-person	Linda Campbell	Business or Organization in the Impact Area	Detroit People's Platform	The city ethics ordinance should trump the CBO ordinance. - statement not a question	City of Detroit	CBO Process		We look into that and take it under advisement
October 3	1	In-person	Cassandra Floyd	Business or Organization in the Impact Area	West Grand Blvd. Collaborative	Will people be able to vote for the NAC members by zoom?	City of Detroit	CBO Process		no in person only
October 3	1	In-person	Tonya Philips	No	Sugar Law Center	Also talk about Conflict of interest could include someone that is an agent or has a financial interest as being a part of the ordinance.- statement not a question	City of Detroit	CBO Process		thanks, we will look into it
October 3	1	In-person	Stephan Waldrop	Yes		Is Fairbanks school a part of this project and if not why aren't they?	Henry Ford	Community Building		We are looking to see what to do with the school and determine how to develop it.
October 3	1	In-person	Daniel Washington	Business or Organization in the Impact Area	NW Goldberg Cares	Will the lodge be compromised with traffic? making it hard to exit the lodge by the blvd.	Henry Ford	Traffic and Mobility		we are doing a traffic study on all of this and the impact zone is being worked with MDOT and the city and working with them to ensure that does not happen but make it easier to get off the freeway
October 3	1	In-person	Daniel Washington	Business or Organization in the Impact Area	NW Goldberg Cares	Any consideration for the businesses off holden and how they will be impacted. Want to make sure those businesses have sight into the project, open line of communication and be conscious of their work.			Local Business Support	We are committed to continue to work with local schools, businesses, community groups and churches within the area and outside of the impact area. We are invested in Holden and want them to be a part of our live, work, play environment and we will have an open line of communication with them during the construction process.
October 3	1	In-person	Matthew Naimi with NW G	Business or Organization in the Impact Area	Dreamtroit / Recycle Here	Will the NAC process address the livability of those in impact areas during the construction over the next 6-8 years?	CBO Process	Construction		Yes, we realize there will be some construction impact and we will notify residents about what is happening so they are aware.
October 3	1	In-person	Jeff Cowin	Yes		We have not done a great job telling the story of what happened to Detroiters over the last century. Would love to see this committee to work with Council Women Sheffield task force. When you are speaking to residents about this process, talk to residents that moved in the 80 and 90 when GM set up space here but then left. Much of what you see that is messed up is done by people who lived here then moved out, or never lived in the area such as Fairbanks school. Must put Detroiters first and looking forward to further conversations.	Henry Ford	Community Building		
October 3	1	In-person	Mother Alice Jones	Yes		Concern around affordable housing, explain the market rate because a lot of us are seniors, how is this going to benefit seniors and minorities that have lived in Detroit all of their lives? Every time houses come up and we try to purchase a house, we're not able to because high profile people outside of the city come and buy the property, then rent it to us for top dollars.	Pistons	Housing for Detroiters		Great question, speaks to our commitment here. We are committed to provide mixed income housing and set aside a portion of it for affordability. Goal is to provide solutions for all.
October 3	1	In-person	Kelvin Heath	Yes		We need to clean up the old stuff. Corporations buy these buildings like fairbanks and then they let them sit and over years they are destroyed, so fix up the existing properties while also developing new properties.	Henry Ford	Community Building	Blight, Developer's Properties	
October 3	1	In-person	Brian Peck	Business or Organization in the Impact Area		What kind of benefits will you bring to young people and ensure careers, living, parks, housing, etc. comes with the project?	Pistons	Education	Youth Engagement, Green Space and Public Amenities, Housing for Detroiters	we plan to attract more retail, green space, community space, basketball courts, community events... to make this a place where people want to stay. 5 pillars to the project, one is education and the other is career pathways. We will come to your school and talk to your students to get ideas on how to retain this talent.
October 3	1	In-person	Paul Mack	Yes		Have to be present for the NAC election?	City of Detroit	CBO Process		Yes, must be present
October 3	1	In-person	unknown	Unknown		Term of the NAC, Time Commitment of the NAC and attendance policy	City of Detroit	CBO Process		Intense commitment during the CBO meeting process - less so during the enforcement. NAC have to attend the meetings

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
October 3	1	Zoom Q & A or Comment	Kristy Thullen	Yes		has a transportation impact study been done or stormwater management plan created to show the extents of impact/improvement to the area? if not, when would the community be informed of impacts or changes to the design we were just shown?	Henry Ford	Traffic and Mobility		in the middle of the storm water management. Traffic impact study was submitted to the city
October 3	1	Zoom Q & A or Comment	Nicole Dissier	Yes		How much of the pistons housing development will be affordable housing? What does that affordability look like?	Pistons	Housing for Detroiters		We will go into further detail with the NAC as to what that would look like
October 3	1	Zoom Q & A or Comment	Anonymous Attendee	Unknown		How large is the piece of green space that will cover the lodge and has that proposal already been approved by MDOT?	Henry Ford	Site Design	Traffic and Mobility, Public Amenities	hospital will be the largest green space within a 45 min walk
October 3	1	Zoom Q & A or Comment	Nicole Dissier	Yes		What is the specificity on affordable housing?	Pistons	Housing for Detroiters		20% at 50% AMI
October 3	1	Zoom Q & A or Comment	Kristy Thullen	Yes		is developer information already available for those interested serving on the NAC to verify conflict of interest? Has this plan gone through every city approval process (zoning, etc.)? If not, what remains to be completed? And is there any chance that this project will not move forward?	City of Detroit	CBO Process		Thank you for your question, Kristy. The definition of a conflict of interest can be found via the ordinance. Note: Henry Ford Health, MSU and the Detroit Pistons are the developers for this project. So please reference the ordinance if you're employed by any of the aforementioned organizations. https://detroitmi.gov/sites/detroitmi.localhost/files/2022-04/Ordinance%20No.%202021-4%20Community%20Benefits%20Ordinance.pdf
October 3	1	Zoom Q & A or Comment	Nicole Dissier	Yes		Is that 9.3 million in Detroit city taxes per year or total over 100 years?	City of Detroit	CBO Process		Thank you for your question, Nicole. No the plan has not gone through every city approval process. During the presentation, the development team will discuss the items that require city approval.
October 3	1	Zoom Q & A or Comment	Nicole Dissier	Yes		What kind of tax incentives do Henry Ford and the other investors/ stakeholders expect to get from this expansion? How much, for how long, and are these numbers set in stone?	Henry Ford	Taxes and Incentives		It is an annual figure
October 3	1	Zoom Q & A or Comment	Nicole Dissier	Yes		Will there be meeting minutes notes available after the meeting?	City of Detroit	CBO Process		These questions will be answered during the presentation.
October 3	1	Zoom Q & A or Comment	Nicole Dissier	Yes		Apologies if this was said and I missed it - is Holden Street planned to be reconnected over M-10 as part of the development as shown in the rendering?	CBO Process	CBO Process		You're welcome and feel free to ask additional questions :). The recording will be available post meeting on detroitmi.gov/futureofhealth
October 3	1	Zoom Q & A or Comment	Vanessa Greco	Yes		Does that include primary business residence, or just residential?	City of Detroit	Traffic and Mobility		That falls under the jurisdiction of MDOT.
October 3	1	Zoom Q & A or Comment	Anonymous Attendee	Unknown			City of Detroit	CBO Process		
October 3	1	In-person	David Graff	Yes		Concerned about the parking, would like to see more residential and businesses to make it a walkable community	Henry Ford	Traffic and Mobility		we do have some older parking we need to improve and we are creating one parking deck on the south and east campus and getting rid of many surface decks. We want residents to also be able to park in the structures.
October 3	1	In-person	Matthew Naimi with NW G	Business or Organization in the Impact Area	Dreamtrotir / Recycle Here	Holden street, will this be extended?	Henry Ford	Traffic and Mobility		Yes, this is part of the MDOT plan for the 94 exchange and we would love to have that happen to connect the east and west side of the lodge. This is a state project and this connection is a part of that project.
October 3	1	In-person	Unknown	Unknown		NAC Attendance policy if out of town	City of Detroit	CBO Process		NAC Members must attend all meetings, ability to participate via Zoom if you are out of town
October 10	2	In-person	Biaohua Yu	Yes		How will a new person be appointed if someone was to step down?	City of Detroit	CBO Process		new person will be appointed
October 10	2	Via Zoom	Michelle Bundy	Yes		Impact Area. Didn't see Northwestern Goldberg, east of Rosa Parks and Woodward. Go off maps so there's a discrepancy there. Area would be not included. But area has been addressed and will continue to be.	Pistons	CBO Process		Make housing for all Detroiters and to serve this community. No specific demographic behind that.
October 10	2	In-person	Ingrid Macon	Yes		Four members are chosen by planning department. How are they chosen?	City of Detroit	CBO Process		Eligible and nominated themselves. At discretion of planning department

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
October 10	2	In-person	Hank Kelly	Yes		How will transportation introduced into HFH campus? Opportunity for carpool matching, charging for parking on daily basis, parking cash out programs, working DDOT to match employee badge. Lot of car traffic. With large growing campus and planned projects need more energy in transportation. Walkability, Bike Parking, Wheelchair accessibility.	Henry Ford	Traffic and Mobility		Will be consideration on how DDOT will be integrated. Find easier ways for drop off and pick up. Find ways to lessen traffic for community. Met with community groups in ways to make campus universally designed and connectivity of campus in an effort to make walkable and accessible. The whole design of campus and how we're creating greenways to connect east and west is fully part of what we're looking into now. Do have bike lanes and parking planned in project.
October 10	2	In-person	Cassandra Floyd		Business or Organization in the Impact Area West Grand Blvd. Collaborative	impact area- NW goldberg was not on there, but it is in the area. Who has the properties been disposed to and do you plan to replenish the housing in the area.	Henry Ford	CBO Process	Developer's properties	Who have properties been disposed to and do you plan to replenish diapidated houses? As houses became available and we purchase them, we valuated all of them and looked at if they were rehabable. If we could stabilize we would, if not, we tried to clean up area around them. All of the people that have purchased from us, many have rehabbed, others that haven't we're working with those people to make sure they're rehabbed.
October 10	2	In-person	Devan Anderson	Yes		Having lived within two blocks of campus, missed opportunity was how self-contained it was. There's a lot of positive for self-containment to keep your doctors safe and inside. The more the hospital opens up the stronger would be.	Henry Ford	Hospital and Research Center Operations		Hosted three small business roundtables. How do we get employees and patients out in the community and in neighborhood. How do we get people in campus out in the neighborhood. Working on that solution.
October 10	2	In-person	Gary Williams	Yes		Spend Money to market those businesses so people know about them.	Pistons	Local Business Support		We do have the local businesses provide lunch to employees. Pistons created shop 313 experience and collaborated with minority owned businesses and did social media buzz around them.
October 10	2	In-person	James Lesko	Yes		Miss fitness works. it was a community center with majority black members. like to see a community center that is not for profit organization.	Pistons	Community Building		
October 10	2	In-person	Alice Jones	Yes		Fairbanks- turn into mentoring place for the kids, for after school programing. Training school as well.	Henry Ford	Community Building		We do not know the future of this school. All 3 organizations have mentorship programs that are ongoing. Rise Medical- career in Medicine, we will continue to do that work.
October 10	2	Zoom Q & A or Comment	Betsy Spratt	Yes		What will become of the Burger King on Woodward		Local Business Support		No information on that.
October 10	2	In-person	Lauren McNeary	Yes		How are you collaborating with the city? -joseph walker william center, duffy library	Henry Ford	Community Building		Could be potential going forward but no plans as of yet.
October 10	2	Via Zoom	Michelle Bundy	Yes		Question 1: Long-term construction on how it affects businesses. Is there any plan to mitigate risk? Question 2: What are defining factors for housing development?	Pistons	Housing for Detroiters	Construction	Answer 1: We're going to work with city, traffic at city and impact study to make sure we're limiting impact of businesses as part of project. It's a big project and there will be people coming, but we're going to do everything we can to work with businesses to operate at the best of their ability and give support. Will keep community updated as construction happens. Answer 2: Housing development is available for everyone. We have no specific demographic.
October 10	2	In-person	Michelle Small	Yes		Mentoring programs- how can we volunteer with one of your programs, can you create a website for people to give back to the community.	Henry Ford	Education	Youth Engagement	We welcome volunteers and it is on our website- HF.
October 10	2	Zoom Q & A or Comment	Michelle Bundy	Yes		What is the vision for the housing demographic ? For example will it be mainly for seniors ? Families ? Low income ? Luxury?	Pistons	Housing for Detroiters		
October 10	2	Zoom Q & A or Comment	Alexis Gronda	Yes		Can folks on zoom vote?	City of Detroit	CBO Process		
October 10	2	Zoom Q & A or Comment	Betsy Spratt	Yes		What will become of the Burger King on the corner of Woodward and Seward?		Local Business Support		
October 10	2	Zoom Q & A or Comment	Gabriela Santiago-Romer	No	District 6 City Council Member	Not a question; great job, y'all!	City of Detroit	CBO Process		
October 10	2	In-person	Steve Waldrop	Yes		What is the criteria of the NAC members that the development would select?	City of Detroit	CBO Process		Must live in the impact area. 9 people you see today will end up on the NAC.

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
October 10	2	In-person	George Adams-360 Detroit	Business or Organization in the Impact Area	360 Detroit	How are you supporting current activities within the impact area? Is the mission around what your building or is it around affordable housing or is it around health care? How are you supporting your efforts?	Henry Ford	Housing for Detroiters	Community Building, Finest Health Care	HFH, mission driven, we're non-profit and provide healthcare. From community outreach, we have health-based centers and outreach around impact areas. Pistons, when we moved back was to be impactful beyond basketball court. Impact in scholarships, housing, parks, basketball courts. Continue to find ways to be impactful in Detroit. MSU, is throughout the state of MI. Intentional in delivering healthcare to urban communities.
October 24	3	In-person	Jerry Goldberg	No		3 days from nomination the documents should have been presented to the NAC members. it's been over 3 days	City of Detroit	CBO Process		Aaron responded and said that there will be time for questions after the presentation
October 24	3	In-person	Venita Thompkins	Yes	NAC Member	Regarding Incentives and bringing money to general fund of Detroit. HFH hasn't provided any tax to the city based off the parking garages/lot? Is it because they own those?	Henry Ford	Taxes and Incentives		When you look at parking lots and where ours will be built, those are tax exempt. The city of Detroit won't receive income tax on those. This project brings opportunity to bring taxable dollars to Detroit. Employees pay Detroit taxes.
October 24	3	In-person	Steven Rimmer	Yes	NAC Member	What is the current capacity for employee housing for Henry Ford and how will you attract and retain employees.	Henry Ford	Housing for Detroiters		we will build a pipeline program to develop staff that are interested in health care.
October 24	3	In-person	Joanne Adams	Yes	NAC Member	Racial equity tool- would you be prepared to put the development through the process. Reads Resolution	Henry Ford	Racial Equity		What are the things you feel need to be incorporated. We need to know what exactly are we discussing, and we need to know what exactly is this tool. Could we also get a copy of your resolution and what exactly are these tools. Are you suggesting use of tool is recommendation of NAC? Would it be more appropriate for benefits discussion? Please provide tool to all parties before making a decision.
October 24	3	In-person	Lynda Jeffries	Yes	NAC Member	Are you suggesting that the NAC use this tool and is this more appropriate to raise as part of the benefits discussion. I would like to see this resolution and discuss it amongst the other NAC members if we decide to use this tool.	CBO Process	Racial Equity		
October 24	3	In-person	Marcus Keys	Yes	NAC Member	Slide 41/46. These total values of tax abatements are around 53 million, which is 1.8% of the 3 billion we're talking about. How do we get to -6% without incentives and then with them 4.5.	CBO Process	Taxes and Incentives		The returns are specific to the projects that are being incentivised, 3 billion project in which the lion share is not being incentivized. Environmental studies have been conducted and all facilities qualify and remediation will be used to address any contamination on the properties.
October 24	3	In-person	Venita Thompkins	Yes	NAC Member	the city. The size for one person affordable rent with studio. Is there consideration future seniors paying taxes now that will be paying for this could be considered for additional space or latitude for larger units for 1 and 2 persons? If there is a subsidy that you're getting for sustainability if fund could be utilized to offset affordable housing for sq footage	Pistons	Housing for Detroiters	Sustainability and Environment, Tax Abatements	This is current working plan. Tying to threshold of 50% AMI if we're considering additional subsidies those are conversations we're open to have.
October 24	3	In-person	Gary Williams	Yes	NAC Member	Who is the target market for the residential units.	Pistons	Housing for Detroiters		Any detroitier who wants to live there, if you fit those descriptions you have the opportunity to live in the housing
October 24	3	In-person	Stephan Bobalik	Yes	NAC Member	The affordable units, is this just for a terms of years and if so how long?	Pistons	Housing for Detroiters		no set term but we are designating them as affordable
October 24	3	In-person	Marcus Keys	Yes	NAC Member	Are any of the developments seeking a green certification	Henry Ford	Sustainability and Environment		Hospital and research building plan is to go beyond Gold LEED certification.
October 24	3	In-person	Cassandra Floyd	Business or Organization in the Impact Area	West Grand Blvd. Collaborative	Concerned about the venue of these meetings- seniors are tripping, have we considered moving it to another location?	City of Detroit	CBO Process		Appreciate comment. Difficult to find location that is accessible.

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
October 24	3	In-person	Biaohua Yu	Yes		Tax incentives, how can we get access how you came up with numbers? Can you disseminate it or can NAC request? What powers do NAC have if project becomes to burdening to project to stop or edit?	City of Detroit	Taxes and Incentives		Market study to justify the assumptions being made in financial models. As we go through process we can talk through, defer to modeling. Happy to answer specific questions. Cost reasonableness and we look at numbers and how they line up on other projects. Make certain assumptions based off financial model. Can provide summary. The NAC is advisory in nature, advising the City and City Council. The decision for approving ultimately rests with City Council.
October 24	3	In-person	Sam Butler	No	D4	Are the partners aware of the local hiring pipeline. On the 700 permanent jobs, can you share more about that. What's your hiring plan.	Henry Ford	Career Opportunities		All the jobs between the hospital and research are high level jobs. We are aware of the jobs pipeline with West grand Blvd collective and re-energize the pipeline.
October 24	3	In-person	Wanda Hill	No		Mention city of Detroit reps that you talked about revenue to uniform and service generating. How will city make decision for revenue to be distributed? Will there be any public opinion on where it should go? Concern is representation.	City of Detroit	Taxes and Incentives		Currently budgeting for CFO's going through each district for budget. People can give feedback and take surveys on how money is spent. Income tax revenue that will be generated from employees, will be allocated across neighborhoods, police, fireman, budget process goes through city. Funds will go for general fund then allocated to city.
October 24	3	In-person	Jerry Goldberg	No		Funds that are eliminated through incentives would be used for schools, library and the city. 80% units are not affordable. If we're subsidizing HFH, are you going to allow anyone to get healthcare?	City of Detroit	Taxes and Incentives		When we look at income tax revenues, those are not captured. When we look at schools, there are revenues that they receive as a result of project. The land where residential will go is currently not in tax area. Allows school and city to receive net return. Significant amount of tax will go to school mills.
October 24	3	In-person	John Conyers III	No		Other than project margins why is LEED not being prioritized.	Henry Ford	Sustainability and Environment		we are going to achieve that goal and exceed the LEED certification.
October 24	3	In-person	Kea Mathis	No	D4	How will the city make sure that the questions are answered and not responded with a water down answered.	City of Detroit	CBO Process		we will do our best to ensure all question are answered directly.
October 24	3	In-person	Tyrone	Unknown		What are you doing for the teens in the neighborhood, any jobs for those 15 and up.	Henry Ford	Youth Engagement	Career Opportunities	career pathways is one of our pillars. we had a town hall discussion for teens.
October 24	3	In-person	Dianne McMillan	Yes		Documentation. CBO says we should get documents in three days or less. NAC needs to continue meetings about documentation.	City of Detroit	CBO Process		Provided all documents as required by ordinance. Will provide when they're available.
October 24	3	Zoom Q & A or Comment	Halima Cassells	No		What are the existing obligations of a nonprofit hospital? Specifically what are the obligations and track record of delivery for HFH over the last 10 years?	Henry Ford	Taxes and Incentives	Non-profit status	Can't tell you what we've done right now. Ownership is changing to HFH to Pistons and will be making it taxable.
October 24	3	Zoom Q & A or Comment	Halima Cassells	No		Is 1 Ford Place not on the tax roll now because its owned by a nonprofit hospital? If so, why would it be in 17 years? Will the ownership change?	Henry Ford	Taxes and Incentives	Non-profit status	ownership is changing from Henry ford to the Pistons and putting it on the tax rolls.
October 24	3	In-person	Theo Pride	No	Detroit People's Platform	Taxes do not drive development. when we look at the use of tax incentives, it is inequitable and allows the richest people to not pay taxes. If tax incentives did not exist, would they still develop?	Pistons	Taxes and Incentives		Tax incentives are necessary. When we talk about operating environment, we have one of the highest tax structure in the country. Some form of public support is necessary and can't stand alone without them.
October 24	3	In-person	Alice Jones	Yes		Senior can not live in your affordable units due to being on a fixed income. It would take their entire check.	Pistons	Housing for Detroiters		AMI guidelines aren't set by city those are state guidelines set at federal government. This project is doing deeper affordability. City requires 80% AMI this project is going above and beyond by 50% AMI which is set by federal government. Yes, all properties. Contamination present currently due to prior issues (demolish building), remediation will be done as a part of redevelopment.
October 24	3	In-person	Unknown	Unknown		Brownfield. Have developers done environmental studies and if this project is sustainable based off soil?	CBO Process	Sustainability and Environment		
October 24	3	Zoom Q & A or Comment	Michelle Bundy	Yes		Comment on question regarding the residential buildings. Will there be more transparency regarding the residential buildings going forward? From a business planning perspective to say it's "for everyone" is not sustainable. How can you properly choose amenities and design to serve the community without a target market?	Pistons	Housing for Detroiters		

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
October 24	3	Zoom Q & A or Comment	Halima Cassells	No		50% AMI is \$33K for a one-bedroom, therefore someone making \$15/hr at the hospital, they would not qualify for the "affordable" 1-bedroom anywhere in this development.	Henry Ford	Housing for Detroiters	Career Opportunities	
October 24	3	Comment Card	Kim Casteel	Business or Organization in the Impact Area	A New Life Prosthetics and Orthotics	We are a orthotic and prosthetic company and would like to collaborate and work with Henry Ford with respect to their current an future facilities and staff.	Henry Ford	Local Business Support		
October 24	3	In-person	Lynda Jeffries	Yes	NAC Member	Regarding the Debt Service Coverage Ratio - driven by revenues. If there comes a time where you are not meeting the covenant you agreed to would that impact re-assigning some of the affordable units to build in more revenue?	City of Detroit	Housing for Detroiters		It is possible there could be a possibility for less than expected revenue, however the tax abatement agreement with the City will govern the affordable units during the length of the abatement in addition to other rent restrictions requirements.
October 24	3	Comment Card				Do we have any projections on if this will cause a significant increase of property tax	City of Detroit	Other		
November 1	4	In-person	Cassandra Floyd	Business or Organization in the Impact Area	West grand Blvd Collective	Racial equity framework be implemented into this project. This is a community of 85% black people.	NAC	Racial Equity		
November 1	4	In-person	Tonya Phillips	No	Sugar Law Center	Ask the NAC to have 2 min for community comments, 2 essential documents have not been given to the NAC, 3, additional meetings, we need more than 4 meetings to negotiate the benefits, we need a racial equity framework.	NAC	CBO Process		
November 1	4	Comment Card	Unknown	Unknown		Do we have any projections if this project will cause a significant increase in property taxes?	City of Detroit	Taxes and Incentives		
November 1	4	Comment Card	Unknown	Unknown		I would like to know how this plan will directly support children in this community.	CBO Process	Education	Youth Engagement	
November 1	4	Comment Card	Monica Edmonds	Business or Organization in the Impact Area	Vanguard CDC	I am in support of the Future of Health developments. I have been informed of plans for housing, commercial developments and green space for the New Center.	Henry Ford	Housing for Detroiters	Local Business Support, Green Space and Public Amenities	
November 1	4	Comment Card	Renard Monczunski	No	Detroit People's Platform	I'm Renard Monczunski and represent the transit justice team. I'm also an essential bus rider, someone that depends on the bus as my major form of transportation. This project will disrupt the Dexter bus line. The Dexter is one the most important routes because it runs 24 hrs and moves Detroit's across the city to access jobs, school, and healthcare like HFH.	City of Detroit	Traffic and Mobility		
November 1	4	Comment Card	Pamela Martin-Turner	Business or Organization in the Impact Area	Vanguard CDC	Vanguard supports the Pistons/HFH/Msu developments. We believe these developments will enhance the neighborhoods. We urge the partners to make certain the developments do not result in displacement. Both the Pistons & HFH have been remain, good community partners to Vanguard.	Henry Ford	Housing for Detroiters		
November 1	4	Comment Card	Rakisha Odom	No		I am pleased with the Pistons support around the community. I have been to events in the islandview community how they use our voice to plan improvements to once vacant land. I'm glad to have chance to be in this process.	City of Detroit	Community Building		
November 1	4	Comment Card	Jennine Spencer	No		Brilliant Detroit is working with the Pistons and doing a wonderful job over the city. I've been working w/brilliant Detroit for 2 years and look forward to working w/this project. I would like to implement a racial equity tool.	City of Detroit	Community Building		
November 1	4	Comment Card	Reghan Ewing	Yes		Hello, I am in absolute support of this project. However, I would like to know more about how you plan to address vagrants released from the hospital that walk around the neighborhood.	Henry Ford	Community Building		
November 1	4	Comment Card	D5 Resident	Unknown		Handouts were spoken of as though they are a bad thing in a community where equality in common perspective handouts may not be needed. However in society full of inequities handout are needed. Handout defined, something given to someone in need, nothing is asked in return.	City of Detroit	Sustainability and Environment		

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
November 1	4	Comment Card	Cassandra Floyd	Unknown		I would like to propose that the NAC take into consideration the WGBC community benefits that were determined by the community for the community that was voiced in 3 communities engagement meetings that gathered surveys and created focus groups to determine benefits that reflect the mission-Driven Development 5 pillars of impact.	CBO Process	Community Building		
November 1	4	Comment Card	Unknown	Unknown		What mental supports are planned for the youth and teen moving forward and in the final planning.	Henry Ford	Finest Health Care	Youth Engagement	we were at Northwestern HS a week ago and we plan to continue to engage the local students around this project. Mental health- HFHD provides services for mental health directly into the schools. Pistons has a youth advisory council and we keep them in the loop for the project and we also partner with the police department to talk about youth mental health and we provide resources and open space for conversation around it.
November 1	4	Comment Card	Unknown	Unknown		How will the youth (pre-teen/teens) in the community be reflected in the development in the creation and implementation of the new development projects.	Henry Ford	Youth Engagement		
November 1	4	Comment Card	Willa Smith	Yes	Euclid Express Block Club	There were trees planted in the neighbor on Sunday. Stop signs were covered (blocked) up. When is the project going to begin. What are your plans for Fairbanks school. A baseball field would be nice.	Henry Ford	Community Building	Developer's Properties	
November 1	4	In-person	Renard Monczunski	No	Detroit People's Platform	This project will impact one of the major bus route, concerned about the bus stop being displaced or rerouted during construction and afterwards. Asking for better shelters, and contribute to ride share fund for low income riders.		Traffic and Mobility		
November 1	4	In-person	Sam Butler	No	D4	Affordable housing. How can we push for deeper levels of affordability and unit sizes. Jobs: how many of the 700 jobs are going to detroiters, how are we training and retaining these workers.	Pistons	Housing for Detroiters	Career Opportunities	
November 1	4	In-person	Theo Pride	No	Detroit People's Platform	The benefits of this project has been used to justify the 400 million in tax incentives being sought. tax incentives are going to the residential building. 70% of the luxury housing will be publicly financed. need to look at the benefits that these housing will produce and seek a cost benefit analysis. Request that the affordability level is moved from 50% to 30% AMI.	Pistons	Housing for Detroiters		
November 1	4	In-person	Willa Smith	Yes	Euclid Express Block Club	When are they going to start the project, Also, update on the school, fairbanks. Had an issue with trees being planted incorrectly on her block	Henry Ford	Construction	Developer's properties	
November 1	4	In-person	Linda Campbell	No	Detroit people platform, and Equitable detroit coalition	There will be harm of luxury apartments will produce on residents in this area. we have a lot of them that have been publicly financed, while there is homeless population. Want Tom Gore to make a annual \$1.5 million contribution to the Detroit Housing Trust Fund.	Pistons	Housing for Detroiters		
November 1	4	In-person	Mr Williams	Unknown		Career pathways, how will HFHS help with this?	Henry Ford	Career Opportunities		we would welcome conversations about this. we do have programs down river and dearborn, if you think these same programs should be brought to the city we can bring them here as well.
November 1	4	In-person	Deirdre Jackson	No	District Detroit NAC Member	Consider a universal accessibility plan. Meeting could be a little more accessible, have a more accessible location moving forward	NAC	Site Design	Accessibility	
November 1	4	Zoom Q & A or Comment	Halima Cassells	No		https://www.racialequityalliance.org/tools-resources/ What are the mandated obligations to the immediated community of a non-profit hospital that does NOT pay propoerty taxes? What is the track record over the past 10 years, so that there is a baseline.	Henry Ford	Racial Equity	Taxes and Incentives	

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
November 1	4	Zoom Q & A or Comment	Daun Green	Yes		I have a question can a mitigation fund to support businesses that are impacted by the construction? Especially small businesses		Local Business Support		
November 1	4	Zoom Q & A or Comment	Daun Green	Yes		what is Henry Ford Health's commitment will be to support and promote the local small businesses in their footprint.	Henry Ford	Local Business Support		
November 1	4	In-person	Pam Martin- Turner	No	Vanguard	Difficult to develop housing and affordable housing, the NAC needs to consider this. This is a positive opportunity, 50% AMI is very low income. There are people in need who can benefit from this housing	Pistons	Housing for Detroiters		
November 1	4	In-person	Venita Thompkins	Yes	NAC member	With research, what are you doing for the younger population, children with cognitive disabilities that we see in city. Speech language opportunities for students.	Henry Ford	Finest Health Care		We do have an autism center now that screens and treats and we also have speech pathology as well and we can keep conversations on how we can continue having this.
November 1	4	In-person	Gary Williams	Yes	NAC member	What does racial equity look like, and how we can put that in place utilizing the developers. Wellness center and utilize building like fairbanks and the library, maybe some of these can turn into a warming center and educational facility to help with careers and blight in the community		Community Building	Racial Equity	
November 1	4	In-person	Marcus Keys	Yes	NAC member	Henry Ford going towards LEED goals, are the pistons planning to do this as well? Also I know modular construction can reduce noise and dust, are you looking into doing this	Pistons	Sustainability and Environment		Yes we are LEED certified for the PPC. Yes we are looking for all options for construction. using pods to construct vs doing it on site.
November 1	4	In-person	Miguel Pope	No	Mt. Elliot Business Community Association, D5, and People Platform	NAC represents the community. Use the racial equity tool to determine goals and outcomes that are measurable. Don't ask for things, demand things and let the developers say if they can afford it.	NAC	Racial Equity		
November 1	4	In-person	Kea Mathis	No	People platform	Racial equity tool. Helps you decide if there are community benefits that will help the residents. What measures of accountability are you using.	CBO Process	Other		
November 1	4	In-person	Biaohua Yu	Yes		Trying to find this racial equity document but can not find it. I support equity in healthcare. Want to learn more about this tool. What are the equity goals that we are trying to hit and have this be a productive NAC.	CBO Process	Racial Equity	Finest Health Care	
November 1	4	In-person	Venita Thompkins	Yes	NAC member	Housing- are utilities included in the affordable AMI. What's the longevity of the commitment for affordable housing.	Pistons	Housing for Detroiters		Utilities rates and allowances we are factoring them when we think of unit rates, time period for affordable units, minimum would be 15 years.
November 1	4	In-person	Marcus Keys	Yes	NAC member	What opportunity is there to bring youth in to participate in the construction site / jobs?	Henry Ford	Career Opportunities	Youth Engagement	Can definitely look into how to best do that in a way that is safe and makes sense for young people to get in to those career pathways. We would love to explore that opportunity with the NAC. Also, have explicit language with the contractors. There are great programs existing in SE Michigan that we would like to tap in to, we can be influential with the trades. 2,000 open jobs at HFH today, 400 of which are nursing. We also have the Henry Ford Academy to work towards this.
November 1	4	Via Zoom	Michelle Bundy	Yes		Affordable housing: we have families who cannot quality for affordable housing but also can't afford luxury housing. These are people who will have kids in those communities and will be priced out but may make \$50 or \$60k. Just ask the NAC to work with the developer to try and provide housing for everyone. They said it will be housing for everyone, but we see now that it may not be the case	Pistons	Housing for Detroiters		
November 1	4	Zoom Q & A or Comment	Sammye VanDiver	Business or Organization in the Impact Area		if the alternate is brought forward to replace Steven, would another alternate be identified in case member attendance is not met and needs to step in	City of Detroit	CBO Process		

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
November 1	4	Via Zoom	Toyia Watts	No		The word is gentrification, what is affordable and what is not. Who is gonna be pushed out and who can afford these apartments? And here y'all come asking for more money again from us in the community. What is difference between academics and trauma? I will be taken to DMC receiving hospital if something happened to me. Why is all this money pouring into one spot? We do not have urgent care in our neighborhood. We don't have a lot of things that we need as black people in our community right now, and the hospital is overflowing. Who is going to be at the table, the state and the city giving Henry Ford all this money> I would like to see more done in our community healthcare wise.	Henry Ford	Finest Health Care	Housing for Detroiters	
November 1	4	Via Zoom	Halima Cassells	No		Information about racial equity tool, city of Detroit belongs to the Government Alliance on Race and Equity. HFH, Pistons, and MSU claim they are committed to Racial Equity, but that analysis is missing in this project. Urges the NAC to do their research and adopt a racial equity tool that acknowledges gaps in wealth, education, employment, housing, health, and lifespace based on race	NAC	Racial Equity		
November 7	5	In-person	Jan Edison	No	West grand blvd collaborative	eliminate tax captures from the school. replace it with another funding source. Annual financial investment in NW high and other schools near the impact area. College to career readiness programs, no less than 50 students enrolled annually. Free mentorship program. commitment to mentor no less than 25 students per year.	Pistons	Youth Engagement		
November 7	5	In-person	Cassandra Floyd	Business or Organization in the Impact Area	West grand blvd	Affordable housing that the community can afford, contribution to affordable housing trust fund, reserve units for seniors and accept housing vouchers for all units. Contribution for home repair fund. And real affordable housing	Pistons	Housing for Detroiters		
November 7	5	In-person	Russ Bellant	No	detroit library commission	19% of the revenue for the Detroit library is being diverted away from the library, we need to stop underfunding literacy programs for children. Quarter million put towards the library.	City of Detroit	Education	Taxes and Incentives	
November 7	5	In-person	Dr. Tiah Mckinney	No	Mckinney Foundation	Support this project. We have a great relationship with the Pistons. We do this by providing education programs thanks to the Pistons, celebrated 11 year partnership with them and helped invest in our start up. due to this we are able to provide benefits to our community though their ticket program.	Pistons	Other		
November 7	5	In-person	Cynthia Johnson	No	State Rep in District 5	Whatever dollars that the developers are planning on doing, we ask that you include the entire community. Asking that they give 15% to the social equity and racial fund. Need programs that actually benefit the community and go to organizations that can make that impact.	Pistons	Taxes and Incentives		
November 7	5	In-person	Kirsten Groppviso	Yes	Virginia park community & West Grand Blvd Collective	Hospital is not a community benefits, it is their job to provide healthcare. Create community health plan, no less than \$200 million annually. Hire more black doctors, nurses, and health care professionals by 25%. Invest in community health. \$250,000 to a mental health clinic.	Henry Ford	Finest Health Care		
November 7	5	In-person	Ingrid Macon	Business or Organization in the Impact Area	West Grand Blvd Collect	For career opportunities: Clear language that addresses racism with good paying jobs., no less than 50 paid internships for career pathways. Programs that bring in youth in the community for mentorship to graduate degrees and remain in this community after graduation. Union neutrality	Pistons	Youth Engagement	Racial Equity	

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
November 7	5	In-person	Nate Phillips	Yes		Upset that the NAC does not understand the racial equity framework. \$32,000 is the annual income for Detroiters, having housing that is \$900/ month is not affordable for the average Detroiters.	CBO Process	Housing for Detroiters	Racial Equity	
November 7	5	In-person	Unknown	Unknown	District 5	Youth of Detroit has drug and substance abuse. Decline in brain activity due to not having the proper assistance in the school. Heightened mental health and awareness after the pandemic. Homeless people outside of the hospital that you are not treating now. Younger people are also becoming homeless. We need to do something about this, stop building structures until you address the youth issue.	Pistons	Finest Health Care	Community Building, Housing for Detroiters, Youth Engagement	
November 7	5	In-person	Calvin Wise	Unknown	Mckinney Foundation/ Chandler Park Academy	Received Piston tickets and covered the cost of transportation. The tickets became a highlight in the student. community so they could attend a game, even for the first time. An incentive to achieve.	Pistons	Youth Engagement		
November 7	5	In-person	Biaohua Yu	Yes		Tax capture is state law and not something that can be taken away in the NAC process. Henry ford has a generous charity care, and we would like to extend this care. We have a shortage of healthcare providers, this is a long term issue.	CBO Process	Taxes and Incentives		
November 7	5	In-person	Julian Witherspoon III	Unknown	Lasalle Gardens block club and Virginia Park Community Investment Associates	Would love that the schools nearby would be included into this project, having assistance and financial support for the students. We need urgent care	Pistons	Youth Engagement		
November 7	5	In-person	Jacqueline Boykins	Yes	901 Pallister Apartments	Housing for citizens, transportation, and services over here. Better security at 901 Pallister	Pistons	Housing for Detroiters	Traffic and Mobility	
November 7	5	In-person	Maude Freeman	Business or Organization in the Impact Area	Virginia park community investment associates	Many seniors are not being serviced, we need to help our seniors. We need more support for the seniors so they can come to the hospital. Need an urgent care or geriatric care so they do not need to go to the Hospital.	Henry Ford	Finest Health Care		
November 7	5	In-person	Marguerite Maddox	Yes	901 Pallister Apartments	Need to think about universal design, if it works for me and others with disabilities, it will work for anyone else. Think about accessible buildings. This building is not accessible, it may look like it but it is not accessible. Would like to see all developers listen to all of the residents. Think about our future.	Henry Ford	Finest Health Care		
November 7	5	Via Zoom	Denise Lyles	No		Listen to your residents, they are experts. We need health care accessibility in our neighborhoods. Need urgent care. Seniors are left behind, don't forget about those on a fixed income.	NAC	Finest Health Care		
November 7	5	Via Zoom	Halima Cassels	No		Asthma impacts so many Detroit kids, we need an urgent care vs having to send my child to the Hospital. Asthma clinics are needed. Subsidies are going to the Pistons, what are they doing besides giving out tickets.	Henry Ford	Finest Health Care		
November 7	5	Via Zoom	Tahira Ahmad	No	Detroit Affordable housing and tax force	Detroiters have been overtaxed illegally. Many of our citizens are homeless as a result, We want to see permanent homes built. 1 single bedroom apartments are not going to be enough. We are being forced out, we need help and options. Henry ford needs to invest in the schools so we have Black Doctors. Large amount of the investment needs to go into the Housing Trust fund. This is an injustice.	Pistons	Housing for Detroiters		
November 7	5	In-person	Marcus Keys	Yes	NAC	I would like to increase the AMI and have the units that are in the AIM two bedroom units.	Pistons	Housing for Detroiters		
November 7	5	In-person	Venita Thompkins	Yes	NAC	Remove barriers for legacy residents. we are not eligible to participate in the home repair programs.		Housing for Detroiters		

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
November 7	5	In-person	Stephan Bobalik	Yes	NAC	Speak about urgent care, is it a part of the project.	Henry Ford	Finest Health Care		We have an urgent care, we have telehealth visits. we have same day options, we are looking at sites in Detroit for Urgent care. We have to do a community needs assessment and this drives us to understand the gaps in care and access.
November 7	5	In-person	Lynda Jeffries	Yes	NAC	How does CRIO hold developers responsible for following through on their commitment.	City of Detroit	CBO Process		CRIO is responsible for monitoring, evaluating and reporting on all of the commitments
November 7	5	In-person	Unknown	Yes	Pallister Apartments	Mental health facility.	Henry Ford	Finest Health Care		
November 7	5	In-person	Cassandra Floyd	Business or Organization in the Impact Area	West Grand Blvd Collective	How are you measuring to see if the development is equitable.	NAC	Racial Equity		Each commitment is very specific with benchmarks, and CRIO looks at it and determines if the development has met its commitments
November 7	5	In-person	Ms. Maddox	Yes	Pallister Apartments	We have been denied access in the past, we need to have more education about disability and service animals.	City of Detroit	Site Design	Accessibility	CRIO is also the home of the Office of Disability, and if there are any
November 7	5	In-person	Lynda Jeffries	Yes	NAC	Access to food and fresh produce. Is there another option to provide fresh food and produce in the neighborhood?	Henry Ford	Community Building	Food Security	HFH: We have Fresh RX and refer people to local food banks as well. Pistons: The parks that we renovate we also have fresh produce that we provide in the summer.
November 7	5	In-person	Venita Thompkins	Yes	NAC	We need to help solve illness that happens as part of racial inequity. Need to also work with the previous partners	Henry Ford	Finest Health Care		
November 7	5	Comment Card	Wanda Hill	No		Please make sure the environment cleanliness is confronted within the area. We must put this issue in the forefront of the new community will "lose" the onset.	Henry Ford	Sustainability and Environment	Green Space and Public Amenities	
November 7	5	In-person	Miguel Pope	No		Racial equity, I do not understand why you are not looking at it and why you decided to not look at it. get free membership to food co-op. NAC should make clear asks about the things the community wants	Henry Ford	Racial Equity	Food Security	
November 7	5	Comment Card	Maude A Freeman	Business or Organization in the Impact Area		Urgent Care and Safety and accessibility for our seniors and needed programs for seniors and children. Affordable housing for families most seniors apartments cost 75% or more of their income.	Henry Ford	Finest Health Care	Housing for Detroiters, Seniors	
November 7	5	Comment Card	Marguerite Maddox	Yes		What are the plans for implementing Universal design for all?	CBO Process	Site Design	Accessibility	
November 7	5	Comment Card	Unknown	Unknown		How has social determinants of health shared the project plan?	Henry Ford	Finest Health Care		
November 7	5	Comment Card	Willa G. Smith	Yes		I would like to see Fairbanks School turned in a training school for health. This would include Dental opt pharmacy, red cross. We need ball games, hockey and swimming, baseball, boxing, soccer, ice skating, ect: I would like our leaves to be picked up by the City in the summer. Some streets don't have homes.	Henry Ford	Community Building	Developer's Properties	
November 7	5	Comment Card	Unknown	Unknown		In the development of the housing project. Ranch Style housing with attached garages is very important to senior citizens.	City of Detroit	Housing for Detroiters		
November 7	5	Comment Card	Orvin Smith	Yes		Cut down blighted homes vacant house are open to crime. Have them torn down. We have 5 on our block. PLEASE HELP!	City of Detroit	Sustainability and Environment	Community Building	
November 7	5	Comment Card	Oral Ward	Yes		Protection for human life we need better security inside building	CBO Process	Community Building		
November 7	5	Comment Card	Jacqueline Boykins	Yes		Housing for seniors and transportation, security and equal rights	Henry Ford	Housing for Detroiters		
November 7	5	Comment Card	Alberta Boyd	Yes		Security and more health for the seniors. Housing for seniors and other in the area. We need more mental help facilities		Housing for Detroiters	Seniors, Finest Health Care	
November 7	5	Comment Card	Brilliant Detroit	Yes	Brilliant Detroit	We support this partnership to revitalize an area that has not been served and has been ignored for years. The people of Detroit deserve this.		Community Building		
November 7	5	Comment Card	Brilliant Detroit	Business or Organization in the Impact Area	Brilliant Detroit	Detroit families have been able to increase connections to each other & the community. They have improved their literacy and social emotional skills in part because of the generous partnership of the Pistons.		Education		
November 7	5	Comment Card	Brilliant Detroit	Business or Organization in the Impact Area	Brilliant Detroit	We have directly benefited from the work the Pistons are doing. We support the equitable development of community partnerships to serve children and families who are deeply underrepresented.		Youth Engagement		

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
November 7	5	Comment Card	Brilliant Detroit	Business or Organization in the Impact Area	Brilliant Detroit	We support families health and educational needs because of our partnership with the Piston's in supporting our Islandview Lab		Education		
November 7	5	In-person	Joanne Adams	Yes	NAC	How was racial equity used to determine the project impacts and opportunities from the CBO meeting notice?	City of Detroit	Racial Equity		CBO gives you the opportunity to address any issues you find important, and that is what the ordinance is designed to do
November 7	5	In-person	Biaohua Yu	Yes		Appreciate the Racial Equity tool, understands dealing with barriers due to his identity. Cares about access to mental health care. We are doing the equity work through this process	NAC	Racial Equity		
November 7	5	In-person	Unknown			Who evaluates what the developers are doing, if they are doing the right thing?	City of Detroit	CBO Process		CRID just evaluates the community benefits agreements, not the developments themselves open to land trust, co-ops and home ownership. City does not develop, we find developers. It is expensive to build even at the market rate project, so they need to get some sort of tax incentive but if it is affordable they need more, so the city can subsidize it to help bring the affordability rate down even more.
November 14	6	In-person	Jo Adams	Yes	NAC	Other forms of affordable housing, other than rental housing?	City of Detroit	Housing for Detroiters		\$400-450,000 per unit, then have to pay prevailing wage, interest rates also up around 8% vs 3%.
November 14	6	In-person	Lynda Jeffries	Yes	NAC	Why is it so expensive to develop?	City of Detroit	Housing for Detroiters		750 homeowners, 80% are black that will receive funding. Lead abatement program for kids with high elevated blood levels, so they get funding. Roof repair programs for seniors, prioritized based on how long you lived in your home. if you lived in the home before 1990 you are on a high list. DWSD basement flooding programs. And accessibility programs.
November 14	6	In-person	Lauren McNeary	Yes	NAC	What programs do you have in place for homeowners for home improvements and what restrictions are placed on these loans?	City of Detroit	Housing for Detroiters		HUD guidelines require that those living in income restricted units have to recertify every year
November 14	6	In-person	Lynda Jeffries	Yes	NAC	Area Affordable housing units are income restricted? How does that work? If someone makes more money than the designated amount can they no longer live in the unit?	City of Detroit	Housing for Detroiters		providing affordability and making sure people are not displaced is my job. What they are doing for affordability is impressive and we will ensure they get the funding needed to make sure it happens.
November 14	6	In-person	Marcus Keys	Yes	NAC	Recommendation to the developers.	City of Detroit	Housing for Detroiters		Avoid displacement by being a homeowner, so working on opportunities to help people become homeowners.
November 14	6	In-person	Venita Thompkins	Yes	NAC	Will the AMI change? I want to make sure they are not priced out	City of Detroit	Housing for Detroiters		prioritize those who were over assessed
November 14	6	In-person	Venita Thompkins	Yes	NAC	For preservation and future development, is there opportunities for those who might have lost their homes due to over assessment?	City of Detroit	Housing for Detroiters		plan to build all the units to be fully accessible - no specific set aside
November 14	6	In-person	Gary Williams	Yes	NAC	How many units are accessible units. Will all areas, such as play areas will be accessible?	Pistons	Housing for Detroiters		Pistons paying HF for the land. Develop this through Pistons. We are open to keeping it going past the 15 years if that is what comes out of this process.
November 14	6	In-person	Jo Adams	Yes	NAC	Land transfer from HFH to the Pistons, what is the cost involved. Setting up another LLC, what is the structure of that company. Any way to keep them affordability longer than 15 years.	Pistons	Housing for Detroiters		YES
November 14	6	In-person	Lynda Jefferies	Yes	NAC	Affordability is open to all residents in the city not just the impact area.	Pistons	Housing for Detroiters		
November 14	6	In-person	Marcus Keys	Yes	NAC	Green space does not match up, where is the green space?	Pistons	Green Space and Public Amenities	Housing for Detroiters	by the parking lot, that is existing.
November 14	6	In-person	Venita Thompkins	Yes	NAC	what is the total tax incentive you are asking? Will there only be workforce housing or something for seniors	Pistons	Housing for Detroiters		\$218 M over 35 years . City benefits from the total taxes that this project will generate by putting it on the tax roll. The housing is for anybody, noone is excluded, seniors are welcome
November 14	6	In-person	Marcus Keys	Yes	NAC	Lack of two bedroom that are affordable, and parking is also affordable. Commitment time for the affordability.	Pistons	Housing for Detroiters		
November 14	6	In-person	Jo Adams	Yes	NAC	How can we start the move to community home ownership.	Pistons	Housing for Detroiters		
November 14	6	In-person	Venita Thompkins	Yes	NAC	Stronger partnerships with local schools for training, seek accountability from medical professionals, mental health, insurance coverage. New urgent care facilities are needed. Implicit bias training, improved access to care for all Detroiters. Infant mortality and care for mothers, develop career pipelines with HBCU schools for doctors. Affordable process for RX. Improve access for disabled and those with disabilities.	Henry Ford			

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
November 14	6	In-person	Gary Williams	Yes	NAC	State of art facility for those who are disabled. Accessible centers for those who need rehab but also access to facilities to keep them healthy.	Pistons			
November 14	6	In-person	Marcus Keys	Yes	NAC	preventative health detection screenings.	Henry Ford			
November 14	6	In-person	Linda Jefferies	Yes	NAC	health care for those without insurance.	Henry Ford			
November 14	6	In-person	Gary Williams	Yes	NAC	permanent housing for the homeless population Getting unions more involved with the youth and training. Hiring reflective of demographics and how to achieve that. Get Detroiters in skilled trades.				
November 14	6	In-person	Marcus Keys	Yes	NAC					
November 14	6	In-person	Gary Williams	Yes	NAC					
November 14	6	In-person	Lauren McNeary	Yes	NAC	Education on detroit youth in the impact area, in highschool and post secondary students. Construction, apprenticeships, or co-op learning experiences. High Schools are engaged throughout this process and funding is provided for recreational opportunities. Especially NW high school. Partnership with DAPCEP. Addressing digital divide to impact area student. assistance to local libraries. Improve college access for Detroit students.		Education		
November 14	6	In-person	Stephan Bobalik	Yes	NAC	Greenspace, public spaces, supporting unhoused people as well. Healthy food access. Construction impacts during the multi year period. Health and quality of life impacts during construction, noise, dust, traffic, lights....Building and site design, accessibility in all buildings and sustainability. LEAD standards across campus. Traffic and mobility. Bus routes usable. Seniors have mobility and resources. Street crossing safe. Business support and how the construction might impact their business.		Community Building		
November 14	6	In-person	Russell Howard	Yes	NAC	What are some of the best ways that the small businesses can benefit from this development?Supported and receive opportunities.		Local Business Support		
November 14	6	In-person	Marcus Keys	Yes	NAC	LEAD certifications and how the construction is happening, is it done in a green way. Appliances efficient and water usage efficiency. Guidelines for neighborhood developments walkable and affordable.		Sustainability and Environment		
November 14	6	In-person	Rhonda Sanders	Yes		Construction time. Poe and Kiplin and Bethune. Parking on both sides. Only allowed to access garage down the street. Construction on south side at legacy hospital. Where will you stage? How will we get to garage? Once construction starts, we talk with subcontractors and no way to communicate with those who make a difference.		Construction	Traffic and Mobility	
November 14	6	In-person	Dawn Taylor	Yes	West Grand Blvd. Collaborative	Represent Detroiters that can't afford the housing that you want our tax dollars to subsidize, demand funding for land trust, contribution to the affordable trust fund, expand the affordable housing to 25% and accept housing vouchers for all units. Work with Community Development Organizations. Contribution to home repair fund, rental assistance and down payment assistance fund.	Pistons	Housing for Detroiters		
November 14	6	In-person	Jeremy Stephenson	No		this industry pays me. I spend the money in Detroit. These projects fund neighborhoods. Sense of pride for me building these projects. Understand concerns. Want it to benefit residence. By bringing these projects in we bring a better Detroit to take us into the future.	NAC	Career Opportunities	Construction	
November 14	6	In-person	Benjamin Bennett	Yes	NAC	Fencing around the project. inform the school about the construction. Economic sustainability. How will the community create it own autonomy once the honeymoon period is over with. Profit sharing with the community with the developers.		Sustainability and Environment		
November 14	6		Jo Adams	Yes	NAC	What are new community benefits, vs things that currently exist.			Community Benefits	

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
November 14	6	In-person	Biaohua Yu	Yes		Similar projects to the residential units that will help transition renters into long term residents. How do we make sure that the health care residents stay in the city. Thank you for looking into these issues	City of Detroit	Housing for Detroiters		Put a plan together to ensure that those opportunities you mention happen. City is interested in all types of housing, just need the developers to work with
November 14	6	Via Zoom	Halima Cassells	No		No one wants to live in an affordable studio apartment. Housing is not sufficient for what we need. Most people can not afford to live there, We need urgent care and asthma clinic in our community. Asthma rate is way higher in Detroit	Pistons	Housing for Detroiters		
November 14	6	In-person	Ms. Williams	Unknown		New development for rentals or ownership.	Pistons	Housing for Detroiters		Rental only
November 14	6	Via Zoom	Keenan Johnson			Worked on the Piston's site. would benefit the developers to consider more affordable housing.	Pistons	Housing for Detroiters		
November 14	6	In-person	Michelle Whitmore	Yes		Dollar amount set aside for the community benefits portion out of the 538 investment. Repaving roads in bad conditions to give access to traffic.	CBO Process	Traffic and Mobility		
November 14	6	In-person	Terrence McDonald	No		Would like to see more Union Jobs in the city and in the healthcare field				
November 14	6	In-person	Adam Smith	No		Union member. companies are not making these new jobs unionized so we have a stable economy after these tax abatements are gone.	NAC	Career Opportunities		
November 14	6	In-person	Kyle Bartell	Yes		Health issues and density in Detroit. level of competition for public housing, if there is a lack of people living in these units, how are we going to retain the residents.	Pistons	Housing for Detroiters		
November 14	6	In-person	Reshard Olden	No		Building in the city is my passion. I take pride in the new development in the city. Do not see destruction like in the 80's and 90's but I see construction.		Career Opportunities	Construction	
November 14	6	Zoom Q & A or Comment	Georgea Cole	No		Will the Hospital build out house any specific plans for the AUTISTIC Community? Or are there any Autistic services in your plans Henry Ford?	Henry Ford	Finest Health Care		
November 14	6	Zoom Q & A or Comment	Georgea Cole	No		Regarding housing - Will any Current Houses or homeowners be displaced or any homes be demolished in this area?	Pistons	Housing for Detroiters		No
November 14	6	Comment Card	Willa Green-Smith	Yes		Would you please put address on property that's in the community. Are the abandoned houses to be torn down. I have vacant homes unlivable on my block.	City of Detroit	Housing for Detroiters		
November 14	6	Comment Card	Wanda Hill	Yes		Your presentation notes should be numbered instead of bullets. It can be read and understood better.	NAC			
November 14	6	Comment Card	Angie Rodriguez	No	Brilliant Detroit	I'm excited about the New Housing for the career-working individuals. The Pistons has made an impact in our communities: overall, has been a strong support for Brilliant Detroit as a whole for kids success neighborhoods. It's difficult to find safe housing as a single mom in the city of Detroit. I feel this is a wonderful plan for the City of Detroit Future.	Pistons	Housing for Detroiters		
November 14	6	Comment Card	Anitra Watkins	No	Brilliant Detroit	Very good information tonight also very thankful for the Detroit Pistons for being apart of Brilliant Detroit, helping us open hubs around the City of Detroit for our children very appreciative. Thanks from Brilliant Detroit McDougall Hunt	Pistons	Community Building		
November 14	6	Comment Card	Jasmine Mahone	No	Brilliant Detroit	I'm a participant at Brilliant Detroit and I'm grateful for the work that the Pistons are doing in our community. It is very much needed. Healthcare is important for our elderly, some are unable to get out to make to the doctor. I know we don't have all the answers but this is a huge start. I'm thankful for our Pistons, and thankful being here.	Pistons	Finest Health Care		
November 14	6	In-person	Lynda Jefferies	Yes	NAC	Land donation, expand on this concept.	Pistons	Housing for Detroiters		City can expand on this
November 14	6	In-person	Marcus Keys	Yes	NAC	What AMI level has the highest demand in this area	City of Detroit	Housing for Detroiters		Need all of them, 30%, 50%, 80%, market rate
November 14	6	In-person	Venita Thompkins	Yes	NAC	Is there a land donation involved in this development	Pistons	Housing for Detroiters		There is no land being donated
November 14	6	In-person	Lynda Jeffries	Yes	NAC	We here about market rate apartments not being filled. How is the demand for market rate?	Pistons	Housing for Detroiters		Nearest example project is "The Boulevard" which is essentially full

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
November 14	6	In-person	Sandra Cavett	Yes		Difficulty with meeting logistics, and the audio issues. Please make sure to test the audio	City of Detroit			
November 14	6	Zoom Q & A or Comment	Georgea Cole	No		Education: Also Thirkell School to be considered	MSU	Education		
November 14	6	Zoom Q & A or Comment	Sam Butler	No	D4	Can the City please go over what home repair resources are available within the Impact Area? 33% of black mothers with small children are forced to live in their cars due to the high cost of pricing. Asking that \$1.5 million yearly over the lifetime of the tax abatement.	City of Detroit	Housing for Detroiters		
November 28	7	Via Zoom	Rev. Roslyn Bouier	No		depleting future revenues that schools and libraries needs- tax abatements are taking away from these much needed services. Asking to abandon tax abatements that do not return anything to institutions.	Pistons	Housing for Detroiters		
November 28	7	Via Zoom	Russ Bellant	No		Disturbed that historic building are being destroyed over the years such as the church. Concerned about the residents that have been pushed out. No historic preservation and this is a huge mistake.	Pistons	Taxes and Incentives		
November 28	7	Via Zoom	Joanne Warwick	No		we need urgent care and as asthma clinic, asthma is on the rise. We need access to a community health plan. \$10 million a year for home repairs, commitment to land trust, commitment to fresh food.... nothing you have listed is too much to ask.	Henry Ford	Finest Health Care		
November 28	7	Via Zoom	Halima Cassells	No		Urge developers to accept the NAC request and go further. If you can not pay for housing on a fixed income it is not affordable.	NAC	Housing for Detroiters		
November 28	7	Via Zoom	Jacob Bolten	No		NAC has created a multifaceted benefits package. encourage developers to consider the ideas on this list.	NAC	CBO Process		
November 28	7	Via Zoom	Sam Butter	No	D4	Important to recognize lived experiences from skilled trades. Reality is we don't see black Detroiters on the construction sites. Only 7% are black. Who benefits are suburban white men.				
November 28	7	Via Zoom	Theo Pride	No	Detroit People's Platform	Where are the real beneficiaries? If want to help our black men and women, you need to support school and libraries. Stay strong on that.	City of Detroit	Career Opportunities		
November 28	7	Via Zoom	Marquita Reese	Unknown		Commend NAC on job. Move considerations forward.	NAC	CBO Process		
November 28	7	Via Zoom	Alison Stankrauff	Yes		Curious if the NAC plan is to hold the developers feet to the fire and think of employing both temp and permanent jobs being union jobs.	NAC	Career Opportunities		
November 28	7	Via Zoom	Biaohua Yu	Yes		1.5 mil of 30 years divided by three consensus tracks is \$7500 per year. Want to focus on those in our community. A lot of asks are funding already. Asthma studies are being done by HFH. Realize where funding and research is being done.	Henry Ford	Hospital and Research Center Operations		
November 28	7	Via Zoom	Michelle Jackson	No		NAC make sure the dates and words are in writing with timelines are in placed.	NAC	CBO Process		
November 28	7	Via Zoom	Renard Monczunski	No	Detroit people platform transit justice team	Detroit department transportation and Dexter are the main ones that cross through the development. development needs to be accessible for residents. ER wait lines are long and public transit are needed to access the hospital.	Henry Ford	Traffic and Mobility		
November 28	7	Via Zoom	Gwendolyn Peoples	No	Detroit people's platform	When big money is giving to those struggling, sometimes the guidelines hurt more than they help. People needing help, you reach out to us, but because guidelines are not put in place properly, then people don't receive what they're supposed to.	NAC			
November 28	7	Via Zoom	Joyce Moore	No	Virginia park coalition	CBA is a good beginning. CRIO, we hope that you do a better monitoring of this project than Herman Keefer.	NAC	CBO Process		
November 28	7	Via Zoom	Steve Waldrop	Yes	Virginia park / CanCan	Fairbanks being a vet emergency center, was that considered? Sent an email to the NAC	Henry Ford	Community Building		
November 28	7	Via Zoom	Alise Dixon	No	Boys and Girls club	focus to invest in the youth and a pipeline of talent for the workforce development, Keeping the talent here in Detroit.		Career Opportunities		

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
November 28	7	Via Zoom	Alison Stankroff	Yes		Union jobs for permanent and construction positions.		Career Opportunities		was answered live
November 28	7	Via Zoom	unknown	Unknown		will paid internship opportunities be only for black students or will it be expanded to other minority populations.		Career Opportunities		providing opportunities for youth in the impact area and expanding employment to detroit residents. do not recall about the internship opportunities
November 28	7	Via Zoom	unknown	Unknown		Can we discuss entry level positions and living wage for them as well.		Career Opportunities		
November 28	7	Via Zoom	Shannon Stuckey	No	Sugar Law	Why are there only 1-2 bedroom apartments for affordable housing and not 3 or more. What about a grocery store or fruit market in the area.	Pistons	Site Design		
November 28	7	Zoom Q & A or Comment	Malachi Barrett	No	Bridge Detroit	Will this spreadsheet file be made available to view in full?	City of Detroit	CBO Process		Yes
November 28	7	Zoom Q & A or Comment	Alison Stankrauff	Yes		In the Benefits category: has the NAC asked for specifically *union* jobs - both for the permanent positions as well as the construction positions?	NAC	Career Opportunities		
November 28	7	Zoom Q & A or Comment	Anonymous Attendee			Would the paid internship opportunities only be limited to black college students or graduates or can that be expanded to other minority populations?	Henry Ford	Education		
November 28	7	Zoom Q & A or Comment	Richard Fowler	No		Hi, Would we be able to get a copy of this excel sheet?	CBO Process	CBO Process		
November 28	7	Zoom Q & A or Comment	Pamela Walker Dawson	No		What happens when only 50 black persons are employed, will the 51st person be able to get a job or will they be turned away because employers have completed the CBS	City of Detroit	CBO Process		
November 28	7	Zoom Q & A or Comment	Pamela Walker Dawson	No		I'm saying CBA not CBS typing error	City of Detroit	Other		
November 28	7	Zoom Q & A or Comment	Anonymous Attendee			Will there be any special considerations for senior living?	Pistons	Housing for Detroiters		
November 28	7	Zoom Q & A or Comment	Shannon Stuckey	No	Sugar Law	Why when speaking on employment, the only discussion is careers that are college level? Can we start discussing ENTRY LEVEL positions as well? No one ever discusses a living wage for entry level jobs nor ways to ensure that those jobs are protected from high rates of retention! Midnight Golf is not an asset to our community but job security is! Two bedroom units are perfect for a couple or parents with one or two children. Why aren't three bedrooms or more included in the affordable housing development?	Henry Ford	Career Opportunities		
November 28	7	Zoom Q & A or Comment	Shannon Stuckey	No	Sugar Law	Many families in the area have more than two children in their homes. What about a grocery store and fruit/vegetable market in the area? Midnight Golf will not help the elders and children to have clean healthy food!	Pistons	Housing for Detroiters		
November 28	7	Via Zoom	Shannon Stuckey	No	Sugar Law	will this list be publicly available? thank you	Henry Ford	Sustainability and Environment		
November 28	7	Zoom Q & A or Comment	Anonymous Attendee			medical.net/news/20230901/Michigan-researchers-receive-2426-million-NIH-grant-to-study-environmental-impacts-on-child-health.aspx msu is already getting funding. Asking for things Henry Ford and MSU is already doing would reduce the benefits' impact. I ask the NAC to pare down the long list of asks, and think where the most impact can be done is.	CBO Process	CBO Process		
November 28	7	Zoom Q & A or Comment	Anonymous Attendee				MSU	CBO Process		

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
November 28	7	Zoom Q & A or Comment	Gail Mckennedy	Yes		Comment: Wording and the way it presented is key to the actual meaning and understanding. Case in point, the term or statement; Workforce for housing, that gentleman mentioned concerning low income housing by definition, means exactly that, housing with a condition which is work first. The issue isn't what it means but I found that, that particular strategy isn't honest in certain ways to the people involved. Wisdom understands and sees this for what it is. My point is Just be clear and honest on what the plans are. Thanks to NAC for your commitment to the well being of the Detroit	NAC	Other		
November 28	7	Zoom Q & A or Comment	linda bain	No		please provide a live work and play program for Detroit young people only. The state of Michigan and partners invite work talent from all over the world to live work and play in Detroit Detroit. The state and partners subsidized shelter, jobs and provide safe leisure, entertainment and play for these invitees 313 806 9247	City of Detroit	Community Building		
December 5	8	In-person	Lynda Jeffries	Yes	NAC	Accessibility consultant be a part of the team. Was there a consideration for this? if not why?	Pistons	Housing for Detroiters	Accessibility	we will have architects that have expertise in ADA design.
December 5	8	In-person	Venita Thompkins	Yes	NAC	Continuation and expanding the relationship with historical virginia park and Henry ford joint partnership. Inquiring on the status of the funds	Henry Ford			this partnership started in the 60's, they will look into the trust money to see if there is still funds.
December 5	8	In-person	Lauren McNeary	Yes	NAC	community partnerships, how did you establish them and what measures were taken. many are not in the impact area? did you make attempts to partner with local non profits	Pistons	Community Building	Housing	always open to talking to non profits in the area and exploring new partnerships
December 5	8	In-person	unknown	Unknown		Urgent care- how does that relate to the federally qualified health centers?	Henry Ford	Finest Health Care		gateway site- primary care services, dental and take patients without insurance.
December 5	8	In-person	Oral W?	Unknown		Seniors- want to see sport activities for youth in the parks.	Pistons	Green Space and Public Amenities		
December 5	8	In-person	Mini	Unknown		What do you mean by affordable housing?	Pistons	Housing for Detroiters		proposing to designate 20% of the units (160 units) as affordable to those who make 50% of the affordable income. roughly \$15 an hour full time job
December 5	8	In-person	Ruth Johnson	No	CDAD	Housing- there should be a mix of rental and home ownership, current residents prioritized (impact area). Affordability- need to understand number of buildings, units, accessibility and parking. levels of accessibility 1, 2, or 3. What do you mean by saying you will exceed ADA? Accessibility of housing- private and public spaces including outdoor spaces. Utilize local C-dab experts	Pistons	Housing for Detroiters		Specifics on the housing are in the deck that is in the public dropbox
December 5	8	In-person	Linda Campbell	No	Detroit People's Platform	NAC members- shame on yourself for not fighting for more. Shame on the Community outreach team. Deliver benefits for things you get funding to do, it is not a community benefit. Pistons shame on you for being so quiet and taking public subsidies and doing nothing in return.	NAC	CBO Process		
December 5	8	In-person	Sam Buttler	No	D 4	local hiring- missed opportunity if not using the development to create a pipeline to get these jobs. Hiring local residents- which local agencies are you working with to collect these applications for jobs. Support NAC request for the housing trust fund and community investment fund, Home repair fund- donating money to the fund can help with so many of your pillars.	Pistons	Career Opportunities		
December 5	8	In-person	B. Yu	Yes		Benefits- affordable housing trust fund, rental assistance, and investment fund Should target housing for renters and homeowners, housing stability lowers health risk. Beaumont spent 10% in community benefits and HF only %7.	Pistons	Housing for Detroiters		
December 5	8	In-person	Diane McMillian	Yes		We need to do more for our seniors and community.		Other		

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
December 5	8	In-person	Nate Phillips	Yes		NAC you do not have any obligation to accept this deal. if it is a bad deal, it is a bad deal. Behavior health- we are talking about mental health that comes from thrama, not just for urgent care.	NAC	Other		We are nationally recognized for depression screening. We responded to what is incremental, we are committed to behavioral health
December 5	8	In-person	John Perkins	No		When we think about opportunities I think of the access- we are committed to recruiting 200 apprentices in carpentry and over 60% of them are detroiters. We need these opportunities as a whole so future workforce can thrive	Pistons	Construction		
December 5	8	In-person	Steve Waldrop	Unknown		what is the commitment for fairbanks school, the study to re-develop it. idea: emergency health care center for animals	Henry Ford	Community Building		commit to have a plan in the next 12 month.
December 5	8	In-person	Cassandra Floyd	Yes	West Grand Blvd. Collaborative	we want to see carpenters work but have we adopted a racial equity toolkit. How are you measuring that this project is equitable.		Career Opportunities		
December 5	8	In-person	Dan Kennedy	No		developers you can implement this tool. great opportunity here.				
December 5	8	In-person	Cortney Cobs	Yes		i am a carpenter and a mom that lives in the area. this opportunity helps me thrive as a young mother. jobs are top tier for a union carpenter like me		Career Opportunities		
December 5	8	Via Zoom	Karole Mastej	No		Supporting this development- excited to have the pistons investing in the city, MSU establishing a presence in the area is also exciting. Looking forward to the expanded hospital care.				
December 5	8	Via Zoom	Siera Ackman	Yes		Concerned about HFHS- study to make sure that we are protected from the raciest doctors. want to see 30% AMI for housing and charge extra on the ticket sales to go into a fund for reparations.	Henry Ford	Finest Health Care		
December 5	8	Via Zoom	Halima Cassells	No		Connection between stable housing, fresh air and foods, to better health.	Henry Ford	Community Building		
December 5	8	In-person	?			Concerned about HFHS- study to make sure that we are protected from the racist doctors. want to see 30% AMI for housing and charge extra on the ticket sales to go into a fund for reparations.	Henry Ford	Finest Health Care		
December 5	8	In-person	Brian Hubbard			excited for this project, will increase housing for all income levels, jobs and healthcare	Pistons	Housing for Detroiters		
December 5	8	In-person	Kareem	No		agree with seniors that there needs to be more specific planning for seniors, Amendments to increase senior housing.		Other		
December 5	8	In-person	Ofanzo Cortney			thank HF for the care they gave me.	Henry Ford	Finest Health Care		
December 5	8	In-person	Elvis story	Unknown		Union carpenter- 19 years old. this field gave me hope, we need to look at the future and stop looking at the past and this opportunity helps so many youth like me or those who come behind me.		Career Opportunities		
December 5	8	In-person	Deirdre Jackson	No		NAC is doing a great job, you can not please everyone every time. Education was my key to my success, even as someone who is disabled. we need building and development, if you are opposed to development it is perplexing to me.	NAC	Other		
December 5	8	In-person	Jody Wise	Yes		excited to have a research hospital in my neighborhood. doubling the size of the emergency room is important to people's lives because it will cut down on wait times. Small businesses, do not want HF to be a place where people drive in and out, how do you support them?	MSU	Hospital and Research Center Operations		
December 5	8	In-person	Sue Mosey	No	Midtown Detroit	thrilled to see HF local procurement program that they are doing. will have a lot of impact	Henry Ford			
December 5	8	In-person	Fariz - Carpenters	Unknown	Union	I want to help bring back the beauty of the city, these developments are a benefit in my eyes because it brings home money for my family	Henry Ford	Community Building		
December 5	8	In-person	Tanya Ellen?	Unknown		recently spent a night at HFHS. those that work there need the upgrades and changes. I want to see the development completed for many reasons, one is to recruit new talent. Come to a conclusions so HF can build this and provide the care we need in the city.	Henry Ford	Finest Health Care		

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
December 5	8	In-person	Lisa Johanan	Unknown	Detroit Christian CDC	Home repair is needed. Workforce and hiring from the community, who is going to hold you accountable on that aspect. Engage with non profits in the community. We need mental health help. go back to drawing board on mental health.	Henry Ford	Housing for Detroiters		
December 5	8	In-person	Linda Campbell	No	Detroit People's Platform	Gores are asking for tax dollars, we are not here to debate on the start of the development, we are fighting for a good community benefit. Housing-affordable housing is not 50% AIM but 30% AMI.	Pistons	Taxes and Incentives		
December 5	8	In-person	Jeff Cowin	Yes	Virginia Park	You been low balled, you need to come with a larger ask.	NAC	Other		
December 5	8	In-person	Mr. Pratt	Unknown	Union	This development does impact my family, my family is being support from this opportunity so thanks.	Pistons	Career Opportunities		
December 5	8	Via Zoom	Renard M.	No	Detroit people's platform	Transit justice organizer- many of these projects over promise and under deliver. we give a lot of money to these companies that overstate their commitments and we need to hold them accountable to their commitment. create transportation fund. we need to lower wait times.		Taxes and Incentives		
December 5	8	Zoom Q & A or Comment	Sarida Scott	No	Detroit Mercy	no one is against development, but what advocates wants is a real CBA that residents want, the developers are not doing us a favor. if they want subsidies they must listen to what the residents want.		Other		
December 5	8	Zoom Q & A or Comment	Anonymous Attendee	Unknown		I am a resident of the impact area. I just want to support exactly what Sam Butler from the D4 organization said about contributing to a home repair grant program for homeowners in the impact area. It addresses many of the pillars and NAC asks.		Housing for Detroiters		
December 5	8	Zoom Q & A or Comment	Sarida Scott	Yes		Detroiters don't have to settle for just anything. We have the right to expect more. We are the taxpayers.		CBO Process		
December 5	8	In-person	Lynda Jeffries	Yes	NAC	Construction hours? Will you limit the hours	Henry Ford	Construction		Will adhere to the city's regulations. Any additional limits will extend the construction period
December 5	8	In-person	Stephan Bobalik	Yes	NAC	More details on the Fairbanks School Proposal. Also give consideration to the West Delaware brick pavers	Henry Ford	Community Building		Now there is more interest in the property. Will go through a full planning process for the school
December 5	8	In-person	Jo Adams	Yes	NAC	How did the \$400 million in healthcare considered a benefit?	Henry Ford	Finest Health Care		\$400 million is an incremental difference from the project, increased volumes and visibility to care for individuals who can not afford the care.
December 5	8	In-person	Jo Adams	Yes	NAC	Items in here that come out of City programs, tax dollars. Also the number of affordable units is the same, even though there is a deeper affordability	Pistons	Housing for Detroiters		
December 5	8	In-person	Lynda Jeffries	Yes	NAC	Question about the Urgent Care and Federally Qualified Health Centers	Henry Ford	Finest Health Care		Details on existing centers and what is planned for the new hospital
December 5	8	In-person	Stephan Bobalik	Yes	NAC	Fairbanks school and the vision there? West delaware brick pathway	Henry Ford	Site Design		will go through a full planning process and ask the neighbors for their input.
December 5	8	In-person	Lynda Jeffries	Yes	NAC	Days and hours of construction. Omit it to weekends.	Henry Ford	Construction		Will meet the city requirements and ordinances. If we limit hours this will extend the project deadline.
December 5	8	In-person	Marcus Keys	Yes	NAC	Apartments- designated parking spaces for residents?	Pistons	Housing for Detroiters		Will be designated accessible parking spots, we are not sure at the moment where these will go.
December 12	8	In-person	Lauren McNeary	Yes	NAC	Housing repair fund- these funds need to be earmarked for the residents in the area. revisit this and come with a good offer	Pistons	Housing for Detroiters		
December 12	8	In-person	Venita Thompkins	Yes	NAC	Explain the study around recreational programs and your community partners	Henry Ford	Green Space and Public Amenities	Youth Engagement	Talked to the city and they recommended we do a study to see which programs and elements would be most useful for this area.
December 12	8	In-person	Lynda Jeffries	Yes	NAC	Parking consideration for those who will have affordable units.	Pistons	Housing for Detroiters	Traffic and Mobility	We have not put focus on parking and to focus more on the deepest level of affordable that we can than parking since many residents will not have cars.
December 12	9	In-person	Cindy Eggleton	No	Brilliant Detroit	partnered with the Pistons- respect for their process to not overstep the needs of the residents. All of these things should have Detroiters at the Center of everything		Local Business Support		

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
December 12	9	In-person	Sue Mosley	No	Midtown Detroit	So many jobs have been lost in New Center. Need a good dose of daytime, weekend traffic to help keep businesses alive. It is critical to have intentional buying and have people frequent businesses.		Local Business Support		
December 12	9	In-person	Kerri	Unknown	RIM Foundation and Detroit Wheelchair Pistons	Pistons support wheelchair sports program and opened up the basketball court in palmer park and support the sports programs. Pistons are generous, always help when we ask for it. Looking for working on more disability awareness as this development takes shape.		Youth Engagement		
December 12	9	In-person	Jada Frank	Unknown	Career Pathways for U Prep	50 full scholarships for students- UPrep. Proposal of scholarships will support students from attendance to acceptance to attainment. In MI, 39% of families don't have finances for schooling. Jobless rate for a family in MI without bachelor's degree is 4%, bachelor's degree drops to 2%. Offering provides access to youth to build something bigger. Support students to college, but through college. The building of businesses will provide career exposure.		Youth Engagement		
December 12	9	In-person	Tonya Myers-Phillips	No	Sugar Law	beyond disappointed in the counteroffer. only offering \$2 million when they make more than enough. No deal is better than a bad deal. Keep our tax dollars for our kids, schools, libraries, and roads.		Taxes and Incentives		
December 12	9	In-person	Apollo Robbins	No		Project will provide income for my family for the next 5-10 years as an ironworker. This will also create foot traffic, increase revenue in the city and our families.		Career Opportunities		
December 12	9	In-person	Dr. Michael Carrick	Unknown	Chief of Thoracic Surgery - Henry Ford Health	As an African American surgeon in Detroit, American. I decided to start mentorship program to bring underrepresented student. It worked. Looking forward to development to expand mentorship program. In 8 years, take HS students 67% who entered program have decided to move forward.		Youth Engagement		
December 12	9	In-person	Ron Henry	No	Designer	development projects. This opportunity is generational. This doesn't come across often. Health care is hard to provide for patients and family. It's expensive. Having community benefits in this area is unheard of. In previous roles at DMC and Beaumont, this didn't happen. No list like this. Detroit is difficult to develop in. This is generational and will be a catalyst for the community. We shouldn't let this go without approval, without full support. Anchor institutions are what make cities great.				
December 12	9	In-person	Cassandra Floyd	Yes	West grand blvd collaborative	the hospital is not a community benefit, stop watering down what the community has asked for.		Community Building		
December 12	9	In-person	Jeremy Stevenson	Unknown	Carpenter	city looked abandoned 15 years ago and now it is revitalized. Charging streets, midway downtown, these are all community benefits for the city done by developers. I love what I do because I am helping build this city. These projects give me the foundation to build up my family and create a legacy. I spend all my money I make into the city, these are all benefits not just the agreement that the NAC and developers created.		Construction		

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
December 12	9	In-person	Theo Pride	Unknown	Detroit People Platform	bring so many opps to Detroit. We've experienced a lot of development last 10 years. We want equitable development. Development that's just. 100,000 black people have been displaced. Black and white income has increased. White income increased. White homeowner increased. Black decreased. Racial inequity has been created. What we see from package is not beneficial. Presented as mission driven, you are worse than any developers. DD had devoted .5% of investment of tax investment. Yours is .1%.		Housing for Detroiters		
December 12	9	In-person	Sherisse Butler	No	City year Detroit	Detroit pistons and HFHS has helped in the foundation of our organization. Pistons has donated over \$1 million to our organization to provide social and emotional support to our students across DPS schools. New wait room for osborn highschool, gave away 2,000 backpacks at the piston performance center.		Youth Engagement		
December 12	9	In-person	Jasmine Dickens	Yes		the city has changed a lot since I left. I been seeing a lot of young black talent in this city, opportunities like this attract them to the city.		Community Building		
December 12	9	In-person	Miguel Pope	No	Detroit people platform	what you should have done was come to the table with an open checkbook then give more than what is required. What can you do more? Put the money on the table so we can determine what to do with it.		CBO Process		
December 12	9	In-person	Cleopatra Gordon	Yes	Carpenter	Thank HFHS that saved my life. I seen a lot of businesses grow and where it was and where it is now. A lot of revenue is coming though because of the new residents that are happen. It will not happen overnight, the buildup will happen as the development grows.	Henry Ford	Construction		
December 12	9	In-person	Adam	Unknown		Everyone wants development and healthcare, but shouldn't have to shovel money to rich people. Don't see a lot of community in here right now, because they work. This is a stretch to get community in meeting. This doesn't sound representative. When it goes in front of City Council and they'll show community buy in, I'm not sure if that's fair. I reject deal and process.				
December 12	9	In-person	Tyson Gersh	No	Lower North End Block Club	Block club officially endorses the proposal. Listen to the people it impacts, yes it is beautiful and will impact people in the footprint. There is a huge budget on this, I am sure there is a way to work it out and make people happy.		Community Building		
December 12	9	In-person	Emara Hyman	Unknown		Tax dollars used to go to public institutions but now I do not have a library anywhere near me. Detroit is not coming back, our health and children's future is being sold. Tax dollars should go to the schools, parks, city services.		Taxes and Incentives		
December 12	9	In-person	Gregory Hicks	Unknown	library board and commission	always go after the operating funds of the Libraries, we are down 20% since all of these developments getting tax abatements. Stop hitting the libraries. None of the organizations/ developers are financially stressed so why do they need public assistance?		Taxes and Incentives		
December 12	9	In-person	John Conyers III	No		Projects like this, while we want development, decline in black wealth and black people in the city. We want development but we want equitable development. If that's not the case, we need to come back to the drawing board. Very specific, targeted in asks. Ask developers to be good faith partners. Prevent displacement.		Racial Equity		
December 12	9	In-person	Biaohua Yu	Yes						

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
December 12	9	Via Zoom	Trevor Rozier Byrd	No		Intentionally brought business to Detroit to be a part of inclusive revitalization. Partnered with the Pistons as leaders in community. Dedicated to equity and change for community. Over course of 18 months, we have been able to bring financial wellness into city. Recently announced program with metro Detroit black business alliances. Through interactions and relationship with pistons, know how dedicated they are to driving black and brown businesses in community. They will stick to their word.	Pistons	Career Opportunities		
December 12	9	Via Zoom	Jerry Williams	Unknown	Northwestern High Alum	Will Henry ford revitalize their partnership with the high school?	Henry Ford	Education		
December 12	9	Via Zoom	William Miller	No	operating engineers	benefit of bringing skill trades into this development. able to reach community, have agreements with local businesses. this projects can change the direction of our community. want to create long term careers.		Construction		
December 12	9	In-person	Jody Wise	Yes		Berry is very responsive. I feel strongly about this development, positively. Feel the pain of what's going on in the community. These developers can't fix systemic issues, there is not certainty that this development is going to save people. Developers are doing the best they can.	Henry Ford	Community Building		
December 12	9	Via Zoom	D. Jackson	No		support this project. Detroit is a global city and we need to compete with other cities that are seeing growth. Projects like this will help the city for being global leaders.		Construction		
December 12	9	In-person	Ruth Johnson	No	CDAD	This CBO is different. Deep sense of disappointment in proposal and what is happening between NAC and community. Utilizing CBOs such as Detroit 360, Northwest Goldberg. The resources in the community to tap into. We don't have to go far because we know needs. Lack of increase in healthcare services beyond law. Housing, we don't have affordable housing and addressing renters and homeowners concerning. Disappointed in donating significant contribution to house fund. Lack of commitment to accessibility.	NAC	CBO Process		
December 12	9	In-person	Mario Dixon	Unknown		accessibility. Need gyms for disabilities, seniors. We go to gyms and we're being runaround. One stop shop for sports and rec but for resources as well. I appreciate the partnerships with the Pistons.	Pistons	Traffic and Mobility		
December 12	9	In-person	Elyse Dixon	No	Boys and Girls Club of SE Michigan	Continued to support from 50 to 400 kids. Agile during pandemic. Set up onsite learning labs. There's lots of discussion around future, we've seen their support and their lending of expertise. We're excited to see what this project brings forward.	Pistons	Youth Engagement		
December 12	9	In-person	Sam Butler	No	D4	Local hiring. I applaud developers for putting something in around first review hiring for Detroiters. How does that operationalize? Is there a dedicated review period? Is there a notification in software? Regarding first review priority could you commit to reporting out how many Detroiters and local residents you've hired over the first three years?		Career Opportunities		

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
December 12	9	In-person	Rachel Lutz	Business or Organization in the Impact Area	Peacock Room	Own Peacock Room. Has four storefronts including Fischer Building. Have received minimal intentional connection from HFH and Pistons. Concerned this project is looking like Ren Cen. If we're bringing economical impact to area, we need to get it into small businesses. Pop up opportunities, intentional purchasing. Wasted opportunity to not spend in local businesses and encourage workforce to spend with local businesses.	Henry Ford	Local Business Support		
December 12	9	Via Zoom	Tahira Ahmed	No		Detroit has been overtaxed 500 million dollars. 100,000 homes overtaxed and foreclosed. Disparity here. Detroit affordable housing does not exist. Impacted by racism since electing black mayor. We're tired of giving welfare checks to billionaires.				
December 12	9	In-person	Diop Russell	Unknown		HS students that are black and brown in Detroit. HFH transformed my life. HFH can make a positive change but must have equity at forefront. In order for HFH to go through with promise it must honor it's boundaries in health equity. Do development with intention and care and leaning into community.				
December 5	9	In-person	Venita Thompkins	Yes	NAC	Housing- accepting section 8 vouchers for all units?	Pistons	Housing for Detroiters		For the 133 units that are designated affordable.
December 12	9	In-person	Dr Gary Williams	Yes	NAC	Could each development partner share their definition of inclusion		Racial Equity		removing barriers to access, developing and engaging with staff. identify minority owned businesses and local businesses, sustain the trust in the community. Inclusion for me is I see myself in spaces. I feel that I belong here and that this is my city. This project is for people in the city to take advantage of the programs. The zip code in which you live in should not determine you access to care and educational resources
December 12	9	In-person	Dianne McMillion	Yes		lot of loopholes in the proposed agreement. Concerned about the home repair fund and accessibility. Seniors have been vocal about their desires. NAC are you accepting this?		CBO Process		
December 12	9	In-person	Ashley Ashkenazi	Business or Organization in the Impact Area	City Year Detroit	Pistons are incredible community partner. HFH is reason City Year Detroit exists. HFH recruited City Year to Detroit. HFH provide board leadership and financial investments. HFH gave office space rent free for 20 years. 2.1 million hours of service for youth. 5000 student annually. Proposed project will bring countless opportunities to the community.		Youth Engagement		
December 12	9	Comment Card	Ashley Ashkenazi	Business or Organization in the Impact Area	City Year Detroit	I fully support this initiative as a leader of a local nonprofit. I know the incredible impact both Henry Ford Health and the Detroit Pistons have on our community. Both organizations have been incredibly generous in both time and talent including: substantial financial investments, board leadership, use of office space, and providing AmeriCorps members with professional development and mentorship. Both Pistons and Henry Ford Health have demonstrated a transformative commitment to Detroit and I am excited to see what this new partnership will bring to our community.		Community Building		
December 12	9	Comment Card	Goodwin Ihentuge	Business or Organization in the Impact Area	Yum Village	I am looking forward to gaining favor and benefits from this. We're currently working with the Pistons and Boys and Girls Club Rec Esports league and getting MBE cert. businesses like myself access to RFPs and bigger contracts. We need to grow and we need more infrastructure. This comes from the private sector willing to invest in the community that they serve like the Pistons, like Henry Ford.		Local Business Support		

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
December 12	9	Comment Card	Sherisse Butler	Business or Organization in the Impact Area	City Year Detroit	Provided Letter in support of the project		Community Building		
December 12	9	Zoom Q & A or Comment	Jerry Williams	Unknown	Northwestern High Alum	Hello all, my name is Jerry Williams, President of Northwestern High School Alumni Association. With the pending development, with health being at the forefront of this project, will Henry Ford forge a partnership with Northwestern by reviving their Health Center and implementing a state of the art program geared toward future careers in the health field. Thank you for your time.	Henry Ford	Education		

Appendix 4.

NEIGHBORHOOD ADVISORY COUNCIL ACTIVITIES

Neighborhood Advisory Council (NAC) Orientation Workshop

On October 23rd, 2023, the Planning and Development Department invited the elected and appointed members of the NAC to an orientation and workshop hosted at University Prep High School – 610 Antoinette.

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 for the future NAC activities and meetings. All NAC members attended. The orientation agenda and accompanying materials are shown below and in the following pages. Additional materials are available at:

<https://detroitmigo.gov/box.com/v/futureofhealthNAC>

FUTURE OF HEALTH NAC ORIENTATION - AGENDA

October 23rd, 2023 5pm – 8pm

1. WELCOME & INTRODUCTIONS / AGENDA REVIEW / ICEBREAKER
2. SERVING ON A NAC:
 1. REQUIREMENTS AND EXPECTATIONS
 2. PROCESS AND COMMUNICATION BEST PRACTICES
 1. Public meeting protocols and norms (Member Q & A, Executive Sessions)
 3. STRUCTURE
 1. Election of Chair, other roles
3. ESTABLISHING GROUP EXPECTATIONS / WORKING AGREEMENTS
4. IDENTIFYING PROJECT IMPACTS AND COMMUNITY BENEFITS REALTED CITY POLICIES
 1. NAC information packet / documents, PDD Identified Impact, Future of Health Pillars
5. CREATING EFFECITVE COMMUNITY BENEFITS AGREEMENTS
 1. Bryan Coe – City of Detroit Law Department
 2. Best practices from previous CBOs
6. PROJECT SCHEDULE AND APPROVAL CALENDAR
 1. Work through each upcoming meeting and important milestone
 1. Impact List
 2. Working Meetings
7. PREVIOUS NAC MEMBER Q & A
 1. Deirdre Jackson – District Detroit NAC
 2. Detonya Clark – Fisher Body 21 NAC
8. GENERAL DISCUSSION AND NEXT STEPS

Welcome to the **THE FUTURE OF HEALTH CBO NAC Orientation**



October 23, 2023

AGENDA

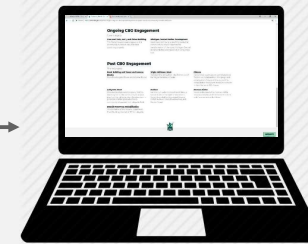
- Introductions / Icebreaker
- Serving on a NAC – Requirements, Protocols, Best Practices, and Structure
- Establishing Group Expectations
- Identifying Project Impacts and Community Benefits Related City Policies
- Creating Effective Community Benefits Agreements
- Project Schedule and Approvals Calendar
- Q & A with previous NAC members
- Questions and Discussion

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- **Steven Rimmer**- Elected by Impact Area Residents
- **Joanne Adams**- Elected by Impact Area Residents
- **Russell Howard**- Appointed by Council President Mary Sheffield
- **Lauren McNear**- Appointed by Council Member Coleman A. Young II
- **Venita Thompkins**- Appointed by Council Member Mary Waters
- **Stephan Bobalik**- Appointed by Planning & Development
- **Lynda Kaye Jeffries**- Appointed by Planning & Development
- **Marcus Keys**- Appointed by Planning & Development
- **Gary Williams**- Appointed by Planning & Development
- **Benjamin Bennett**- Alternate appointed by Planning & Development

CITY OF DETROIT CBO WEBSITE: WWW.DETROITMI.GOV/FUTUREOFHEALTH

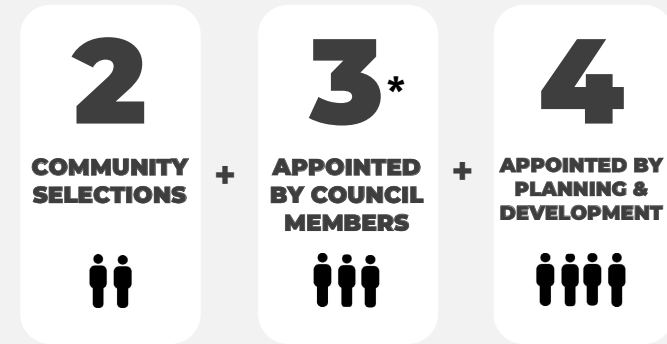
THE CBO WEBSITE IS UPDATED REGULARLY WITH PUBLIC MEETING TIMES, DATES, & PRESENTATIONS + THE SIGNED COMMUNITY BENEFITS PROVISION



**YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE
ALL PREVIOUS CBO INFO AT WWW.DETROITMI.GOV/CBO**

SERVING ON THE NEIGHBORHOOD ADVISORY COUNCIL (NAC)

NEIGHBORHOOD ADVISORY COUNCIL (NAC) SELECTION - 9 MEMBERS



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

NAC – ROLES & RESPONSIBILITIES

ELIGIBILITY

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

REQUIRED DUTIES

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

RESPONSIBILITIES

- You cannot use this position for personal gain and must declare any conflicts of interest.
- You are agreeing to represent your fellow residents.
- You are agreeing to provide feedback for the community.
- You are agreeing to work together 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.

NAC – Conflict of Interest Disclosure

- 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
- 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

NAC – Public Process and Open Meetings Act

- The CBO is a public process and in the spirit of transparency, all meetings of the NAC with the developer or other entities should be public / open whenever possible
- The NAC is “advisory” in nature and therefore not subject to the Michigan Open Meetings Act
- All actions of the NAC may be taken with the consent of a majority of the voting NAC members serving

NAC – Attendance and Process

- Attendance is mandatory at all scheduled meetings unless advance written notice is provided to the NAC – under certain circumstances remote attendance is acceptable
- If any NAC member misses more than one scheduled meeting, a permanent replacement may be appointed by, and at the discretion of the NAC

ANTICIPATED PUBLIC CBO MEETING SCHEDULE					
Meetings	October 2023				
	WK 1	WK 2	WK 3	WK 4	WK 5
Meeting 1 - Introduction to CBO and Tier 1 Project	3-Oct				
Meeting 2 - NAC Selection (2 members selected by the public)		10-Oct			
Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation			Week of October 17		
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives				24-Oct	
Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits					1-Nov

NAC – Attendance and Process

- Attendance is mandatory at all scheduled meetings unless advance written notice is provided to the NAC – under certain circumstances remote attendance is acceptable
- If any NAC member misses more than one scheduled meeting, a permanent replacement may be appointed by, and at the discretion of the NAC

ANTICIPATED PUBLIC CBO MEETING SCHEDULE					
Meetings	November 2023				Dec 2023
	WK 6	WK 7	WK 8	WK 9	WK 10
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer	7-Nov				
Meeting 6 - NAC Working Session		14-Nov			
THANKSGIVING HOLIDAY WEEK			No Meeting 11/21/2023		
Meeting 7 - Developer Presents Responses to Community Benefits				28-Nov	
Meeting 8 - If Necessary: Finalization and Potential NAC Vote on Community Benefits Agreement					5-Dec

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

NAC – Process and Communication Best Practices

- ❖ Create working agreements and group expectations for how you will work together
- ❖ Establish an email address where the public can reach you
- ❖ Create an email group for internal communication
- ❖ Create a shared folder for documents - to be posted on the project website
- ❖ Establish NAC roles – ex. Chair, co-chairs, note-taker

NAC MEMBER ROLES / POSITIONS

CHAIRPERSON

- Facilitates and guides the conduct of NAC meetings and activities
- Works with PDD staff to develop agenda and action items for NAC meetings
- Ensures effective participation of all NAC members

VICE-CHAIRPERSON

- Assist the Chairperson in the above noted duties
- Facilitate and guide NAC activities in the Chairperson's absence

SECRETARY / NOTETAKER

- Record notes, decisions, and action items at meetings or activities of the NAC
- Receive and respond to correspondence addressed to the NAC
- Maintain records and resources for the NAC

ESTABLISHING GROUP EXPECTATIONS AND NORMS

NAC – SETTING GROUP EXPECTATIONS

Things to consider going into Meeting 3 – October 24th

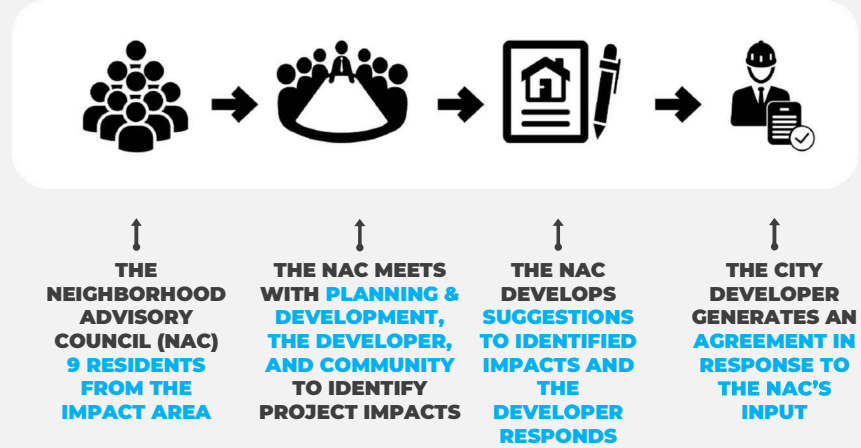
- Building and maintaining trust
- Decision making as a group
- How meetings will be conducted (e.g. Robert's Rules,)
- Record-keeping
- Specific roles for NAC members
- How you will work together
- Making room for everyone's voice
- Acknowledging personal interests or bias
- Communications protocols
- Engaging your neighbors
- What you need from PDD
- Meetings outside of the Public CBO Meetings on Tuesdays

DISCUSSION – SETTING GROUP EXPECTATIONS

IDENTIFYING PROJECT IMPACTS AND BENEFITS

CBO TIER 1 PROCESS

Identifying Project Impacts and Mitigations



CBO MEETING SCHEDULE – FALL 2023

MEETING 1: **TUESDAY, OCTOBER 3** – INTRODUCTION TO CBO AND TIER 1 PROJECT

MEETING 2: **TUESDAY, OCTOBER 10** - INTRO / RESIDENT VOTE FOR 2 NAC MEMBERS

REMAINING NAC APPOINTMENTS / BYE WEEK / NAC ORIENTATION

MEETING 3: **TUESDAY, OCTOBER 24** - DEVELOPER PRESENTATION & DEGC PRESENTS INCENTIVES PACKAGE)

MEETING 4: **WEDNESDAY, NOVEMBER 1** - NAC WORKING SESSION

MEETING 5: **TUESDAY, NOVEMBER 7** - NAC PRESENTATION OF IMPACTS

MEETING 6: **TUESDAY, NOVEMBER 14** - NAC WORKING SESSION

MEETING 7: **TUESDAY, NOVEMBER 28** - DEVELOPER PRESENTS RESPONSES TO IMPACTS

MEETING 8: **TUESDAY, DECEMBER 5** - FINALIZATION AND POTENTIAL NAC VOTE ON AGREEMENT (IF NECESSARY)

ADDITIONAL MEETINGS IF REQUESTED BY NAC

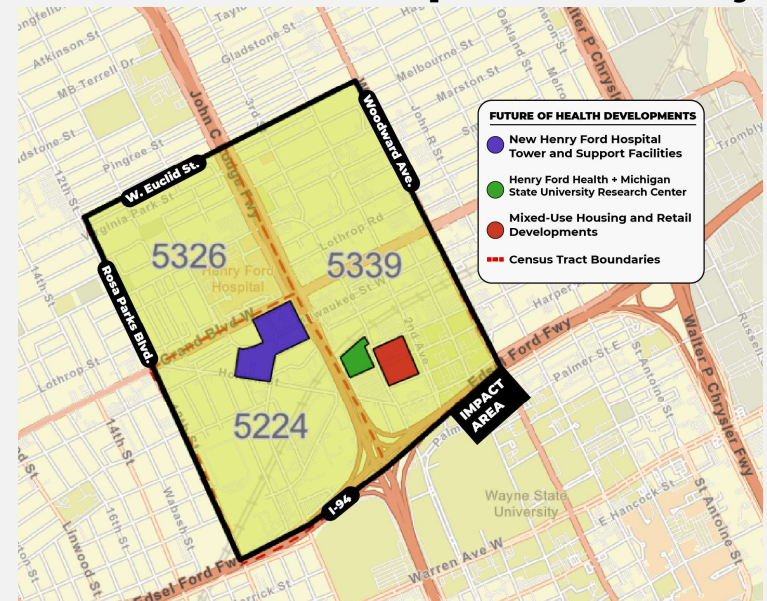
MEETING 9: **TUESDAY DECEMBER 12** - CONTINUED DEVELOPER / NAC DISCUSSIONS TOWARDS FINAL RESOLUTION AND VOTE ON COMMUNITY BENEFITS AGREEMENT

BEFORE PUBLIC MEETING #3

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

- MEETING AGENDAS
- ROLES & RESPONSIBILITIES
- PREVIOUS EXAMPLES OF CBOS
- NAC CONTACT LIST

Future of Health CBO Impact Area & Projects



HOW THE NAC IDENTIFIES IMPACTS

Essential Documents Required by the Ordinance

- Copy of Community Benefits Ordinance - *received*
- Projected Revenue to City - *to be presented October 24th*
- Development Agreements between City and Developer - *not applicable*
- Developer RFP Response - *not applicable*
- Renderings - *received*
- "But/For Economic Analysis - *to be presented October 24th*
- Environmental Studies Completed on Properties - *received*
- Brownfield Funding Documents - *forthcoming by December*

HOW THE NAC IDENTIFIES IMPACTS

Collect and review other project specific information

- Project description and details
 - Design, Housing Units (incl. affordability), Commercial Space, Parking
- Hospital and Research Center Operations
- Public Amenities
- Traffic studies and Local Mobility
- Sustainability and Environmental Plans
- Local Hiring and Contracting / Spending Plans

HOW THE NAC IDENTIFIES IMPACTS

Collect and review relevant City of Detroit Plans and Policies

- Community Benefits Ordinance
- Other relevant City policies
 - Affordable housing requirements
 - Workforce requirements / Executive Orders
 - Zoning and Site Design requirements
 - Sign Ordinance
- Review other plans for the neighborhood
 - City of Detroit Master Plan of Policies
 - Impact Area Plans and Demographic Information

RELATED POLICIES & PROGRAMS TO CONSIDER

- **Inclusionary Housing Ordinance:** Sets affordability requirements for housing developments that receive City subsidy and also establishes the "Affordable Housing Development and Preservation Fund" for creating deeply affordable housing.
- **Executive Order 2016-1:** For all private development projects receiving \$3M or more in City incentives or tax abatements – at least 51% of the work must be completed by Detroit residents. Projects that do not meet the Workforce Target must pay a fine that funds City of Detroit Workforce Development Programs
- **Detroit at Work:** Supporting Detroiters to get first chance at jobs from new large employment opportunities (FCA, Majorel, Northpoint redevelopment of Cadillac Stamping and American Motors Sites)
- **Construction Site Regulations:** Ensure the safety of workers and the public on and near a construction site, including noise, disturbances, hours of construction, dust and debris, and lead and asbestos handling. Standards set and enforced by State of Michigan (MIOSHA) and City of Detroit (BSEED)
- **Signage and Lighting Code:** City of Detroit has a sign ordinance in order to properly regulate the size location, lighting and construction of signage as well as intensity and location of lighting
- **Physical Accessibility Requirements:** These are governed by the Americans with Disabilities Act (ADA)

HOW THE NAC IDENTIFIES IMPACTS

ENGAGE YOUR NEIGHBORS

- Communication strategies:
 - Publicize the CBO Meetings through your networks
 - Utilize an email address for neighbors to reach the NAC
- Identify key stakeholders / groups: i.e. block clubs, business association, local non-profits
- Think about who is missing – who won't / can't attend the CBO meetings yet whose input is needed
- How you can best utilize the public CBO meetings to engage residents and get valuable feedback ideas?
- Other ideas...

PDD IDENTIFIED POTENTIAL IMPACTS

**Intended as suggestions - NAC may change, remove, or add other impacts*

A. Construction

- **Concern:** Noise, dust, mud, vibration and increased light pollution resulting from construction of multiple new buildings
- **Concern:** Closure and restrictions of local surface streets and sidewalks impacting local retail businesses, pedestrian access and traffic circulation – particularly Holden St., Lincoln St., W. Grand Blvd., W. Milwaukee St., Third St. and access to M-10 Freeway
- **Concern:** Construction hours, truck traffic, parking / loading areas for construction workers and equipment staging

B. Site Design and Vehicular Traffic

- **Concern:** Buildings and sites should adhere to City of Detroit Design Principles
- **Concern:** Light pollution and glass design negatively impacting birds
- **Concern:** Mitigation of visual and environmental impacts of developments through landscaping and screening
- **Opportunity:** Preservation and reuse of historic Henry Ford Hospital buildings and structures
- **Opportunity:** Activation of street-level façade along streets and public spaces enhancing overall pedestrian experience
- **Opportunity:** Enhancement of connections across W. Grand Blvd to legacy hospital campus and across the M-10 Freeway

C. Public Amenities

- **Opportunity:** Creation of new publicly accessible green spaces
- **Opportunity:** Programming, events, and activities accessible to neighborhood residents and Detroiters in general

D. Hospital and Research Center Operations

- **Concern:** 24/7 operations of the hospital including emergency department, patient and employee access, parking and loading areas, helipad and new Central Utility Plant
- **Concern:** Research operations - traffic circulation, truck routes, parking / loading areas and environmental impacts

E. Employment Opportunities

- **Concern:** Access to construction and permanent jobs for Detroiters
- **Concern:** Hiring / prioritizing Detroit based contractors
- **Opportunity:** Creation of new educational and career development pathways for Detroiters particularly in the health care and medical research fields

PDD IDENTIFIED POTENTIAL IMPACTS

**Intended as suggestions - NAC may change, remove, or add other impacts*

F. Local Mobility and Vehicular Traffic

- **Concern:** New high intensity uses of hospital, residential and research buildings - such as increased traffic and congestion in the New Center and adjacent neighborhoods on pedestrian, public transportation and non-motorized transit users
- **Concern:** Site connectivity, traffic flow and vehicular access throughout the development footprint and across major roadways
- **Concern:** Locations and coordination of vehicle staging / valet, loading docks for the hospital, research and residential buildings
- **Concern:** Access to parking facilities and impact of adding or replacing off-street parking on land use and local mobility
- **Opportunity:** Enhanced public transportation and mobility connections via DDOT / SMART Buses, Q-Line, Amtrak and bike-share
- **Opportunity:** All buildings, public spaces, and residential developments incorporate universal design standards, exceeding Americans with Disabilities Act (ADA) requirements

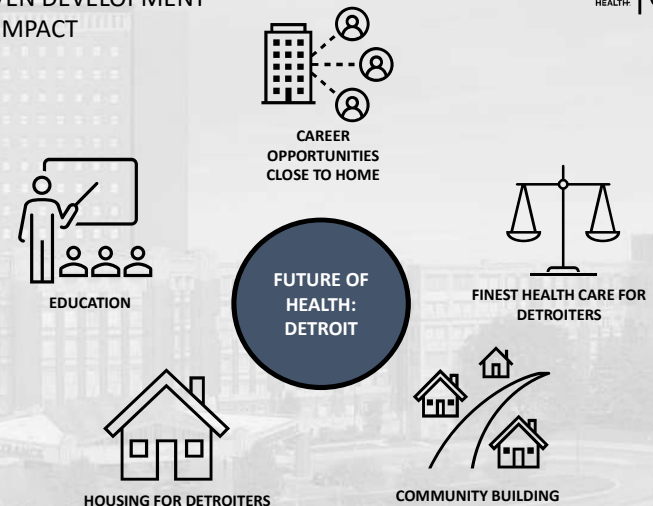
G. Housing and Retail

- **Opportunity:** More than 600 new market rate and affordable housing units in the neighborhood
- **Opportunity:** Support for existing neighborhood-serving retail businesses, specifically along the Holden / Lincoln Corridors and W. Grand Blvd – during and post-construction
- **Opportunity:** Access to retail space - attracting / retaining local and small businesses that meet the needs of the neighborhood

H. Sustainability and Environment

- **Opportunity:** On-site stormwater management for buildings to protect local waterways including Detroit River
- **Opportunity:** Energy efficiency and reduced carbon footprint through building design, clean electrification and renewable energy
- **Opportunity:** Access to electric vehicle charging and alternative mobility options
- **Opportunity:** On-site recycling and composting options for hospital, research and residential buildings

MISSION-DRIVEN DEVELOPMENT 5 PILLARS OF IMPACT



CREATING THE NAC IMPACTS LIST FOR MEETING 5 – November 7th

- Review documents and information that has been presented or collected
- Continue to listen to your neighbors – both at the CBO meetings and via other methods
- Learn from previous CBO projects
- Review existing City policies
- Prioritize your list and build consensus among the NAC
- **Present to developer at Meeting 5 – November 7th**
- **Developer will respond at Meeting 6 – November 14th**

TYPES OF BENEFITS INCLUDED IN PREVIOUS CBOs

- **Construction Management / Mitigation**
- **Parks and Public Space Improvements**
- **Site Design and Vehicular Traffic**
- **Accessibility of Housing and Public Spaces**
- **Parking and Public Transportation**
- **Jobs and Workforce Development**
- **Affordable Housing**
- **Supporting Local Businesses and Retail**
- **Public Engagement**
- **Support for Community Initiatives**

CBO Tip:

Each project is different – in scope, cost, and impact – and the needs of each neighborhood are different too.

The impacts and benefits requested by the NAC should strive to be in response to community needs and proportional to the project's impact

**Not exhaustive or limiting in what NAC may identify as important project mitigations or benefits*

EXAMPLES OF BENEFITS INCLUDED IN PREVIOUS CBOs

PARKS & PUBLIC SPACE IMPROVEMENTS

- » Streetscape improvements
- » Community gathering places
- » Park landscaping
- » New parks
- » Dog parks
- » Sports facilities



JOBS & WORKFORCE DEVELOPMENT

- » Priority hiring for Detroiters
- » Funding city employment programs
- » Vocational scholarships
- » Sponsorship for hiring fairs
- » Youth career mentorship

CONSTRUCTION MANAGEMENT

- » Protective fencing
- » Pest control
- » Security
- » Work hours
- » Board up vacant structures
- » Construction signage



PUBLIC ENGAGEMENT

- » Consultation for future projects
- » Development updates
- » Alignment with neighborhood plans
- » Community events



PARKING & PUBLIC TRANSPORTATION

- » Permitting systems
- » Additional parking
- » Bike shares
- » Collaboration with MDOT
- » Pedestrian/cycling infrastructure
- » Traffic control plans

AFFORDABLE HOUSING

- » 20% affordable; 80% AMI
- » More liberal affordability
- » Accessible retail
- » Affordable Housing Leverage Fund



**Source: "Making Development Work for Detroiters", Doing Development Differently in Metro Detroit (D4)*

EXAMPLES OF BENEFITS INCLUDED IN PREVIOUS CBOs

MULTI-YEAR COMMITMENT TO DETROIT YOUNG TALENT (DYT) INTERNS

(PISTONS, DISTRICT DETROIT, FCA, MICHIGAN AND CHURCH)

CONTRIBUTIONS TO THE AFFORDABLE HOUSING LEVERAGE FUND (AHLF) AND HOUSING TRUST FUND

(MICHIGAN CENTRAL STATION, DISTRICT DETROIT)

CONTRIBUTION TO LOCAL NON-PROFIT FOR COMMUNITY SPACE BUILDING IMPROVEMENTS

(WIGLE)

HOUSING AFFORDABILITY: FEWER UNITS BUT MORE AFFORDABLE

(WIGLE, MICHIGAN & CHURCH, FISHER BODY 21)

WINDOW CLEANING FOR RESIDENTS IMPACTED BY DUST FROM DEMOLITION

(LAFAYETTE WEST & THE MID)

\$23.8M CONTRIBUTIONS TO WORKFORCE DEVELOPMENT AND EDUCATION PROGRAMS

(MICHIGAN CENTRAL STATION and FCA)

ENVIRONMENTAL REMEDIATION NOTIFICATIONS AND SPECIFIED TRUCK ROUTES

(LAFAYETTE WEST, FISHER BODY 21, FCA)

SPECIFIED PARKING, DEVELOPMENT, AND TRAFFIC MANAGEMENT STANDARDS

(THE MID, MICHIGAN AND CHURCH, LAFAYETTE WEST, DISTRICT DETROIT)

PUBLIC PARKS AND GREEN SPACE ADDITIONS / IMPROVEMENTS

(WIGLE, HERMAN KIEFER, LAFAYETTE WEST, DISTRICT DETROIT)

CERTAIN PERCENTAGE OF PROJECT SPENDING WITH LOCAL AND/OR MINORITY OWNED BUSINESSES

(HUDSON'S, BOOK/MONROE, DISTRICT DETROIT, WIGLE)

COMMITMENT TO ACCESSIBILITY STANDARDS BEYOND ADA AND "UNIVERSAL DESIGN"

(DISTRICT DETROIT)

PRESERVATION OF HISTORIC STRUCTURES

(MICHIGAN & CHURCH and BOOK / MONROE)

FUNDING FOR IMPACT AREA PLANNING, DEMOLITIONS, & HOME REPAIR

(MICHIGAN CENTRAL STATION and FCA)

SOUND BARRIER WALL CONSTRUCTION TO PROTECT NEIGHBORING HOMES

(FCA)

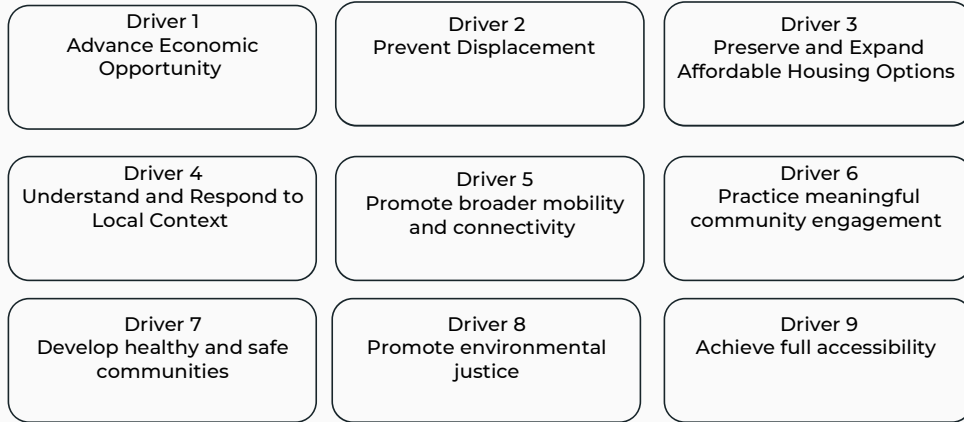
CREATE / PRESERVE AFFORDABLE UNITS, MARKETING AND ACCEPTANCE OF VOUCHERS

(HUDSON'S, BOOK / MONROE, WIGLE, DISTRICT DETROIT, FISHER BODY 21)

CREATION OF NEIGHBORHOOD IMACT FUNDS (\$2.2M)

(MICHIGAN CENTRAL STATION, FCA, MICHIGAN & CHURCH, FISHER BODY 21)

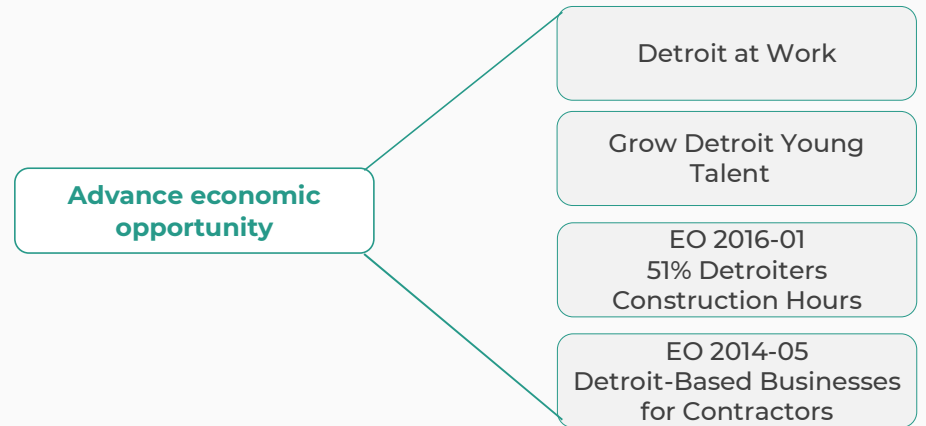
Nine Drivers for Equitable Development



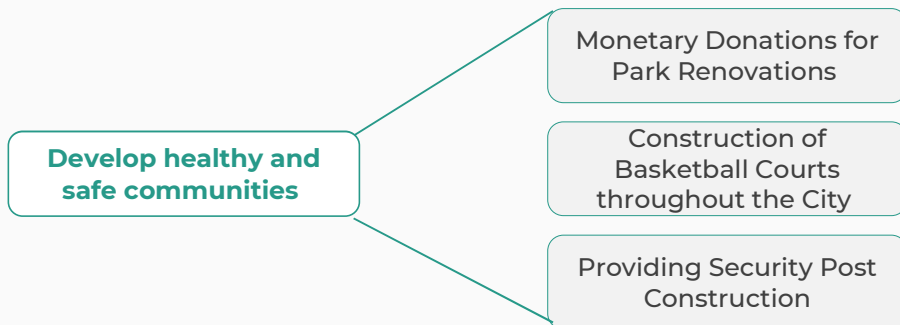
Source: (GARE) Equitable Development as a Tool to Advance Racial Equity



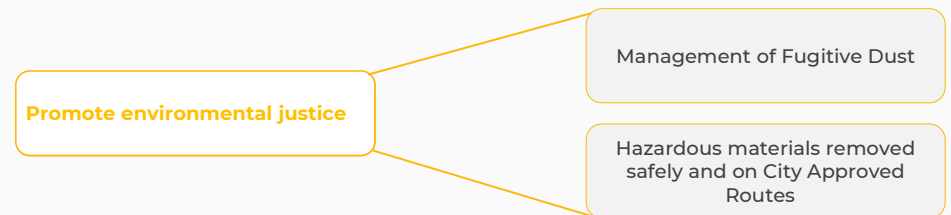
Most Addressed Equity Indicators



Most Addressed Equity Indicators



Lowest Addressed Equity Indicators



Lowest Addressed Equity Indicators

Achieve full accessibility

Accessibility Consultant
District Detroit

5% Accessible Units
District Detroit

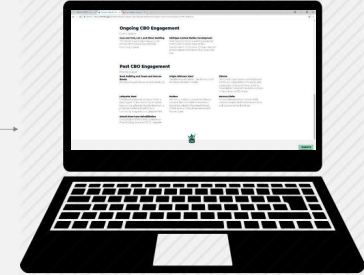
Comply American
Disability Act



PREVIOUS CBO AGREEMENTS

THE CBO WEBSITE CONTAINS ALL PRESENTATIONS, CBO REPORTS, & COMMUNITY BENEFITS PROVISIONS FROM PAST PROJECTS

WWW.DETROITMI.GOV/CBO



The NAC Documents "Box" Folder also contains summary reports for each project and other helpful resources

CBO PROCESS & OTHER PROJECT APPROVALS

- **CBO Provisions Finalized** - Meeting 7 on November 28th
 - **earliest date if agreement reached between NAC and Developer
- **CBO Report & NAC Support Letter for Provisions** - Following agreement
- **Rezoning Request for Hospital – to be considered by City Planning Commission** - Public Hearing on Thursday November 2nd
- **Detroit Brownfield Redevelopment Authority (DBRA) Review and Approval** - tentatively scheduled to begin December 13th
- **City Council Public Hearings for Tax Abatements and Brownfield TIF** - Tentatively Scheduled for January – February 2024

ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Meetings	October 2023					November 2023				Dec 2023
	WK 1	WK 2	WK 3	WK 4	WK 5	WK 6	WK 7	WK 8	WK 9	WK 10
Meeting 1 - Introduction to CBO and Tier 1 Project	3-Oct									
Meeting 2 - NAC Selection (2 members selected by the public)		10-Oct								
Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation			Week of October 17							
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives				24-Oct						
Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits					1-Nov					
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer						7-Nov				
Meeting 6 - NAC Working Session							14-Nov			
THANKSGIVING HOLIDAY WEEK							No Meeting 11/21/2023			
Meeting 7 - Developer Presents Responses to Community Benefits									28-Nov	
Meeting 8 - <u>If Necessary</u> : Finalization and Potential NAC Vote on Community Benefits Agreement										5-Dec

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

Tuesday October 24- Meeting 3 Agenda

6:05 - WELCOME & TEAM INTRODUCTION / AGENDA REVIEW and HOUSEKEEPING – PDD

1. Brief remarks by City and Developer

6:10 - NAC ROLE AND INTRODUCTIONS – PDD

1. Brief NAC Member Introductions
2. Election of Chair, other roles

6:25 – OVERALL PROJECT VISION - DEVELOPER

6:35 - PROJECT FINANCIALS PRESENTATION – DEGC/DBRA

1. General Tax Abatement and Brownfield Overview and Project Specifics

7:00 - DETAILED PROJECT PRESENTATION – DEVELOPER

7:15 - NAC Q & A / DIALOGUE WITH DEVELOPER +DEGC – PDD MODERATED

7:45 - GENERAL Q & A

8:00 - MEETING CLOSE AND NEXT STEPS

Wednesday November 1st – NAC Working Meeting Agenda

Goals and Outcomes:

Previous NAC Member Experience

- **Deirdre Jackson – District Detroit NAC**
- **Detonya Clark– Fisher Body 21 NAC**

COMMONLY USED ACRONYMS

- ADA – Americans with Disabilities Act
- AMI - Area Median Income
- BSEED – Buildings, Safety, Engineering, and Environmental Department
- CBA – Community Benefits Agreement
- CBO – Community Benefits Ordinance
- CRIO – Civil Rights, Inclusion, and Opportunity Department
- DEGC – Detroit Economic Growth Corporation
- DBRA – Detroit Brownfield Redevelopment Authority
- DON – Department of Neighborhoods
- DPW – Department of Public Works
- DWSD – Detroit Water and Sewerage Department
- EO – Executive Order
- HRD – Housing and Revitalization Department
- LPD – Legislative Policy Division
- NAC – Neighborhood Advisory Council
- PDD – Planning and Development Department
- TBP – Transformational Brownfield Plan
- TIF – Tax Increment Financing

What Comes Next

Next CBO Meeting: Tuesday October 24^h at 6pm
Doors at 5:30 for Registration and Refreshments

- 1st Meeting with Seated Neighborhood Advisory Council
- Project Details and DEGC Financial Analysis
- In-person meeting at: University Prep High School – 610 Antoinette
- Remote access via Zoom
- Meeting registration at: <https://bit.ly/futureofhealthdetroit>
- All project notices and documents will be available at: www.detroitmi.gov/FutureofHealth



Planning & Development Department - Contacts

Aaron Goodman – Manager, Community Benefits Ordinance
goodmana@detroitmi.gov
734-845-8727 (cell phone)

Edwina King– Associate Director for Legislative Affairs and Equitable Development kinge@detroitmi.gov

www.detroitmi.gov/cbo

NAC Communication Channels and Resources

In order to receive communications and comment from the public outside of the scheduled CBO public meetings, the NAC established a public email address at futureofhealthNAC@gmail.com. This address was shared during the CBO Public Meetings, on PDD's Future of Health website, and via the GovDelivery email list updates. The NAC also established a Facebook page listed as "The Future of Health NAC" to aid with their outreach to the community.

PDD created a shared document and resources folder for the members to receive and updates documents relating to the Future of Health projects as required by the Community Benefits Ordinance as well as other relevant items. These resources were also made publicly available on PDD's Future of Health website and can be viewed at <https://detroitmigo.gov/box.com/v/futureofhealthNAC>

Additional NAC Meetings

To allow the NAC to learn additional relevant project information, discussion with subject matter experts and deliberation amongst members and the Future of Health team the NAC scheduled and held a series of additional sessions over Zoom in between the PDD hosted CBO Public Meetings. These meetings were made publicly available, and the general public was welcome to attend these meetings to observe the proceedings. As the focus was on NAC discussion and collaboration, public comment was not a part of these sessions. The Additional NAC Meetings are listed below and were announced during the CBO public meetings, through the GovDelivery email list, and on the PDD Future of Health website. The resulting Zoom recordings and additional materials can be viewed at <http://www.detroitmi.gov/FutureofHealth>

NAC Working Sessions:

- **Monday, October 30th, 2023 at 6:00pm** - *Follow up meeting with DEGC to answer additional NAC members' questions about tax incentives and financial impact of the Future of Health*
- **Monday, November 13th, 2023 at 6:00pm** - *NAC Project Pillars Discussion on Health Care, Education, and Career Opportunities*
- **Monday, December 4th, 2023** - *The Future of Health Development Team made themselves available to answer questions from the Neighborhood Advisory Council regarding the potential community benefits proposal*
- **Monday, December 11th, 2023 at 4:30pm** - *The Future of Health Development Team and Neighborhood Advisory Council reviewed the revised potential community benefits proposal*

Appendix 5.

**COMMUNITY BENEFIT PUBLIC MEETING #2
PRESENTATION:**

**INTRODUCTION OF PROJECT AND CBO PROCESS
+ ELECTION OF TWO (2) NEIGHBORHOOD
ADVISORY COUNCIL (NAC) MEMBERS**

Welcome to
**FUTURE of
HEALTH:
DETROIT**

**COMMUNITY
BENEFITS
MEETING**



Department of
Planning &
Development



October 10, 2023 - CBO Meeting #2

AGENDA

- Welcome & Introductions
- Future of Health Development Presentation
- Presentation of CBO Process
- NAC Candidate Statements + Election
- General Q & A
- NAC Election Results
- Next Steps

CITY OF DETROIT DEPARTMENTS & AGENCIES



PLANNING AND DEVELOPMENT DEPARTMENT
MAYOR'S OFFICE + JOBS & ECONOMY TEAM
DEPARTMENT OF NEIGHBORHOODS



DETROIT ECONOMIC GROWTH CORPORATION

DETROIT CITY COUNCIL MEMBERS



Council President
Mary Sheffield
District 5



Council Member
Coleman A. Young II
At-large



Council Members
Mary Waters
At-large

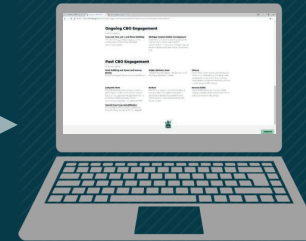
FUTURE of HEALTH: DETROIT DEVELOPMENT TEAM

**HENRY
FORD
HEALTH**



CITY OF DETROIT CBO WEBSITE

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



YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/FUTUREOFHEALTH

**HENRY
FORD
HEALTH**

**HENRY FORD HEALTH +
MICHIGAN STATE UNIVERSITY**
Health Sciences



THE FUTURE OF HEALTH IN A THRIVING NEW CENTER

HENRY FORD HEALTH + MICHIGAN STATE UNIVERSITY Health Sciences

THE FUTURE OF HEALTH: DETROIT TEAM



- I. OVERVIEW & PARTNERS INTRODUCTION
- II. COMMUNITY ENGAGEMENT
- III. MISSION-DRIVEN DEVELOPMENT

MISSION – DRIVEN DEVELOPMENT

MISSION: Serving a purpose other than profit



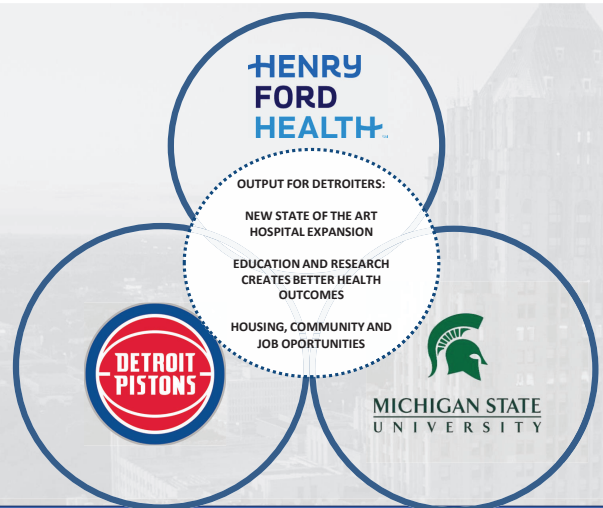
NON-PROFIT HOSPITAL SYSTEM



NON-PROFIT LAND GRANT UNIVERSITY



COMMUNITY IMPACT



THREE COMMUNITY-MINDED INSTITUTIONS - WORKING AS ONE MISSION-DRIVEN DEVELOPMENT

II. COMMUNITY ENGAGEMENT

COMMUNITY CONVERSATIONS WHAT WE'VE HEARD SHAPES OUR PILLARS



ENGAGEMENT SESSIONS

- Reached **over 1,000** residents
- Hosted meetings with over **80 community leaders** citywide
- Hosted **5 community group/block clubs** in the impact area
- Hosted **3 business roundtables**
- Host clergy roundtable discussion
- Hosted panel discussion with local High School
- Patient Experience Listening Session

COMPLETED / UPCOMING CITY COUNCIL TOURS

- D5 City Council President Sheffield
- D1 Councilmember Pro Tempore Tate
- At Large Councilmember Waters TBD
- At Large Councilmember Young TBD
- D2 Councilmember Calloway
- D3 Councilmember Benson
- D4 Councilmember Johnson
- D6 Councilmember Santiago-Romero
- D7 Councilmember Durhal

COMMUNITY GROUP MEETINGS

- Vanguard Community Development Corp. 360 Detroit
- Motown Museum
- West Grand Blvd Collective
- North End Neighborhood Alliance
- North End Cabinet
- Historic Boston Edison Association
- East Village Association
- 5 Alive
- CANCAN
- LaSalle Gardens Block Club
- Central Detroit Christian CDC
- Northwestern High School
- U Prep Art and Design HS and MS
- Green Living Science Student Ambassadors
- Warrior on Wheels
- Detroit Clergy Roundtable
- District 5 Business Roundtable
- Department of Neighborhoods
- Det Black Business Alliance
- Midtown Inc.
- Urban Neighborhood Initiatives (UNI)
- Franklin Wright Settlements
- Wayne County Community College



MISSION-DRIVEN DEVELOPMENT 5 PILLARS OF IMPACT



III. MISSION-DRIVEN DEVELOPMENT



HOSPITAL CAMPUS

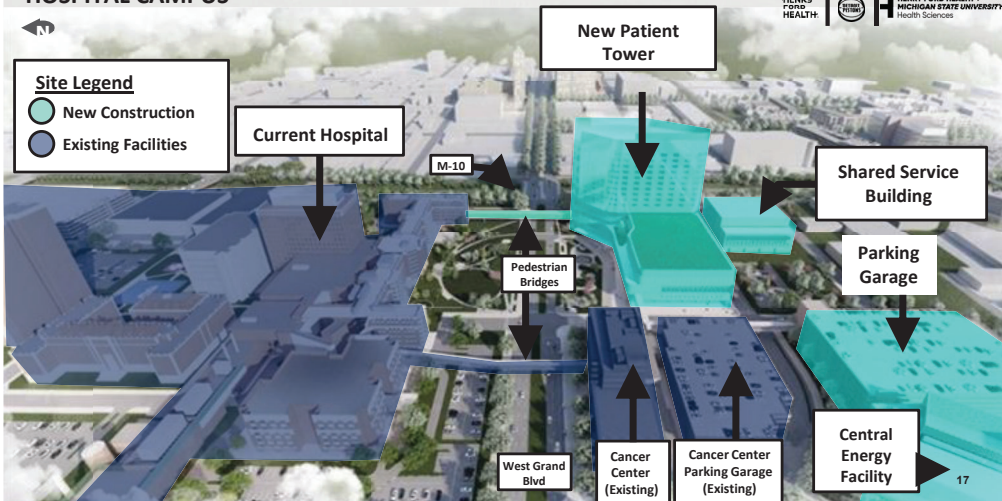


Henry Ford Health Hospital Expansion — Industry-Leading Global Destination (Hospital Campus)

HOSPITAL CAMPUS

Site Legend

- New Construction
- Existing Facilities



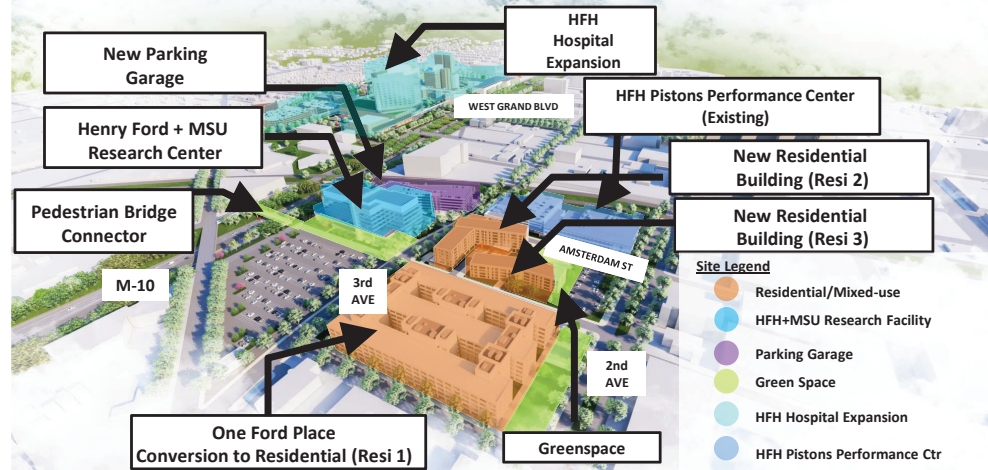
Henry Ford Health Hospital Expansion — Industry-Leading Global Destination (Hospital Campus)

RESEARCH / RESIDENTIAL CAMPUS



The Future of Health in a Thriving New Center (Research/Residential Community Campus)

RESEARCH / RESIDENTIAL CAMPUS



The Future of Health in a Thriving New Center (Research/Residential Community Campus)

CONSTRUCTION SCHEDULE

	2023				2024				2025				2026				2027				2028				2029				2030			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Hospital					CONSTRUCTION																											
SSB					CONSTRUCTION																											
South Parking Deck					CONSTRUCTION																											
Central Energy Hub					CONSTRUCTION																											
Research Building					CONSTRUCTION																											
Resi-2					CONSTRUCTION																											
Resi-1 OFP													CONSTRUCTION																			
East Parking Deck					CONSTRUCTION																											
Resi-3													CONSTRUCTION																			

RESEARCH + RESIDENTIAL CAMPUS HOSPITAL CAMPUS

LIFE-CHANGING
HOSPITAL, HOUSING AND RESEARCH



- Expanded-Larger Emergency Room
- State of the Art Medical Technology
- Privacy – All Single Patient Rooms
- Less Disruption – Helipad/Ambulances

- Research sets foundation for best care
- Fight multiple health issues
- Better Health Outcomes
- Accelerate Health Equity

- Building an Inclusive Community
- New modern place to live for all
- Affordable Achievable housing for all Detroiters
- Commercial / Retail and Green Space



What is the
**COMMUNITY
BENEFITS
ORDINANCE?**

COMMUNITY BENEFITS ORDINANCE (CBO)
Fast facts about the first such law in a major city



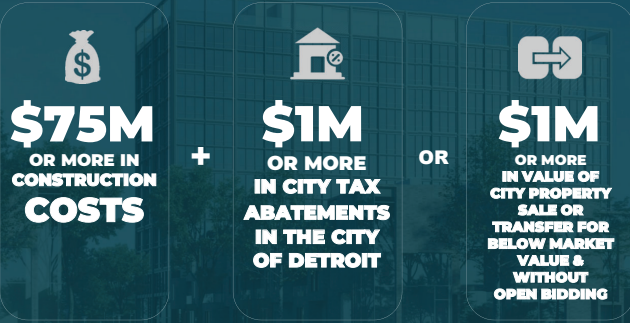
**CBO WAS
APPROVED
BY DETROITERS
DURING THE
2016 ELECTION**



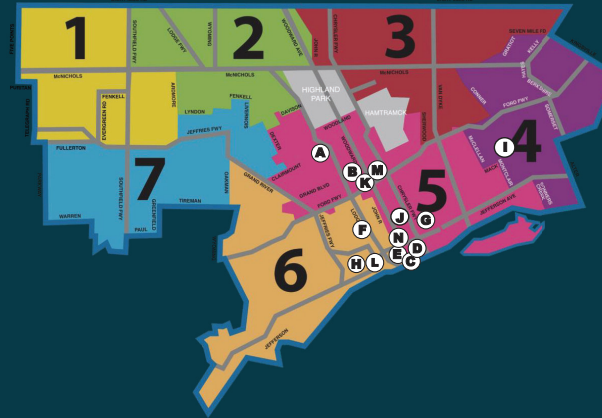
**A PROCESS FOR
DEVELOPERS
TO PROACTIVELY ENGAGE
WITH THE COMMUNITY
TO IDENTIFY AND ADDRESS
ANY PROJECT IMPACTS**

CBO TIER 1 TRIGGERS

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



13 TIER 1 CBO PROJECTS COMPLETED SINCE 2017*



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

CBO OUTCOMES: ENGAGEMENT

13

Tier 1 CBO Projects completed since 2017

94+

PUBLIC CBO MEETINGS

131

RESIDENTS have served on Neighborhood Advisory Councils (NACs)

1,500+

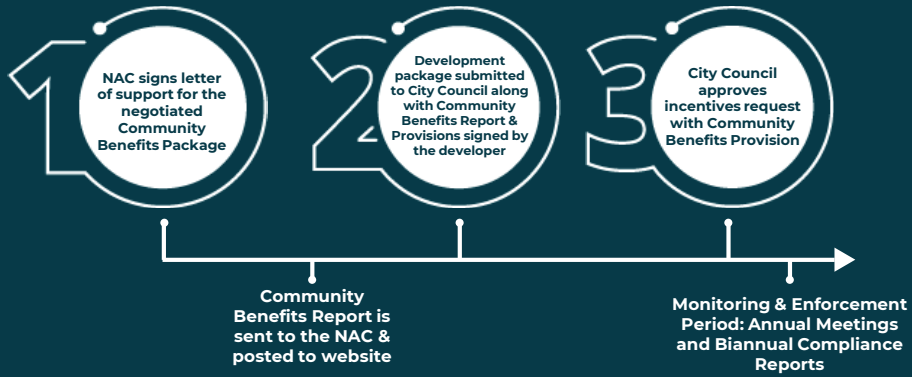
RESIDENTS have participated in CBO processes

CBO TIER 1 POSITIVE OUTCOMES

- 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



ONCE TIER 1 MEETINGS ARE COMPLETED



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

Future of Health: Detroit



Project's Tier 1 CBO Qualifying Factors

- Total Cost of Investment of ~\$3 Billion
- Residential Buildings seeking City of Detroit tax abatements valued over \$1M

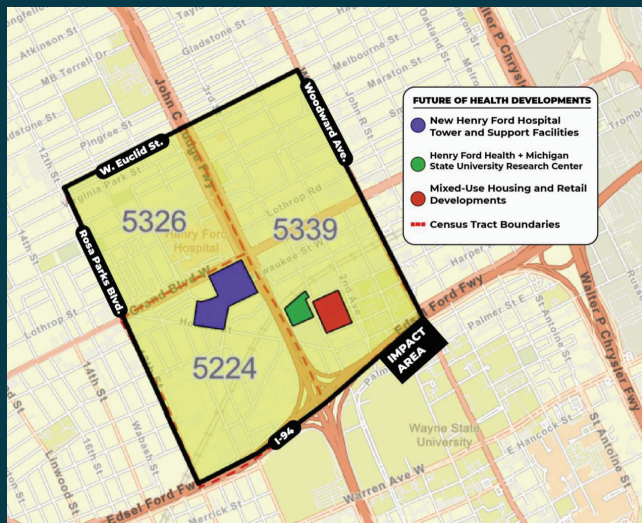
NEIGHBORHOOD ADVISORY COUNCIL (NAC) CANDIDATES STATEMENTS + ELECTION

CBO TIER 1 PROCESS Neighborhood Advisory Council (NAC) Selection - 9 Members



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

FUTURE OF HEALTH: CBO IMPACT AREA



NAC SELECTION – ROLES & RESPONSIBILITIES

ELIGIBILITY

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

REQUIRED DUTIES

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

RESPONSIBILITIES

- You cannot use this position for personal gain and must declare any conflicts of interest.
- You are agreeing to represent your fellow residents.
- You are agreeing to provide feedback for the community.
- You are agreeing to work together 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 MEETING SCHEDULE – FALL 2023

MEETING 1: TUESDAY, OCTOBER 3 – INTRODUCTION TO CBO AND TIER 1 PROJECT

MEETING 2: TUESDAY, OCTOBER 10 - INTRO / RESIDENT VOTE FOR 2 NAC MEMBERS

REMAINING NAC APPOINTMENTS / BYE WEEK / NAC ORIENTATION

MEETING 3: TUESDAY, OCTOBER 24 - DEVELOPER PRESENTATION & DEGC PRESENTS INCENTIVES PACKAGE)

MEETING 4: WEDNESDAY, NOVEMBER 1 - NAC WORKING SESSION

MEETING 5: TUESDAY, NOVEMBER 7 - NAC PRESENTATION OF IMPACTS

MEETING 6: TUESDAY, NOVEMBER 14 - NAC WORKING SESSION

MEETING 7: TUESDAY, NOVEMBER 28 - DEVELOPER PRESENTS RESPONSES TO IMPACTS

MEETING 8: TUESDAY, DECEMBER 5 - FINALIZATION AND POTENTIAL NAC VOTE ON AGREEMENT (IF NECESSARY)

ADDITIONAL MEETINGS IF REQUESTED BY NAC

MEETING 9: TUESDAY, DECEMBER 12 - CONTINUED DEVELOPER / NAC DISCUSSIONS TOWARDS FINAL RESOLUTION AND VOTE ON COMMUNITY BENEFITS AGREEMENT

BEFORE PUBLIC MEETING #3

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

- MEETING AGENDAS
- ROLES & RESPONSIBILITIES
- PREVIOUS EXAMPLES OF CBOS
- NAC CONTACT LIST

NEIGHBORHOOD ADVISORY COUNCIL (NAC) - NOMINEES

- OPEN TO RESIDENTS OVER 18 WHO CURRENTLY LIVE IN IMPACT AREA
- VERIFY YOUR NAME, CONTACT INFORMATION AND ADDRESS – *Show 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
- MUST BE AVAILABLE TO ATTEND ALL PUBLIC CBO MEETINGS
- EACH CANDIDATE WILL HAVE 2 MINUTES TO SPEAK ABOUT WHY THEY WANT TO SERVE

NEIGHBORHOOD ADVISORY COUNCIL (NAC) – AFFIDAVIT OF ELIGIBILITY

AFFIDAVIT OF PROSPECTIVE MEMBER OF THE FUTURE OF HEALTH-DETROIT NEIGHBORHOOD ADVISORY COUNCIL

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

- I am over eighteen (18) years of age.
- My primary residence is in the City of Detroit within the area bounded by W. Euclid St. on the north, Woodward Ave. on the east, I-94 Frey on the south, and Rosa Parks Blvd. on the west (the "Impact Area") and I have provided proof of such residency to the City of Detroit.
- I am not an agent, employee or official of **Henry Ford Health, the Detroit Pistons, Michigan State University** or any of their affiliates or subsidiaries involved in the development of real property located at [list addresses of properties] (collectively, the "Properties").
- I am not an employee of any department of the City of Detroit or any authority directly involved with the development of the Properties.
- I do not have any financial interest in **Henry Ford Health, the Detroit Pistons, Michigan State University** or any of their affiliates or subsidiaries involved in the development of the Properties.
- None of my immediate family members have any financial interest in **Henry Ford Health, the Detroit Pistons, Michigan State University**, or any of their affiliates or subsidiaries involved in the development of the Properties.
- I understand the responsibility of Neighborhood Advisory Council (NAC) members to avoid potential conflicts of interest during the community benefits process. 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 _____, 2023 by _____

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

NEIGHBORHOOD ADVISORY COUNCIL (NAC) – HOW TO VOTE

- 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

FUTURE OF HEALTH

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 Future of Health project.

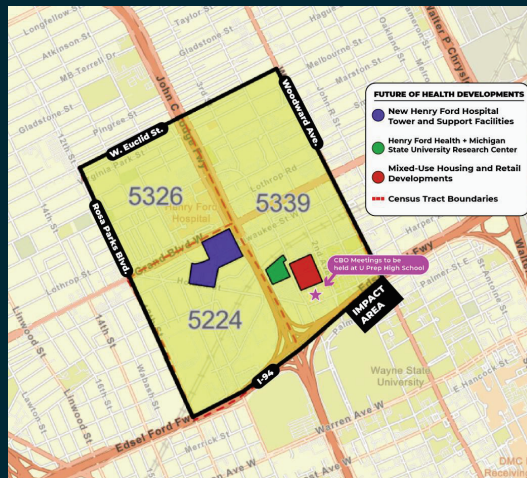
By signing below, I attest that I currently reside in the Impact Area.

Sign Your Name: _____

VERIFIED BALLOT

NEIGHBORHOOD ADVISORY COUNCIL (NAC) – HOW TO VOTE

- 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



NEIGHBORHOOD ADVISORY COUNCIL (NAC) – CANDIDATES

- Joanne Adams
- Devan Anderson
- D'Marco Ansari
- Benjamin Bennett
- Joseph Bierlein
- Stephan Bobalik
- David Graff
- Willa Green-Smith
- Russell Howard
- Lynda Kaye Jeffries
- Alice R. Jones
- Marcus Keys
- Diane McMillan
- Lauren McNeary
- Erica Mixon
- Steven Rimmer
- Maralee Jo Robinson
- Michele Small
- Venita Thompkins
- Kimberly Watts
- Gary Williams
- Jody Wise
- Biaohua Yu

General Q & A



Comment cards also available

NEIGHBORHOOD ADVISORY COUNCIL (NAC) – ELECTION RESULTS

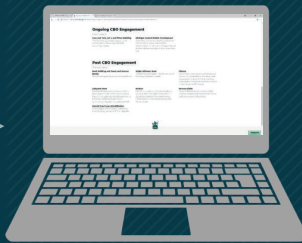
- | | |
|---|---|
| 1. Joanne Adams: <u>20 votes</u> | 13. Diane McMillan: <u>16 votes</u> |
| 2. Devan Anderson: <u>7 votes</u> | 14. Lauren McNeary: <u>1 vote</u> |
| 3. D'Marco Ansari: <u>7 votes</u> | 15. Erica Mixon: <u>4 votes</u> |
| 4. Benjamin Bennett: <u>3 votes</u> | 16. Steven Rimmer: <u>41 votes</u> |
| 5. Joseph Bierlein: <u>7 votes</u> | 17. Marlaee Jo Robinson: <u>0 votes</u> |
| 6. Stephen Bobalik: <u>9 votes</u> | 18. Michele Small: <u>1 vote</u> |
| 7. David Graff: <u>1 vote</u> | 19. Venita Thompkins: <u>4 votes</u> |
| 8. Willa Green-Smith : <u>3 votes</u> | 20. Kimberly Watts: <u>3 votes</u> |
| 9. Russell Howard: <u>7 votes</u> | 21. Gary Williams: <u>2 votes</u> |
| 10. Lynda Kaye Jeffries: <u>7 votes</u> | 22. Jody Wise: <u>7 votes</u> |
| 11. Alice R. Jones: <u>6 votes</u> | 23. Biaohua Yu: <u>3 votes</u> |
| 12. Marcus Keys: <u>1 vote</u> | |

Total Ballots Distributed : 89
Total Ballots Cast: 83

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

CITY OF DETROIT CBO WEBSITE

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



YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/FUTUREOFHEALTH

ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Meetings	October 2023				
	WK 1	WK 2	WK 3	WK 4	WK 5
Meeting 1 - Introduction to CBO and Tier 1 Project	3-Oct				
Meeting 2 - NAC Selection (2 members selected by the public)		10-Oct			
Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation			Week of October 17		
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives				24-Oct	
Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits					1-Nov

ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Meetings	November 2023				Dec 2023
	WK 6	WK 7	WK 8	WK 9	WK 10
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer	7-Nov				
Meeting 6 - NAC Working Session		14-Nov			
THANKSGIVING HOLIDAY WEEK			No Meeting 11/21/2023		
Meeting 7 - Developer Presents Responses to Community Benefits				28-Nov	
Meeting 8 - If Necessary: Finalization and Potential NAC Vote on Community Benefits Agreement					5-Dec
*Please note that this schedule might change and will be updated as we progress					

What Comes Next

Next CBO Meeting:
Tuesday October 24th at 6pm
Doors at 5:30 for Registration and Refreshments

- 1st Meeting with Seated Neighborhood Advisory Council
- Project Details and DEGC Financial Analysis
- In-person meeting at: UPREP High School – 610 Antoinette
- Remote access via Zoom
- Meeting registration at:
<https://bit.ly/futureofhealthdetroit>
- All project notices and documents will be available at
www.detroitmi.gov/futureofhealth



Appendix 6.

**COMMUNITY BENEFIT PUBLIC MEETING #3
PRESENTATION:**

FINANCIAL INCENTIVES AND PROJECT DETAILS

Welcome to FUTURE of HEALTH: DETROIT

COMMUNITY BENEFITS MEETING



October 24, 2023 - CBO Meeting #3

AGENDA

- Welcome & Introductions
- Neighborhood Advisory Council (NAC) Introductions + Roles
- Future of Health Development Overview
- Project Economic Benefit and Tax Incentives
- Future of Health Development Details
- NAC Discussion
- General Q & A

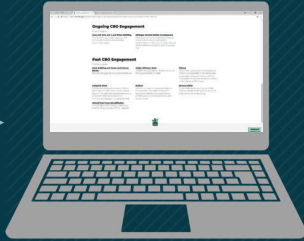
ANTICIPATED PUBLIC CBO MEETING SCHEDULE					
Meetings	October 2023				
	WK 1	WK 2	WK 3	WK 4	WK 5
Meeting 1 - Introduction to CBO and Tier 1 Project	3-Oct				
Meeting 2 - NAC Selection (2 members selected by the public)		10-Oct			
Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation			Week of October 17		
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives				24-Oct	
Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits					1-Nov

ANTICIPATED PUBLIC CBO MEETING SCHEDULE					
Meetings	November 2023				Dec 2023
	WK 6	WK 7	WK 8	WK 9	WK 10
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer	7-Nov				
Meeting 6 - NAC Working Session		14-Nov			
THANKSGIVING HOLIDAY WEEK			No Meeting 11/21/2023		
Meeting 7 - Developer Presents Responses to Community Benefits				28-Nov	
Meeting 8 - <u>If Necessary</u> : Finalization and Potential NAC Vote on Community Benefits Agreement					5-Dec

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

CITY OF DETROIT CBO WEBSITE

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

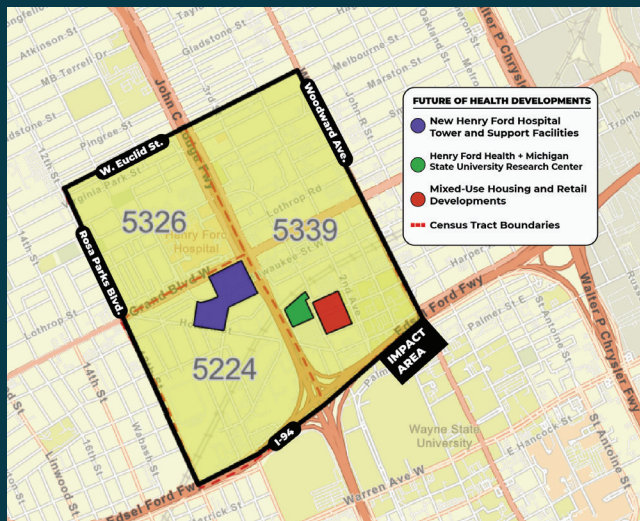


YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/FUTUREOFHEALTH

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

FUTURE OF HEALTH: CBO IMPACT AREA



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

NAC – ROLES & RESPONSIBILITIES

ELIGIBILITY

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

REQUIRED DUTIES

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

RESPONSIBILITIES

- You cannot use this position for personal gain and must declare any conflicts of interest.
- You are agreeing to represent your fellow residents.
- You are agreeing to provide feedback for the community.
- You are agreeing to work together 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)

- **Steven Rimmer** - Elected by Impact Area Residents
- **Joanne Adams** - Elected by Impact Area Residents
- **Russell Howard** - Appointed by Council President Mary Sheffield
- **Lauren McNeary** - Appointed by Council Member Coleman A. Young II
- **Venita Thompkins** - Appointed by Council Member Mary Waters
- **Stephan Bobalik** - Appointed by Planning & Development
- **Lynda Jeffries** - Appointed by Planning & Development
- **Marcus Keys** - Appointed by Planning & Development
- **Gary Williams** - Appointed by Planning & Development
- **Benjamin Bennett** - Alternate appointed by Planning & Development

NAC MEMBER ROLES / POSITIONS

CHAIRPERSON

- Facilitates and guides the conduct of NAC meetings and activities
- Works with PDD staff to develop agenda and action items for NAC meetings
- Ensures effective participation of all NAC members

VICE-CHAIRPERSON

- Assist the Chairperson in the above noted duties
- Facilitate and guide NAC activities in the Chairperson's absence

SECRETARY / NOTETAKER

- Record notes, decisions, and action items at meetings or activities of the NAC
- Receive and respond to correspondence addressed to the NAC
- Maintain records and resources for the NAC

**HENRY
FORD
HEALTH[®]**

**HENRY FORD HEALTH +
MICHIGAN STATE UNIVERSITY**
Health Sciences



THE FUTURE OF HEALTH IN A THRIVING NEW CENTER

MISSION – DRIVEN DEVELOPMENT

MISSION: Serving a purpose other than profit



NON-PROFIT HOSPITAL SYSTEM



NON-PROFIT LAND GRANT UNIVERSITY



COMMUNITY IMPACT

HENRY FORD HEALTH

OUTPUT FOR DETROITERS:

NEW STATE OF THE ART HOSPITAL EXPANSION

EDUCATION AND RESEARCH CREATES BETTER HEALTH OUTCOMES

HOUSING, COMMUNITY AND JOB OPPORTUNITIES

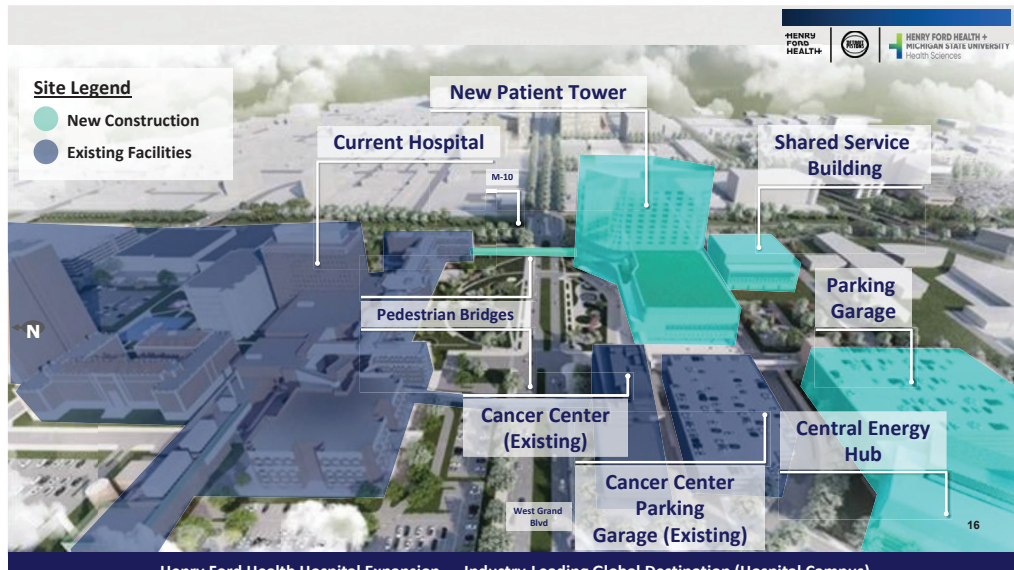


MICHIGAN STATE UNIVERSITY

THREE COMMUNITY-MINDED INSTITUTIONS - WORKING AS ONE

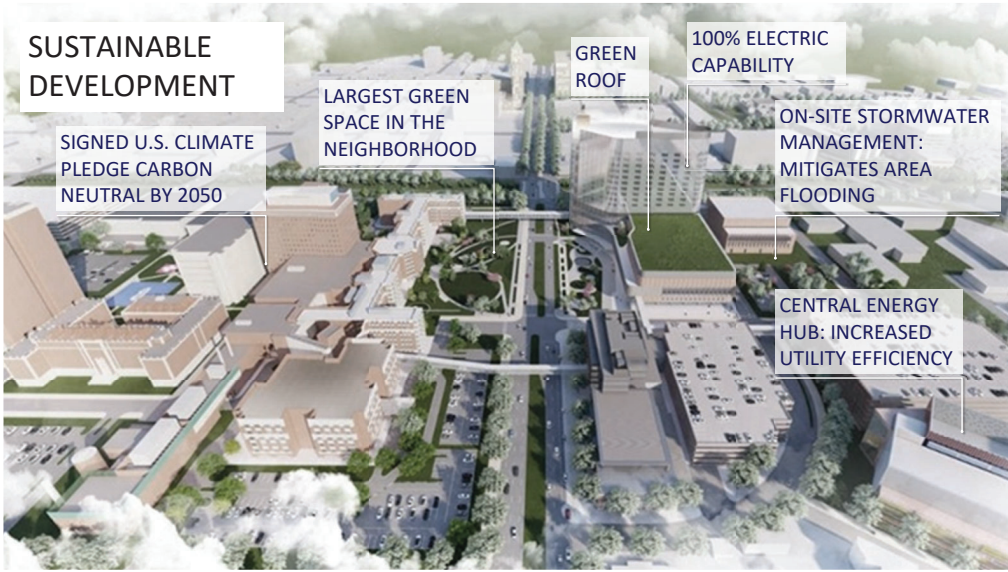


The Future of Health in a Thriving New Center



Henry Ford Health Hospital Expansion – Industry-Leading Global Destination (Hospital Campus)





Shirley Ryan Abilitylab

- Traumatic Brain Injury
- Stroke Recovery
- Spinal Cord Injury
- Pediatric Rehabilitation

#1 for 33 Consecutive Years

BEST HOSPITALS
ACCREDITED BY
USNews
REHABILITATION
 2023-2024

Providing exceptional care for more stroke, spinal cord injury and traumatic brain injury patients than anywhere else in the USA.

Gilberts contribute \$375M to help bring rehab, research facilities to Henry Ford Health expansion
 \$10 Million dedicated to indigent care



LIFE-CHANGING RESEARCH CENTER
TOMORROW'S DISCOVERIES TODAY

- Researchers will aim to increase the understanding of the cellular, molecular, and physiological mechanisms of human health and disease to develop new ways to prevent and treat disease.
- Research will focus on cancer, neuroscience, immunology and hypertension - with an emphasis on health disparities.
- Space will include wet laboratories, shared research equipment and facilities, office, and conference space.
- Nick Gilbert Neurofibromatosis Research Institute (NGRI)



PISTONS LIVE, WORK, PLAY DEVELOPMENT
CONNECTING DOWNTOWN AND DETROIT NEIGHBORHOODS

Building an inclusive community

Affordable and achievable housing for all Detroiters

Commercial, retail, and green space



PISTONS LIVE, WORK, PLAY DEVELOPMENT
CONNECTING DOWNTOWN AND DETROIT NEIGHBORHOODS

New Construction

\$79 MILLION
154 UNITS



New Construction

\$54 MILLION
105 UNITS



Historic Adaptive Reuse
Office Conversion

\$189 MILLION
403 UNITS



BRINGING DEEPER AFFORDABILITY
TO THE HEART OF THE CAMPUS

20% of units anticipated to have deep affordability = 50% Area Median Income (AMI)

# OF PERSONS	UNIT TYPE	MONTHLY RENT
1 Person	Studio	\$828 / Month
2 Persons	One Bedroom	\$888 / Month
3 Persons	Two Bedroom	\$1,066 / Month

50% AMI is equivalent to \$33,150/year for 1-Person household, \$37,900/year for a 2-Person household, and \$42,650/year for a 3-person household.



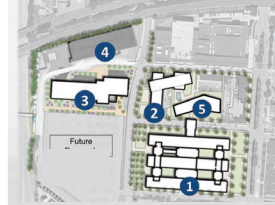
BRINGING DEEPER AFFORDABILITY TO THE HEART OF THE CAMPUS



	Total Units	Avg SF	% of Total	Affordable Units	% Affordable
Studio	311	540	46%	63	20%
1 Bed	288	749	44%	57	20%
2 Bed	63	1,076	10%	13	21%
Total	662	682	100%	133	20%

THE FUTURE OF HEALTH IN A THRIVING NEW CENTER

Residential + Research Campus



	Project	Gross Square Ft.	Units	Parking Spaces	Cost
1	One Ford Place (Adaptive Reuse)	625,000	403		\$188,800,000
2	New Residential 2	160,000	154		\$79,200,000
3	Research	335,000	-		\$392,600,000
4	Parking Garage	320,000		800	\$57,700,000
5	New Residential 3	112,000	105		\$54,200,000
	Total	1,552,000	662	800	\$772,500,000

Hospital Campus



	Project	Gross Square Ft.	Units	Parking Spaces	Cost
1	Hospital Expansion	1,100,000			\$1,740,000,000
2	Shared Services Building (SSB)	150,000			\$203,300,000
3	Central Energy Hub	25,000			\$234,630,000
4	Parking Garage	560,000		1,500	\$69,600,000
	Total	1,835,000		1,500	\$2,247,530,000

Grand Total		3,387,000	662	2,300	\$3.02 Billion
--------------------	--	------------------	------------	--------------	-----------------------

**FUTURE OF HEALTH DEVELOPMENT
ECONOMIC BENEFIT AND TAX
INCENTIVES – DEGC / DBRA**



THE FUTURE OF HEALTH: DETROIT

TABLE OF CONTENTS

- 01 WHO IS THE DEGC**
- 02 WHAT ARE INCENTIVES**
- 03 DEGC “BUT-FOR” ANALYSIS**
- 04 BROWNFIELD TAX INCREMENT FINANCING (TIF)**
- 05 HOW DOES THIS PROJECT IMPACT DETROIT**



33

WHO IS THE DEGC?



34

Who is the Detroit Economic Growth Corporation (DEGC)?

- Established in 1978 by Mayor Coleman Young as a private, non-profit organization
- Lead economic development organization supporting small businesses, real estate development, business attraction & retention in the City of Detroit
- Staff public authorities, including: Downtown Development Authority (DDA) and Detroit Brownfield Redevelopment Authority (DBRA)

Why is DEGC here?

- Review the development finances to confirm:
 - Request for incentives is necessary (“but-for”) and
 - Incentives are in the City’s financial interest (fiscal benefits)



WHO IS THE DEGC?

35

WHAT ARE INCENTIVES?



36

For The Future of Health, we'll look at...



DOES NOT take City money and give that money to developers.



ONLY recommended if there is a net benefit to the City.



ARE NOT granted without accountability or oversight.



DOES NOT deliver benefits until developments are completed.

THE FUTURE OF HEALTH | EXECUTIVE SUMMARY

PERFORMANCE BASED INCENTIVES OVERVIEW

PROJECT		PA 210	PA 255	NEZ	TBP
East Campus	HFH + MSU Research Building				X
	East Campus Parking Garage				X
	One Ford Place (403 Units)		X	X	X
	R2 New Residential (154 Units)	X			X
	R3 New Residential (105 Units)	X			X

No tax incentives used for the South Campus Hospital Expansion

NO INCENTIVE BENEFITS ARE REALIZED UNTIL CONSTRUCTION MILESTONES ARE MET

Transformational Economic and Fiscal Benefits for Detroit by Leveraging State & Private Investment

**REQUESTED
INCENTIVES**

The Future of Health Tax Abatements

PERFORMANCE BASED INCENTIVES OVERVIEW



State laws that exempts future property taxes on improvements for a certain period of time.

	2 NEW MIXED-USE RESIDENTIAL BUILDINGS ONLY	COMMERCIAL PORTION OF ONE FORD PLACE ONLY	RESIDENTIAL PORTION OF ONE FORD PLACE ONLY
Requested	Commercial Rehabilitation Act Exemption (PA 210)	Commercial Redevelopment Act Exemption (PA 255-R)	Neighborhood Enterprise Zone (PA 147)
Benefit	Provides a discount on the value of the <u>improvements</u> for new construction	Provides an exemption on the value of <u>commercial improvements</u> to promote the of aging facilities.	Provides an exemption on the value of <u>residential improvements</u> to promote the of aging facilities.
Length of Time	Up to 10 Years After Construction	Up to 12 Years After Construction	Up to 17 Years
	Total Value: \$11.8M	Total Value: \$1.4M	Total Value: \$40.3M

NO INCENTIVE BENEFITS ARE REALIZED UNTIL CONSTRUCTION MILESTONES ARE MET

Policy Objectives of Tax Abatements

Business Expansion

Offset Rising Construction Costs & Interest Rates

Rehabilitates Blighted, Contaminated + Obsolete Structures

Brings More Affordable Housing Units To Market

The Future of Health Analysis of Abatement Request

“But for” test

Demonstrated need based on underwriting:

ie. Would the project happen without the incentives?

Economic Benefits

Job Creation

702 net new permanent

8,200 construction

Fiscal Benefits

Net Benefit

\$119M in net fiscal benefit to the City of Detroit over 35 years

Strategic Benefits

Enable deeply affordable housing

Activation of Vacant Land

Reuse of historic assets

DEGC “BUT-FOR” ANALYSIS

Could the project happen without incentives?

THE PROJECT WOULD NOT HAPPEN WITHOUT INCENTIVES BECAUSE:

1. The project would not be able to receive financing without the incentives.
2. The project would not be worth investing in without the incentives.

Two key underwriting metrics:

1. Debt Service Coverage Ratio (DSCR):

The ability for the developer to pay its mortgage payments after accounting for revenues and expenditures.

2. Return on Investment (ROI):

An approximate measure of an investment's profitability

DEGC Guidelines

DSCR Not to Exceed **1.5x**

Developer Return Less Than **10%**

The Future of Health

DSCR Without Incentives:
(0.6x)

DSCR With Incentives:
1.2x

Return Without Incentives:
-6.0%

Return With Incentives:
4.5%

HFH + MSU Research Building & Parking Deck are not pursuing any tax abatements and do not influence the development's returns.

How does this project compare to other projects that received incentives?

In 2021 and 2022 City Council voted to approve incentives on \$2.0 billion of mixed-use projects:

	Average Return	The Future of Health
2021	4.3%	4.5%
2022	7.1%	

BROWNFIELD TAX INCREMENT FINANCING (TIF)

Brownfield Act



In 1996, Act 381 of the State of Michigan allowed a “Qualified Local Governmental Unit” to establish a Brownfield Redevelopment Authority (BRA)



Detroit is a Qualified Local Governmental Unit



In 1998, the Detroit Brownfield Redevelopment Authority (DBRA) was established



Eligibility for Brownfield



Facility

A property formally recognized as contaminated per the Natural Resources & Environmental Protection Act (NREPA), Michigan PA 451 of 1994



Historic Resource

A property located in a City, State and/or Federal Historic District



Functionally Obsolete / Blighted

Must also be accompanied by written confirmation from City Assessor

OR

Public nuisance, utilities removed/destroyed, tax reverted, buried subsurface demolition material

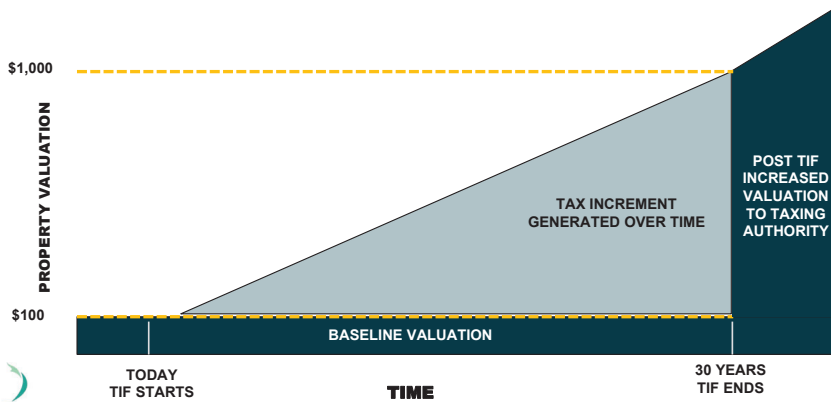


Adjacency

Parcels directly adjacent to an eligible property



Tax Increment Financing (TIF) How It Works



Transformational Brownfield Plan (TBP) Amendments



In 2017, State of Michigan amended Act 381 to authorize “transformational brownfield plans” (TBP)



Enables new TIF structure to help fund high construction costs of extraordinary projects



TBP TIFs may also capture certain State income and sales and use tax revenues



Traditional vs Transformational Brownfield Plans

	Traditional Brownfield Plan	Transformational Brownfield Plan
ELIGIBLE PROPERTY	4 Types of Property Qualification	Same as Traditional
MINIMUM INVESTMENT	No Minimum Investment Amount	\$500 Million Minimum Investment in Detroit
ELIGIBLE COSTS	Specific, Limited Environmental and Construction Costs	All Environmental & Construction Costs
TAXES CAPTURED & REIMBURSED	Incremental Property Taxes – 30 yrs	Incremental Property Taxes – 30 yrs
		Construction Materials – 100% Sales Tax Exemption
		Construction Labor - 100% State Income Tax Capture
		Permanent Employees – 50% State Income Tax Capture – 20 yrs
		Development Residents – 100% State Income Tax Capture – 20 yrs

BROWNFIELD TAX INCREMENT FINANCING (TIF) 53

TBP Tax Overview

		(\$ in Millions)					
	PROJECT NAME	TOTAL DEVELOPMENT COST	STATE TAXES ^[1]	NON-CITY PROPERTY TAXES	CITY PROPERTY TAXES	TOTAL TBP (35 YEARS)	PRESENT VALUE OF TBP (2023 DOLLARS) ^[2]
South Campus	New Patient Tower	\$1,740M	NO INCENTIVES				
	Shared Service Building	\$203.3M					
	Central Energy Facility	\$234.63M					
	South Campus Parking Garage	\$69.6M					
East Campus	HFH + MSU Research Building	\$392.6M	\$39.6M	\$0	\$0	\$39.6M	\$18.2M
	East Campus Parking Garage	\$57.7M	\$0.3M	\$9.0M	\$5.1M	\$14.4M	\$5.0M
	One Ford Place	\$188.8M	\$43.1M	\$38.9M	\$21.3M	\$103.3M	\$33.0M
	R2 New Residential	\$79.2M	\$18.8M	\$12.2M	\$5.6M	\$36.6M	\$14.6M
	R3 New Residential	\$54.2M	\$12.6M	\$9.0M	\$4.1M	\$25.7M	\$9.0M
	TOTAL	\$3,020M	\$114.4M	\$69.1M	\$36.1M	\$219.6M	\$79.8M

^[1] "State Taxes" Includes Exemption Of Sales/Use Tax During the Project Construction Period & Income Tax Capture During Construction & After (Limited to 20 Years)
^[2] "Present Value of TBP Incentive" Reflects Today's Value of the 35-Year Total of the TBP Incentive

BROWNFIELD TAX INCREMENT FINANCING (TIF) 54

WHY IS THIS A GOOD DEAL FOR DETROIT?



Establish Detroit as a Global Leader in Healthcare

- Enhancing world-class health services and research here in the City of Detroit
- Building upon Henry Ford Health System's community impact with major hospital expansion
- Bringing leading health science research and innovation in new state-of-the-art research facility, in partnership with Michigan State University

The Future of Health Tax Incentive Summary

TOTAL TAX INCENTIVES CONTRIBUTED TO THE PROJECT	Abatements	TIE
City of Detroit	\$19.2M	\$38.6M
All Other Taxing Jurisdictions	\$34.2M	\$90.9M
Total Property Tax Abatement Benefit (PA 210, PA 255, NEZ)	\$53.5M	
Total Brownfield Tax Increment Financing	\$105.3M	
State of Michigan Transformation Brownfield Program	\$114.4M	
Total Incentives Over 35 Years	\$273.2M	
Total Incentives as a Percentage of Total Investment	9.1%	

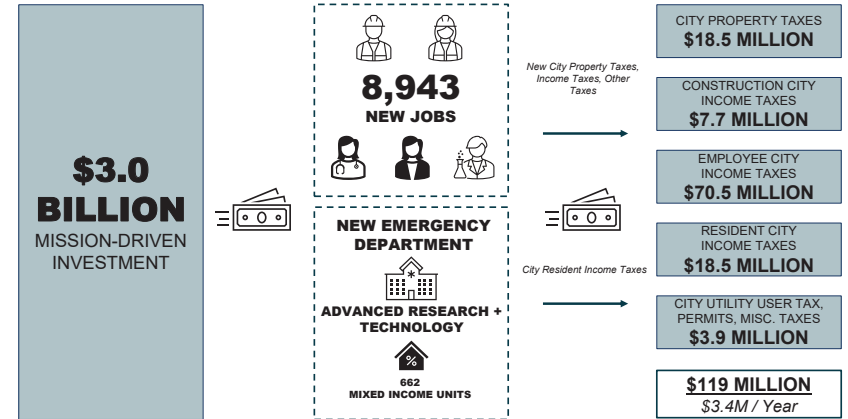
THIS ASSUMES PROJECT IS FULLY BUILT OUT

THE DEVELOPER RECEIVES NOTHING IF THEY DO NOT BUILD

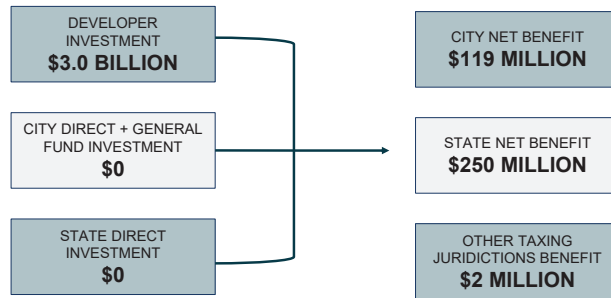
THE DEVELOPERS CAN EARN THESE INCENTIVES OVER 35 YEARS BY BUILDING THE PROJECTS & FILLING THE BUILDINGS WITH CITY OF DETROIT RESIDENTS & EMPLOYEES

TOTAL TBP BENEFIT = \$219.7M

The City Is Projected To See A New Net Benefit Of \$119 MILLION Over The Next 35 Years



The Proposed Investment Will Create \$371 MILLION in New Tax Revenue State-wide Over 35 Years



THE END

LIFE-CHANGING
HOSPITAL, HOUSING, AND RESEARCH



- 2.5X Expanded emergency room
- State of the art medical technology
- Privacy – all single patient rooms
- Relocates density of visitors, staff, parking, and truck traffic away from neighborhoods



- Research sets foundation for best care
- Fight multiple health issues
- Better health outcomes
- Accelerate health equity
- Career pathways for Detroiters



- Building an inclusive community
- Affordable achievable housing for all Detroiters
- Commercial / retail and green space

MISSION-DRIVEN DEVELOPMENT
5 PILLARS OF IMPACT



<p>Academic Research Medical Campus in Partnership with Henry Ford + MSU</p>	<p>Nick Gilbert Neurofibromatosis Research Institute</p>	<p>Shirley Ryan Ability Lab Rehabilitation Hospital to Detroit</p>
<p>662 Residential Units</p>	<p>133 Deeply Affordable</p>	<p>9 New Projects Historic and New</p>
<p>Varying Career Pathways for Detroiters</p>	<p>25,000+ Jobs Construction New Existing 8,241 702 16,400</p>	<p>\$119 MILLION Net Benefit to the City of Detroit</p>

MISSION – DRIVEN DEVELOPMENT

MISSION: *Serving a purpose other than profit*

<p>NON-PROFIT HOSPITAL SYSTEM</p>	<p>NON-PROFIT LAND GRANT UNIVERSITY</p>	<p>COMMUNITY IMPACT</p>
-----------------------------------	---	-------------------------

**HENRY
FORD
HEALTH**

**HENRY FORD HEALTH +
MICHIGAN STATE UNIVERSITY**
Health Sciences



General Q & A



Comment cards also available

NAC Discussion



Comment cards also available

CBO TIER 1 PROCESS Identifying Project Impacts and Mitigations



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

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

THE NAC
DEVELOPS
SUGGESTIONS
TO IDENTIFIED
IMPACTS AND
THE DEVELOPER
RESPONDS

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

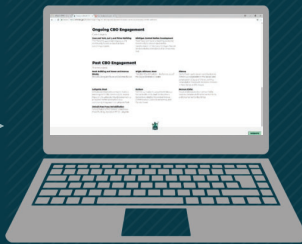
ANTICIPATED PUBLIC CBO MEETING SCHEDULE					
Meetings	October 2023				
	WK 1	WK 2	WK 3	WK 4	WK 5
Meeting 1 - Introduction to CBO and Tier 1 Project	3-Oct				
Meeting 2 - NAC Selection (2 members selected by the public)		10-Oct			
Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation			Week of October 17		
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives				24-Oct	
Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits					1-Nov

ANTICIPATED PUBLIC CBO MEETING SCHEDULE					
Meetings	November 2023				Dec 2023
	WK 6	WK 7	WK 8	WK 9	WK 10
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer	7-Nov				
Meeting 6 - NAC Working Session		14-Nov			
THANKSGIVING HOLIDAY WEEK			No Meeting 11/21/2023		
Meeting 7 - Developer Presents Responses to Community Benefits				28-Nov	
Meeting 8 - If Necessary: Finalization and Potential NAC Vote on Community Benefits Agreement					5-Dec

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

CITY OF DETROIT CBO WEBSITE

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



YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/FUTUREOFHEALTH

What Comes Next

Next CBO Meeting:

Wednesday November 1st at 6pm

Doors at 5:30 for Registration and Refreshments

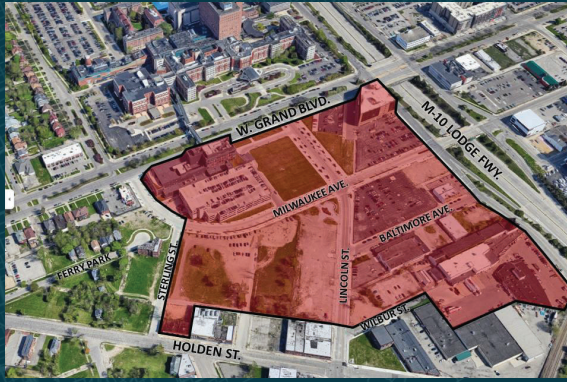
- NAC Working Meeting
- In-person meeting at: UPREP High School – 610 Antoinette
- Remote access via Zoom
- Meeting registration at: <https://bit.ly/futureofhealthdetroit>
- All project notices and documents will be available at www.detroitmi.gov/futureofhealth



Upcoming Public Hearing

City Planning Commission:
Thursday November 2nd at 5:15pm

- Proposed map amendment to rezone parcels for the hospital expansion
- Meeting held in person and via Zoom
- **In person at:** Coleman A. Young Municipal Center – 2 Woodward Ave. Committee of the Whole Room, 13th fl
- **Further Details and Zoom information available at:**
<https://detroitmi.gov/government/commissions/city-planning-commission>



APPENDIX

HENRY FORD HEALTH

HOSPITAL EXPANSION
 THE VERY BEST HEALTHCARE – RIGHT IN THE HEART OF DETROIT

BY THE NUMBERS	2.5 X	EXPANDED EMERGENCY DEPARTMENT
	420	SINGLE PATIENT ROOMS
\$ 1.74 BILLION	50	NEW PROCEDURE ROOMS
	3 FLOORS	SHIRLEY RYAN ABILITY LAB
1.2 MILLION SQUARE FEET	16,089	CURRENT JOBS
	4,698	CONSTRUCTION JOBS
21 FLOORS	+ 162	NEW PERMANENT JOBS
	= 20,949	TOTAL JOBS



HENRY FORD HEALTH

SHARED SERVICES BUILDING
 CENTRALIZING SUPPORT SERVICES IN A BETTER LOCATION

BY THE NUMBERS	1	CAMPUS-WIDE SUPPORT SERVICES BUILDING – RELOCATE TRUCK & SUPPORT TRAFFIC AWAY FROM RESIDENTS
	\$ 203.3 MILLION	24,000 SQUARE FOOT FULLY ELECTRIC KITCHEN
120,000 SQUARE FEET	22-28,000	SQUARE FOOT STATE-OF-THE-ART ELECTRIC STERILE PROCESSING
	3 FLOORS	561 CONSTRUCTION JOBS

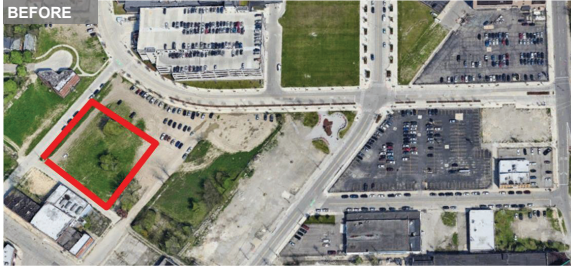
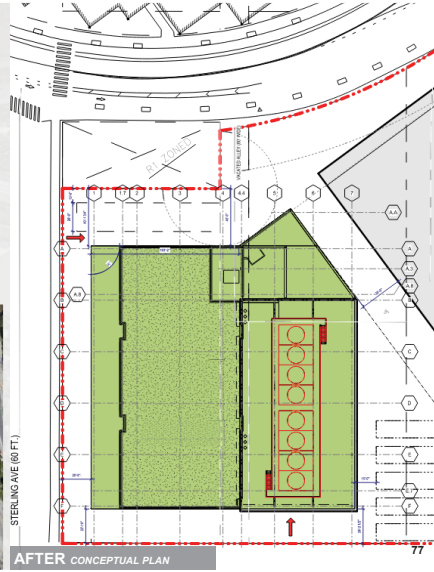




CENTRAL ENERGY HUB
SUPPORTING SUSTAINABLE-DRIVEN DEVELOPMENT

BY THE NUMBERS
+/- \$ 234.6 MILLION
22-27,000 SQUARE FEET
2-3 FLOORS

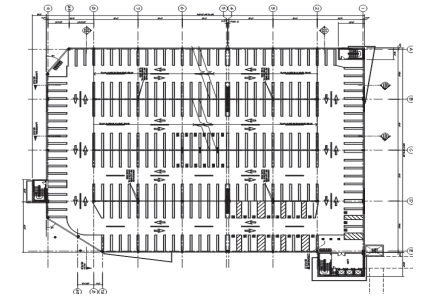
- 2050 HENRY FORD BECOMES CARBON NEUTRAL
- 100% CAPABLE ALL ELECTRIC HOSPITAL
- HENRY FORD HAS SIGNED U.S. PRESIDENTIAL HEALTH SECTOR CLIMATE PLEDGE
- TBD NEW JOBS DEPENDING ON FINAL PLAN
- 649 CONSTRUCTION JOBS



PARKING | HOSPITAL CAMPUS
DIRECT ACCESS

BY THE NUMBERS
\$ 69.6 MILLION
560,000 SQUARE FEET
7 FLOORS

- 1,500 SPACES
- DIRECT CONNECTIVITY TO HOSPITAL EXPANSION
- CENTRAL-CAMPUS SHUTTLE DROP OFF LOCATION
- 188 CONSTRUCTION JOBS



LIFE-CHANGING RESEARCH CENTER
TOMORROW'S DISCOVERIES TODAY

BY THE NUMBERS
\$ 392.6 MILLION
335,000 SQUARE FEET
7 FLOORS

- 6 FLOORS HENRY FORD + MSU RESEARCH CENTER
- 1 FLOOR NICK GILBERT NEUROFIBROMATOSIS RESEARCH INSTITUTE (NGNRI)
- 1,096 CONSTRUCTION JOBS
- 195 CURRENT JOBS
- + 363 NEW PERMANENT JOBS
- = 1,654 TOTAL JOBS



PISTONS LIVE, WORK, PLAY DEVELOPMENT
ONE FORD PLACE | HISTORIC ADAPTIVE REUSE CONVERSION TO RESIDENTIAL

BY THE NUMBERS
\$ 188.8 MILLION
627,000 SQUARE FEET
5 FLOORS

- 403 TOTAL RESIDENTIAL UNITS
- 81 PROPOSED AFFORDABLE UNITS
- \$15 FULL TIME JOB HOURLY WAGE AFFORDABILITY LEVEL (50% AMI)
- 17,000 SF COMMERCIAL / RETAIL SPACE
- 539 CONSTRUCTION JOBS
- + 98 NEW PERMANENT JOBS
- = 637 TOTAL JOBS





PISTONS LIVE, WORK, PLAY
NEW CONSTRUCTION | NEW RESIDENTIAL 1

BY THE NUMBERS	154	TOTAL RESIDENTIAL UNITS
	31	PROPOSED AFFORDABLE UNITS
	\$15	FULL TIME JOB HOURLY WAGE AFFORDABILITY LEVEL (50% AMI)
	8,000	SF COMMERCIAL / RETAIL SPACE
	248	CONSTRUCTION JOBS
	293	TOTAL JOBS
\$ 79.2 MILLION		
159,000		
SQUARE FEET		
+ 45	NEW PERMANENT JOBS	
=		



AFTER CONCEPTUAL RENDERING



PISTONS LIVE, WORK, PLAY
NEW CONSTRUCTION | NEW RESIDENTIAL 2

BY THE NUMBERS	105	TOTAL RESIDENTIAL UNITS
	21	PROPOSED AFFORDABLE UNITS
	\$15	FULL TIME JOB HOURLY WAGE AFFORDABILITY LEVEL (50% AMI)
	6,000	SF COMMERCIAL / RETAIL SPACE
	158	CONSTRUCTION JOBS
	192	TOTAL NEW JOBS
\$ 54.2 MILLION		
112,000		
SQUARE FEET		
+ 34	NEW PERMANENT JOBS	
=		



AFTER CONCEPTUAL RENDERING



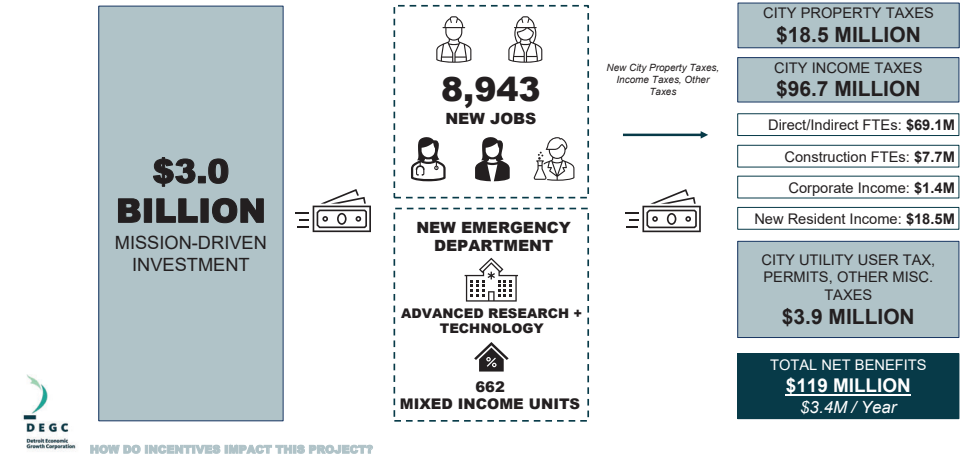
PARKING | RESEARCH + RESIDENTIAL CAMPUS

BY THE NUMBERS	800	GARAGE SPACES
	3 USES	PARKING SERVES RESEARCH, RESIDENTIAL, + TRANSIENT
	104	CONSTRUCTION JOBS
	\$ 57.7 MILLION	
320,000		
SQUARE FEET		
6 FLOORS		



AFTER CONCEPTUAL RENDERING

The City Is Projected To See A New Net Benefit Of \$119 MILLION Over The Next 35 Years



Appendix 7.

**MEMO: NAC QUESTIONS ON FUTURE OF HEALTH
PROJECT DETAILS AND DEVELOPER RESPONSES
- NOVEMBER 3, 2023**



To: Members of the Future of Health Neighborhood Advisory Council (NAC)

Cc: Aaron Goodman, City of Detroit Planning & Development Department

Subject: Thank You and Next Steps for Our Community Initiatives

November 3, 2023

Dear Members of the NAC,

On behalf of the Future of Health: Detroit team, we would like to extend our heartfelt gratitude to each one of you for your active participation in the recent NAC meeting. Your insightful questions truly highlight your commitment to making a positive impact in our neighborhood. We greatly appreciate your dedication to our community.

We are particularly excited to engage in discussions around the pillars you've identified as crucial to our community's growth and development:

1. **Finest Health Care for Detroiters:** Your questions and concerns about healthcare accessibility and quality are inspiring. We are determined to work together to ensure that our neighbors have access to the finest healthcare services, focusing on both prevention and treatment. We will continue to explore innovative ways to address health disparities and improve overall well-being.
2. **Career Pathways and Opportunities for Our Neighbors:** The emphasis on creating career pathways and economic opportunities for our community members is paramount. We are eager to continue these conversations and develop strategies that empower individuals to achieve their professional goals.
3. **Education and Youth Programming:** The future of our neighborhood lies in the hands of our youth. Your questions and ideas regarding education and youth programs underscore the importance of nurturing their growth and potential. We will continue to explore ways to enhance educational resources and expand youth programs to ensure a brighter future for our young residents.
4. **Quality Housing Opportunities:** Housing is a fundamental aspect of a thriving community, and your questions regarding housing quality and affordability are well-received. We are dedicated to working together to create housing opportunities that meet the needs of our diverse community while maintaining high standards of quality.

5. **Strengthening Our Community Partnerships and Assets:** Collaboration and partnership are vital for our community's success. Your interest in enhancing these relationships underscores the importance of working together with local organizations, businesses, and stakeholders to build a stronger, more resilient neighborhood.

We are truly excited about the journey ahead and the positive changes we can bring about together. The discussions at our recent meeting have set a strong foundation for further dialogue and action. We look forward to delving deeper into these topics, exploring potential solutions, and actively involving all members of our community in these efforts.

In the coming weeks, we would be happy to schedule follow-up meetings and workshops to dig deeper into these critical areas. Your continued participation and insights will be invaluable as we develop concrete plans and initiatives.

Thank you once again for your unwavering commitment to our community. Together, we can create a neighborhood that thrives in terms of healthcare, employment, education, housing, and community partnerships.

If you have any further thoughts or questions, please do not hesitate to reach out to us. We value your input and ideas greatly.

Sincerely,

The Future of Health Development Team



QUESTION #1:

Could you share details on parking plans generally and in particular for the residential portion of the development. What will the cost of parking be for market rate and affordable residential units?

Henry Ford will own the entire parking system meant to support the Future of Health mixed-use development. This system, which will be available 24-7, will bring the necessary supply of parking needed to accommodate the broader vision. In addition, Henry Ford will continue to operate its shuttle service to allow our team members to easily travel across the campus, which helps mitigate traffic and reduces the need to build excess parking.

Excluding street parking, the entire parking system will provide 9,174 spaces once it’s complete. This includes two new garages. The first is a 1,518-space garage adjacent to the new hospital tower on W. Grand Blvd. The second is an 800-space garage at the northwest corner of Amsterdam and Third Street, meant to accommodate the research building and residential-anchored projects.

We will continue to use existing parking assets, including the balance of the Third Street surface lot. After completion of research building construction, the balance of the Third Street surface lot will offer 376 surface lot spaces. Additionally, street parking is expected to offer approximately 225 spaces within the project footprint.

Residential market rates are not yet final, but based on current market rates, we estimate a cost of between \$125 – \$175 per space, for various parking options.

Parking Breakdown by Campus

North Campus	South Campus	East Campus
North Garage = 1,800	New South Garage = 1,518	New East Garage = 800
W Pavilion Garage = 392	Cancer Garage = 692	Baltimore Garage = 600
PEG Garage = 845		Surface Lots = 821
Surface Lots = 836		Fisher Lot + Garage = 500
		Piston Garage = 370
Total = 3,873	Total = 2,210	Total = 3,091
Street = 56	Street = 50	Street = 125
Total w/ Street = 3,929	Total w/ Street 2,260	Total w/ Street = 3,216

QUESTION #2

Could you speak to any strategies around transportation demand management, including incorporation of public transit, parking management across the campus, carshare/shared fleets, carpool, EV charging, bikes/scooters, freight delivery planning, and walkability. How have the City's Office of Mobility Innovation, DPW, and the Regional Transportation Authority been engaged regarding coordinated mobility?

We view improving walkability and integrating with public transit as key opportunities to connect with the community and promote wellness. To that end, the proposed site plan features inviting front entrance areas and enhanced sidewalk systems.

The Dexter Bus route is a main line that serves the community along West Grand Boulevard. There are several bus stops in our exiting footprint that will be incorporated into the new design for the greenspace between the new and existing hospital buildings. People will find:

- Crosswalks adjacent to bus stops on both sides of W. Grand Blvd.
- Park-like features with seating and reflection spaces
- Ties to dedicated bicycle lanes proposed with the Grand Boulevard TAP grant project
- Ample space for patient drop-off and valet operations

A new parking structure, which will include EV charging stations, will connect to the new hospital tower and cancer center with climate-controlled skywalk.

Henry Ford will continue to operate its shuttle service to allow our team members and patients to easily travel across the campus, mitigating traffic and reducing the need to build excess parking.

Freight delivery will be consolidated to the back of the house, accessible directly from the Lodge Service Drive via Baltimore, to reduce the amount of noise generated by trucks traveling to the hospital and divert freight movements away from the main entrance, West Grand Boulevard, and the surrounding neighborhood.

To encourage team members to walk and bike we are designing an indoor bicycle parking room and shower and changing room at the Henry Ford Health + MSU Research Center. Bike lockers will also be provided for staff and the public on the first floor of the new South garage.

We have engaged in conversations with DPW and look forward to further conversations with the Office of Mobility Innovation and the Regional Transportation Authority.

QUESTION #3

What are the plans and planned amenities for the public green spaces?

Henry Ford Health is earnestly seeking feedback and input around community programming in the green space adjacent to the hospital. We are connecting with local students, seniors, business owners and neighbors to ensure a comprehensive and inclusive dialogue. We are considering many suggestions, including the following:

- Fitness and wellness activities for youth and seniors
- Opportunities for local businesses to host pop-ups, boosting awareness of their products and services to our employees, patients, visitors and more.
- Providing visitors with access to Wi-Fi
- Community gardens
- Public art such as murals

The Henry Ford + MSU Research Center property includes green space on the south side of the building. Within this green space is a promenade that begins at the sidewalk on the west side of Third Street and ends at the MDOT pedestrian bridge that crosses over the Lodge. As we work to finalize promenade designs, we anticipate the inclusion of vignettes of seating for respite and/or conversation.

The Pistons have worked with the city over the last few years to renovate 60 basketball courts in parks throughout Detroit. Community programming in these parks includes camps, clinics and other non-sports activities, such as yoga and arts & crafts, for Detroiters of all ages. Our goal is to build on all of that as we develop plans and planned amenities for the public green space on and around the residential sites. Our initial thought is to develop at least one basketball court, but the focus is to plan and program this space in a way that adds value to the neighborhood and makes this a better place to live, work and play.

QUESTION #4

What public art is planned? How have community members or the local arts community been involved in this?

Henry Ford Health feels public art is an essential and vibrant component of our community. We've long maintained deep connections with local artists and are proud of "ArtBlock," our art-infused community space that highlights and honors the rich community of Detroit artists among us. We are proud to give both emerging and established Detroit artists a place to showcase their work, as well as provide the community with an imaginative and creative gathering space.

The role of public art in the Future of Health vision is no different. Over the past eight months, our team has actively engaged with the community as we develop plans for our green space and facility designs. We intend to commission artists to design and develop work that fits into our environment, as we did at the Brigitte Harris Cancer Pavilion.

QUESTION #5

HFH shared plans to build the hospital to LEED Gold standard or better (though not necessarily seeking certification, due to cost). What sustainability measures have been incorporated into the residential and research buildings? Have standards like Passive House or LEED Zero been considered?

The Pistons are committed to sustainability as well. The Henry Ford Detroit Pistons Performance Center is LEED certified and while we have not made any decisions yet as to whether to seek certification for the residential buildings, we do plan to incorporate sustainability measures in all aspects of this project.

Michigan State University has a long-standing track record of environmental stewardship, both on and off campus, with over 1.5 million square feet of MSU-owned space being LEED registered. University construction standards have been adapted to conform to LEED Gold Certification standards on all new construction and major renovation projects. Since 2009, MSU has achieved Gold (5) and Silver (6) status on a diverse array of building assets including resident hall, museum, medical, nursing, research, biological and education buildings and facilities.

The Henry Ford + MSU Research Center will be designed to LEED Gold standards. Pursuit of certification will be determined later, given the high cost of applying for certification. Contributing strategies include:

- Low-flow fixtures
- Efficient mechanical systems
- A reduced window to wall ratio
- Enhanced commissioning
- Sorting and recycling of construction waste
- Selection of clean building materials.

The building is oriented with an elongated southern exposure to maximize passive solar heating in the colder months while controlling heat gain when the weather is warm. The building materials will be carefully considered and incorporate low VOC finishes in at least 3 different compliance categories to help improve the indoor environmental air quality.



QUESTION #6

What functions will be on the current HF hospital campus after the hospital moves across the boulevard.

Our goal is to decompress, or shrink the amount of activity on, our existing campus thereby reducing disruptions for our neighbors to the north. For example, patient rooms on the north campus will be converted to single-patient rooms, reducing the volume of patients and visitors in that area. The hospital site north of W. Grand Blvd. will also be home to:

- Ambulatory services
- Research activity and
- Office space

We will move our high-volume services, procedure-focused spaces, emergency department and helipad to the new campus south of W. Grand Blvd. We will also move our loading dock and logistical support services to a support service building south of Milwaukee Avenue. This building will serve the entire campus (north and south) through state-of-the-art logistics solutions.

QUESTION #7

Aside from the future hospital site, will any other buildings be demolished?

NORTH OF W. GRAND BLVD.: We will likely remove the parking structure on the southwest corner of Pallister and the Lodge service road before the end of construction. We have not finalized long-term plans for any other buildings on the north campus and will not finalize that planning until closer to the opening of the new facilities south of W. Grand Blvd.

SOUTH OF W. GRAND BLVD.: We plan to demolish the HAP building on W. Grand Blvd. and the White Construction building in early 2024 to make way for the new hospital patient tower and shared services building respectively. We are in the process of evaluating which facilities will be needed within our broader campus moving forward. At some point, we will demolish additional buildings along Baltimore Street between the Lodge Service Drive and Lincoln Street. It is our intention to use the area along Baltimore Street for construction management, construction parking and laydown areas as required throughout the construction period.

QUESTION #8**How are MDOT plans for the I-94/Lodge interchange being incorporated into traffic management?**

The planned extension of Holden Street over the Lodge as part of the I-94 Modernization Project is of particular importance to the project because it will connect the two campuses for vehicles and pedestrians. We continue to work with MDOT to understand their current plans and how they impact our area.

Meanwhile, we are working with the City of Detroit and MDOT on improvements to the existing pedestrian bridge over the Lodge and several nearby railroad viaducts that are in critical condition and need repair. The railroad viaducts at Third Street and Second Avenue are prone to flooding, which makes them impassable for pedestrians at times. They also have substandard clearance for trucks, which limits the number of alternate routes available to them. We also continue to work with the city for much needed improvements to the Holden Street viaduct which would allow that road to reopen.



QUESTION #9

If the developers own additional land or buildings near the planned development, is future development planned or would property be made available for sale?

Henry Ford Health as an organization is not a developer and does not intend to be a developer. All properties we own have been purchased to stabilize the community by minimizing blight. Henry Ford Health will continue to own and maintain properties that could potentially be needed for the future advancement of our health campus.

Our goal is to ensure future development creates a positive impact on the surrounding community for residents, Henry Ford team members, patients and visitors alike. We are always open to conversations with those outside the organization who see impactful and positive development opportunities for our properties. Should that happen, we'd require development agreements to ensure promises are kept and the development makes the intended positive impact.

QUESTION #10

What is planned for the commercial spaces?

The Pistons organization has done a lot of work with and in support of locally owned, black-owned, LGBTQ+-owned and women-owned small businesses in recent years. Our Shop313 program is a great example -- amplifying 100-plus businesses and awarding over \$120,000 in grants to accelerate their growth.

While we haven't yet finalized plans for commercial spaces, our goal is to be inclusive as we plan to curate a mix of commercial/retail options that encourage walkability and support and add value for existing and new residents and employees of the New Center area.

In addition, the requested commercial property tax abatements would support our efforts towards inclusivity by directly reducing the annual property tax bill that is paid by the commercial tenants.

There will be opportunities for small businesses within the hospital expansion space and we look forward to working with our small business community closer to opening of the building.

QUESTION #11 – Response from DEGC

Where there are assumptions in the incentives package about tax income tax revenue for the city, how many new residents are they assuming to get to that tax benefit to the city?

City Income Tax from Construction Period

It is assumed that a total of 8,241 temporary construction jobs earning an average wage of \$61,921/year will be created during the construction period. Using conservative estimates, 25% of the construction workers are assumed to be Detroit residents and subject to the City's 2.4% income tax. 75% are considered non-city residents and are subject to the City's 1.2% non-resident city income tax.

City Income Tax from Direct Job Creation

A direct job is based on the permanent FTE jobs created directly by the development. It is assumed that 702 new FTE jobs with an average wage of \$100,937/year will be created once the buildings are operational. 35% of the FTE workers are assumed to be Detroit residents and subject to the City's 2.4% income tax. 65% are considered non-city residents and are subject to the City's 1.2% non-resident city income tax. Of the 65% non-residents, there is a 20% factor to account for hybrid/work-from home employees.

City Income Tax from Indirect Job Creation

An indirect job is one that is created to produce the goods and services required by the newly created direct jobs. Through our model, we have determined that 201 indirect FTE jobs earning an average wage of \$114,088 will be created once the buildings are operational. 25% of the FTE workers are assumed to be Detroit residents and subject to the City's 2.4% income tax. 75% are considered non-city residents and are subject to the City's 1.2% non-resident city income tax.

City Income Tax from New Residents

30% of the 662 residential units are assumed to be occupied by new City of Detroit households and will be subject to the City's 2.4% income tax rate. An average household income of \$71,138 is determined based on rental rates, assuming that 30% of income goes toward rent.

QUESTION #12

What amenities are included in the residential developments?

While we have not yet finalized plans for these spaces, our goal is to provide the same or a higher caliber of amenities as you see in comparable residential buildings in New Center and Detroit.

The anticipated amenity mix currently includes the following:

Unit Amenities

- Full appliance package (dishwasher, electric range, refrigerator, microwave)
- In-unit washer/dryer
- Linen closet
- Large windows
- HVAC

Building Amenities

- Mailroom/package center
- Tenant storage
- Bike storage
- Community lounge/kitchen area
- Co-working/meeting space

QUESTION #13

For DEGC: What amount of taxes for DPS and Detroit Public Library would be captured during the term of the TBP?

Henry Ford Health is a non-profit healthcare provider with tax-exempt status. Currently, all of the properties being considered for the TBP are owned by HFH and are not subject to property taxes. Today, Detroit Public Schools and Detroit Public Library both receive \$0 in property taxes from these properties.

Moving forward, the ownership of One Ford Place will be transferred to the Detroit Pistons for development of the 3 mixed-use residential buildings. This property will be added back to the tax roll. Over the 35-year period, \$9.1M through the library millage will be captured; \$36.5M through the school operating millage will be captured; \$26.6M through the school debt millage will NOT be captured and will go to DPS.

QUESTION #14

What are plans to mitigate traffic impacts during construction?

We're committed to working with stake holders to create successful management plans and coordinate activities through each phase of construction. At the hospital site, we plan to phase roadway closures and implement time restrictions for work where appropriate to limit impacts to local roadways as much as possible.

Main entrances to the construction site for the Henry Ford + MSU Research Center, new parking deck, and residential projects will be at Amsterdam and Third Street, and near the intersection of Ford Place and Third Street.

Because of height restrictions at the viaducts on Second and Third Streets, most large construction vehicles will exit Woodward Ave. at Antoinette St. and turn north to take Third to Amsterdam.

###

Appendix 8.

DRAFT FUTURE OF HEALTH IMPACT LIST:

SUBMITTED BY NAC ON NOVEMBER 17, 2023

Draft Future of Health Impact List - as of 11.17.23

Housing for Detroiters

- Ensure that affordable housing is available for Detroiters – especially for families and seniors
 - Increase the number of affordable units, more affordable 2 bedroom units, and provide deeper levels of affordability to provide opportunities for Detroiters of all income levels
 - Ensure affordable parking rates for residents of affordable units
 - Extend the life of the affordability period to be permanent or to the maximum extent possible
 - Contribute to non-profit local funds / programs in the impact area that provide financing for deeply affordable housing in the Impact Area.
 - Contribute to the affordable housing trust fund.
- Provide support and resources to address issues of youth homelessness in the Impact Area
- Ensure that there is not displacement of Detroiters caused by higher rents or property values in the areas adjacent to the project
- Accessible housing that goes above and beyond the requirements of the Americans with Disabilities Act – aim for Universal Design
- Support for current homeowners and renters in the adjacent areas – such as home repair programs and rent subsidies for legacy Detroiters.
- Provide new opportunities for home ownership, generational wealth, and community building
 - Provide land, funds, and support to a Community Land Trust
- Build to a standard that provides a high-quality living experience for residents and reduces climate and environmental impacts through a LEED Zero or Passive House standards.
- Support that financial contributions extend for at least the duration of the tax abatement period.
- Contributions, with the exception of affordable housing trust fund, are to go to community-led initiatives and not the City of Detroit or a government program.

Finest Health Care for Detroiters

- Create and implement strategies to address health care access and outcome disparities for all Detroiters at all ages and incomes. Particularly focus on racial disparities and eliminating implicit bias and seeking accountability from medical professionals for disparate treatment and outcomes based on race, medical condition, mental health status, gender, economic status, insurance coverage
 - Implicit bias training and accountability for medical professionals serving all patients
- Improve access to health care services for Detroiters – particularly for seniors, youth, infants, and expectant mothers
 - New urgent care facilities in the impact area, specialized services for youth and seniors, community health fairs, wellness and community resources, dental services, mental health
 - Addressing infant mortality and well-being of expectant mothers.
 - Address need for affordable prescription medications
 - Provide or increase preventative health screening services in the Impact Area
- Address health care needs for the high percentage of residents without health insurance
 - Increase outreach and engagement for residents to learn about charity care options
- Stronger partnerships with local schools to provide medical equipment and training
- Increase the number of African-American medical professionals – especially doctors and specialists

- Develop relationship and career pipelines with HBCU Medical schools and African-American Doctors' Associations
- Engage in Community-Based Participatory Research Partnerships with the community to identify and seek solutions to health disparities
- Eliminate HFHS fair share gap and go above and beyond what is already required by the IRS – no double-dipping on community benefits!

Career Opportunities Close to Home

- Ensure that the maximum number of Detroiters are able to participate in the job opportunities – both construction and permanent jobs – set percentage target / commitment for hiring Detroiters and specifically Impact Area Residents
 - Strategies to lower barriers to employment and intentional engagement – commit to specific numbers.
 - Build on and re-energize jobs pipeline strategy
 - Make sure that those hired reflect the demographics of Impact Area and Detroit – increase the participation of black and brown Detroiters
 - Get more Detroiters into the skilled trades so that they can participate
 - Ban the box in hiring practices
- All jobs should be high quality, paying a living wage with full benefits (e.g. healthcare, retirement, etc.) that enable employees on this campus to live in the Impact Area
- Union neutrality of all Future of Health partners and associated project contractors / subcontracts
- Provide programs and strategies to get Detroiters ready to apply and be hired for all jobs related to Future of Health Projects – particularly technology, research, and medical jobs
- Provide employment opportunities and paid training opportunities (ex. Internships and Fellowships) for Detroit Students - High-School, and Post-secondary
- Open a resource office in the Impact Area to connect residents and businesses to employment, contracting, and housing opportunities
- Support Detroit, African-American, minority, and women artists and local art organizations, like Irwin House Gallery, in procurement of indoor and outdoor art.

Education

- Engage Detroit youth (high school and post-secondary) in construction opportunities through training, skilled trades education, apprenticeships, or co-op learning experiences.
 - Could include partnerships and programs with DPSCD, Unions, City of Detroit, or other entities.
 - Provide funding or programs to remove barriers for youth participation (ex. lack of transportation)
- Provide support and engagement with nearby schools – funding and programming to improve educational and recreational opportunities.
 - Include Northwestern High School, Thirkell Elementary-Middle School, Frederick Douglass Academy, U Prep Schools and others.
 - Continue or improve liaison program with Northwestern High School

- Pipeline and opportunities for Detroit students to medical / tech / and research careers – beginning with Middle School
- Address digital divide to Impact Area residents to allow full participation in economic, community and social opportunities (ex. providing laptops, technology training, high speed internet access)
- Provide funding, support and resources to local libraries – sponsor subscriptions to local publications.
- Improve college access for Detroit students (including non-traditional students) and providing necessary support to complete their degrees.
 - Supporting students in applying for college, and securing scholarships or financial support (ex. application fees, tuition assistance, other expenses).
 - Support for parents of college bound students
- **100% reimbursement to DPSCD and DPL for all tax captures annually – take no funds from the schools or libraries.**

Community Building

- **Engage the Community and report on the Community Benefits Provisions on a quarterly basis**
- **Properties owned by Henry Ford Health, Detroit Pistons, Michigan State University**
 - Address blight and rehabilitate properties into community-owned assets – particularly Fairbanks School
 - Organize and support community clean-up efforts to support residents and neighborhoods – focus on alleys and other blighted properties
- **Green Space, Recreation, and Public Amenities**
 - Improve and activate existing public spaces (ex. New Center Park, 360 Detroit, Walker Williams Recreation Center and Park, NW Goldberg parks)
 - Provide or enhance recreation and community facilities that are accessible to all users, including a senior day care center.
 - Provide resources to create and maintain new public greenspaces, playgrounds, and community spaces
 - Provide support and funding for existing community organizations serving the Impact Area and adjacent neighborhoods
 - For example: Midnight Golf, Black United Fund, Detroit Parent Network and Pistons Wheelchair Team
 - Involve the community in design, programming and activation in new community green spaces planned for development (ex. In front of new hospital)
 - Provide Warming and Cooling Centers and public showers / bathrooms within the hospital.
 - Provide enhanced public safety services throughout Impact Area
- **Healthy Food Access**
 - Support community led initiatives including local community gardens and the Detroit Food Commons / Co-op
 - Provide free or subsidized Detroit Food Commons co-op memberships to Impact Area Residents
 - Ensure local source purchasing of food for hospital and other buildings from Detroit-based growers and co-operatives – with a target goal of percentage sourced locally
- **Construction**

- Mitigate the impacts of construction over the multi-year construction period by addressing issues related to:
 - Proactive communication and engagement plan with Impact Area Neighborhoods during the length of the construction period.
 - Minimize health and quality of life impacts of living in a long-term construction zone, including but not limited to dirt, dust, mud, noise, vibrations, and light pollution
 - Building demolition debris and contaminated materials (particularly the HAP building)
 - Monitor and publish list of all regulated building materials in buildings to be demolished
 - Provide air quality monitoring of demolition and construction sites and communication methods for alert community of air quality issues
 - Construction Hours, and contractor parking
 - Truck and construction related traffic routes and equipment staging
 - Minimize diesel truck pollution
 - Minimize impact of street closures, particularly on Holden St., Lincoln St., W. Grand Blvd., W. Milwaukee St., Third St., Second St., and access to M-10 Freeway
 - Maintaining accessibility for all facilities and public right of way for transit riders, bike riders, pedestrians – particularly those with disabilities during construction period
 - Local business disruption in construction zone
 - Protecting nearby homes and structure from damage due to construction activity and reimbursing for harm and pests.
 - Provide and maintain 8-foot-high construction fencing with screening to withstand above average windspeeds, embedded in core holes at least 4" deep with sandbag supported posts at 20' intervals.
 - Limited construction activities on York Street to waste pickup. No staging or storage areas. Maintain communication with school facility regarding potential noise pollution that interfere with the school's daily operations.
 - Create Website to provide current information inclusive of construction activities and hotline for residents to contact with concerns or complaints

- **Building and Site Design**
 - Hospital facilities and Research Center should be accessible to all users above and beyond the requirements of the Americans with Disabilities Act – aim for Universal Design
 - Preservation and upgrade of the legacy hospital campus to meet or exceed LEED guidelines.
 - Ensure that all buildings work to meet City of Detroit Design Principles – including appropriate scale, landscaping and screening, activating street level building facades and overall pedestrian experience
 - Minimize light pollution from new buildings and negative impacts on birds

- **Traffic and Mobility**
 - Participate in and support local traffic studies
 - Potential for converting to 2-way streets north of W. Grand Blvd.
 - Minimize disruption to current bus routes – the Dexter Line in particular
 - Provide Rideshare credits for riders when bus is disrupted.
 - Post rerouting information in multiple locations / multiple channels.
 - Provide senior mobility resources – particularly for reaching medical appointments at Henry Ford
 - Mitigate construction and permanent traffic and parking impacts through incentives for public transportation, rideshare, other mobility options, etc.

- Enhance non-auto mobility options:
 - Coordinate with DDOT, QLINE, SMART, Amtrak, and MoGo
 - Provide or upgrade bus shelters and bike facilities
 - Rerouting and redesign of Lincoln St.
 - Improve alley conditions, especially those potentially impacted by increased traffic related to construction, jobs, and new residents.
 - Improve streetscapes and enhancing connections along Grand Blvd and across the Lodge at Holden St. and Milwaukee Ave.
 - All streetscapes, sidewalks, and other infrastructure exceed ADA requirements and aims for Universal Design
 - Install blue light / emergency help-seeking stations along the perimeter streets and at Second & Third Avenue under-passes / viaducts
 - Improve site aesthetics at Second and & Third Avenue under-passes / viaducts
- **Hospital and Research Center Operations**
 - Minimize and Reduce Impacts of new 24/7 Hospital, Central Energy Facility, and Research Center – including emergency room, patient and employee access, traffic circulation, parking and loading, helipad, and any resulting environmental impacts
 - Dispose of medical waste and other materials in an environmentally friendly manner
 - Recycling and composting in all building operations – with a goal towards zero waste
 - Reduce noise and other disturbances from the building operations
- **Sustainability**
 - The projects should contribute to creating a healthy, livable community for residents and the environment. This could be achieved by meeting specific standards such as LEED certifications in Neighborhood Development (ND), Building Design and Construction (BD+C), and Building Operations and Maintenance (O+M).
 - Reduce carbon footprint and stormwater impacts of all Future of Health buildings and operations (ex. Green stormwater, clean electrification, EV charging, recycling and composting)
 - Recycling and composting in all building operations – with a goal towards zero waste
- **Local and Minority / Women-owned Business Support**
 - Commit to percentage of project spending (during construction and permanent operations) with Detroit-based and/or minority and women-owned business (e.g. architects, general contractor, engineering, landscaping, catering, etc.)
 - Provide financial support (grants) or additional vending / pop-up opportunities to Impact Area businesses impacted by construction
 - Secure a certain percentage of new retail space for local or minority / women-owned businesses
 - Provide support for attracting new local or minority / women-owned business: grants, white boxing space, façade improvements, marketing, pop-up / vending opportunities on the Future of Health campus
- **Economic Sustainability**
 - Provide support and funding for impacted residents to have immediate funding for local or district-wide concerns / issues that affect them at their discretion and schedule.
 - Creating a Neighborhood Profit-Sharing and Community Investment Fund: an independent charitable fund led by residents of the impact area.

Appendix 9.

**COMMUNITY BENEFITS PUBLIC MEETING #8
PRESENTATION:**

**DEVELOPER PRESENTATION OF COMMUNITY
BENEFITS PROPOSAL IN RESPONSE TO NAC'S
REQUESTS**

HENRY FORD HEALTH.

HENRY FORD HEALTH + MICHIGAN STATE UNIVERSITY
Health Sciences



THE FUTURE OF HEALTH IN A THRIVING NEW CENTER

MISSION – DRIVEN DEVELOPMENT

Opportunity to create more unique job opportunities for Detroiters

HENRY FORD HEALTH.

NON-PROFIT HOSPITAL SYSTEM



NON-PROFIT LAND GRANT UNIVERSITY



COMMUNITY IMPACT

HENRY FORD HEALTH.

OUTPUT FOR DETROITERS:

NEW STATE OF THE ART HOSPITAL EXPANSION

EDUCATION AND RESEARCH CREATES BETTER HEALTH OUTCOMES

HOUSING, COMMUNITY AND JOB OPPORTUNITIES



MICHIGAN STATE UNIVERSITY

THREE COMMUNITY-MINDED INSTITUTIONS - WORKING AS ONE MISSION-DRIVEN DEVELOPMENT

\$90 Million
Academic Research Investment in Partnership with Henry Ford + MSU

662 Residential Units
133 Deeply Affordable

Varying Career Pathways for Detroiters from Entry Level to Doctorate

\$31 Million
Addition of Urgent Care and Behavioral Health Space to New Emergency Department

Environmental Sustainability w/ Noise, Traffic, Parking Mitigation

25,000+ Jobs
Construction | New | Existing
8,241 | 702 | 16,400

\$179 Million
Shirley Ryan Ability Lab Rehabilitation Hospital to Detroit

Public Spaces for New Center: Greenspace, Retail

\$119 MILLION
Net Benefit to the City of Detroit

HENRY FORD HEALTH

HOSPITAL EXPANSION

The Very Best Healthcare - Right In the Heart of Detroit



- Expanded-Larger Emergency Room
Shorter Wait Times
- State-of-the-Art Medical Facilities and Technology
- Privacy: All Single-Patient Rooms
- Less Disruption: Helipad & Ambulances
Relocated from Neighborhood
- Parking Solutions: Additional Parking Options
Ease Neighborhood Congestion



HENRY FORD HEALTH + MICHIGAN STATE UNIVERSITY Health Sciences

LIFE-CHANGING JOINT RESEARCH FACILITY

Tomorrow's Discoveries Today



- Research sets foundation for best care
- Fights multiple health issues, including cancer
- Better Health Outcomes
- Accelerates Health Equity
- Pathway to eliminating health disparities



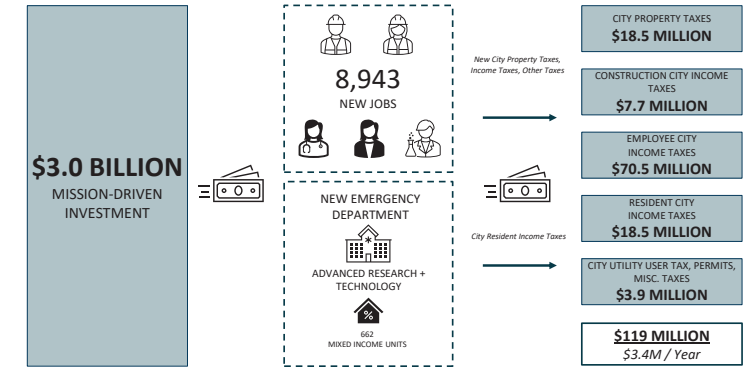
PISTONS LIVE, WORK, PLAY DEVELOPMENT Connecting Downtown and Detroit Neighborhoods



- Building an Inclusive Community
- New Modern Places to Live for those Working the Jobs we are Creating
- Affordable and Achievable Housing For All Detroiters
- Commercial, Retail and Green Space



The City Is Projected To See A New Net Benefit Of \$119 MILLION Over The Next 35 Years



HOW DO INCENTIVES IMPACT THIS PROJECT?

CBO PROPOSED BENEFITS

WHAT WE'VE HEARD SHAPES OUR PILLARS COMMUNITY CONVERSATIONS

- ENGAGEMENT SESSIONS**
- Reached over **1,000** residents
 - Hosted meetings with over **80** community leaders citywide
 - Hosted **5** community group/block clubs in the impact area
 - Hosted **3** business roundtables
 - Host clergy roundtable discussion
 - Hosted panel discussion with local High School
 - Patient Experience Listening Session
- COMPLETED / UPCOMING CITY COUNCIL TOURS**
- D5 City Council President Sheffield
 - D1 Councilmember Pro Tempore Tate
 - A1 Large Councilmember Waters TBD
 - A1 Large Councilmember Young TBD
 - D2 Councilmember Calloway
 - D3 Councilmember Benson
 - D4 Councilmember Johnson
 - D6 Councilmember Santiago-Romero
 - D7 Councilmember Durhal
- COMMUNITY GROUP MEETINGS**
- Vanguard Community Development Corp. 360 Detroit
 - Motown Museum
 - West Grand Blvd Collective
 - North End Neighborhood Alliance
 - North End Cabinet
 - Historic Boston Edison Association
 - East Village Association
 - 5 Alive
 - CANCAN
 - LaSalle Gardens Block Club
 - Central Detroit Christian CDC
 - Northwestern High School
 - U Prep Art and Design HS and MS
 - Green Living Science Student Ambassadors
 - Warrior on Wheels
 - Detroit Clergy Roundtable
 - District 5 Business Roundtable
 - Department of Neighborhoods
 - Det Black Business Alliance
 - Midtown Inc.
 - Urban Neighborhood Initiatives (UNI)
 - Franklin Wright Settlements
 - Wayne County Community College



Mission Driven Community Benefits

Largest Community Benefits Package Ever	New Hospital Expansion w/ Emergency Department, Single Patient Rooms, Shirley Ryan, etc.	New Mission Driven Health and Education Benefits
50 MSU Scholarships Over 10 Years to Nearby High Schools	<u>Job Preference for Detroiters</u> - Voluntary Compliance on < \$2.5 B in Projects with Detroit Executive Order	Deepest Affordability of Any Major Mixed-Use Development
\$100 M Commitment in Disadvantaged/Detroit-Based Business Spend	Local Business Acceleration Plan	Fairbanks School Redevelopment Plan Consistent with One or More of the 5 Impact Pillars



Pillar	# of Requests	# of Requests Generally Accepted	Total \$ Commitment
HOUSING	18	6	662 New Units 20% Affordable Accept Section 8 Vouchers 13 @ 30% AMI 107 @ 50% AMI 13 @ 70% AMI
HEALTHCARE	18	14	\$400 M
CAREER PATHWAYS + EDUCATION	30	17	50 Free Tuition MSU Scholarships Over 10 Years + Alternative Career Education 17,100 Active Positions 8,943 New Opportunities
COMMUNITY BUILDING	89	51	\$198 M
TOTAL	155	82	\$602 M



SUMMARY OF BENEFITS / IMPACTS

FUTURE OF HEALTH: SUMMARY OF DETROIT PROPOSED BENEFITS BY PILLAR

Housing	Finest Healthcare for Detroiters	Career Opportunities	Education
<ol style="list-style-type: none"> 1. Provide 662 new housing units, with 133 units at deep levels of affordability 13 units at 30% AMI 107 units at 50% AMI 13 units at 70% AMI 2. Acceptance of Section 8 vouchers 3. Extend the affordability period to 30 years 4. Provide Support of \$15M over Five (5) Years to Ruth Ellis Center and Ruth Ellis Clairmont, Addressing Youth Homelessness 	<ol style="list-style-type: none"> 1. Comprehensive supportive health plan to address NAC and community priorities 2. Shirley Ryan Ability Lab Rehabilitation Hospital with \$10 M Gilbert Family Fund need based financial support 3. HFH commits to provide Urgent Care services in New Hospital 4. Dedicated behavioral health space in new emergency department 5. Henry Ford + MSU to support \$90 Million over 10 years of new research activity made possible by the new facility. 	<ol style="list-style-type: none"> 1. Voluntary Compliance with Detroit Executive Order 2021-02 on \$2.5 B of Development (Hospital, Research, Central Energy Hub, Parking Garages) 2. Career opportunity plan for permanent jobs and construction - multiple career pathways AND support 3. Limit obstacles to employment, including agreement to ban the box, access through a web portal w/ available jobs, and resources 4. Mentorship programs starting in High Schools 5. Veterans liaisons of reintegration: Engage military personnel, veterans and their family members through community reintegration counseling, employment assistance and health and 6. Host semi-annual hiring fair within the impact area 	<ol style="list-style-type: none"> 1. Provide Fifty (50) Michigan State University tuition free scholarships over 10 years to qualifying seniors to nearby high schools (UPrep and Northwestern High School) 2. Henry Ford nursing assistant apprenticeship program - nurse assistant apprenticeship program and, upon completion, get hired full-time at Henry Ford Health 3. Henry Ford medical assistant apprenticeship - tuition-free classroom and paid on-the-job training with additional supportive services for eligible participants. 4. Detroit Pistons to work with DPSCD and administration from impact area schools to ensure participation in academic programming – Math Hoops, STEM and Tech Slam and Black History Month Scholarship events

FUTURE OF HEALTH: DETROIT PROPOSED BENEFITS – SUMMARY OF COMMUNITY BUILDING PILLAR

Neighborhood Project Development Approaches	Green Space, Recreation, Public Amenities	Business Acceleration Plan	Community Partnerships
<ol style="list-style-type: none"> 1. Commit to Construction Mitigation Plan 2. Commit to Building Design + Accessibility Plan 3. Commit to an Environmental/ Sustainability Plan 4. Commit to a Traffic / Mobility Plan 	<ol style="list-style-type: none"> 1. Within 12 months, develop a plan to redevelop Fairbanks School with a use that influenced by the five impact pillars 2. Participate in a Planning Study led by the City of Detroit to identify strategies for public amenities / park improvements 3. Providing 5 acres of green space, and estimated cost of \$30 Million, near the hospital campus 4. City of Detroit's General Services Department (GSD) to provide alley clean-up and board up of public properties 5. GSD can commit to improving city-owned spaces like Williams Recreation Center & Park and provide senior specific programming at Walker Williams Recreation Center 6. The Recreation Division of GSD can set aside and additional sum of \$100K for 10 years to programming budget. 7. GSD/Recreation can 	<ol style="list-style-type: none"> 1. Provide a target spend of \$100 M towards disadvantaged / Detroit based businesses 2. Develop a plan within 6 months to promote local business in impact area to visitors, families, patients, contractors, residents and employees. 3. Project liaison with business owners and active communication plan, including web portal as it relates to the construction timeline and impact 4. Prioritize use of local small businesses for catering opportunities, products, and services, etc. 5. Sponsor/support outdoor community events that take place in impact area (to help increase traffic to businesses). 6. Feature items from the local small business community in Pistons team store and hospital gift shop. 	<ol style="list-style-type: none"> 7. Technical assistance: Motor Financial Assistance: MCM will provide awards to new and existing businesses by awarding up to \$250,000 over 5 years. 9. Outreach to small businesses within the NAC boundaries 10. Attend meetings and provide feedback 11. Assist small businesses within the NAC boundaries with navigating city processes and connecting to resources to help them grow and thrive 12. Total value of business liaison assistance: \$95,000 annually.



FURTHER DETAILS OF BENEFITS / IMPACTS

Housing for Detroiters

Ensure that affordable housing is available for all Detroiters – especially for families and seniors

1. Provide 662 new housing units, with 133 units at deep levels of affordability
 - a. 13 units at 30% AMI
 - b. 107 units at 50% AMI
 - c. 13 units at 70% AMI
2. Acceptance of Section 8 vouchers
3. Extend the affordability period to 30 years
4. Provide Support of \$15M over Five (5) Years to Ruth Ellis Center and Ruth Ellis Clairmont, Addressing Youth Homelessness

Finest Healthcare for Detroiters

Create and implement strategies to address health care access and outcome disparities for all Detroiters at all ages and incomes. Particularly focus on racial disparities and eliminating implicit bias and seeking accountability from medical professionals for disparate treatment and outcomes based on race, medical condition, mental health status, gender, economic status, insurance coverage

- 1 Building state of the art research building within the Future of Health Project. Research goals include a focus on discovering measures and treatment solutions to address the health disparities that exist in the City of Detroit.

We project that Henry Ford + MSU Research Building will generate \$360 Million of additional external funding for research over ten years 2027-2036, which will be matched by \$90 Million from institutional sources at MSU and Henry Ford Health to support the full cost of the new research activity made possible by the new facility.
- 2
- 3 Henry Ford Health and Michigan State University will continue to provide implicit bias training.

Improve access to health care services for Detroiters - particularly for seniors, youth, infants, and expectant mothers.

- 4 As part of the Future of Health Project, Henry Ford Health has budgeted for a 1.2 Million Square foot expansion of the current medical campus. Improvements in innovations, technologies, 2.5x emergency room expansion, dedicated urgent care space, dedicated behavioral health space, 50 new surgical rooms, private care for every patient.
- 5 Henry Ford Health will develop and/or partner to bring an additional local location to provide walk up primary care services at an existing location, PACE facility, or Federally Qualified Health Center.
- 6 Henry Ford Health will provide 7 community health, education, and resource awareness fairs per year in the city of Detroit in all 7 Districts and an additional 2 in the impact area. Henry Ford Health will partner with each district council member and 2 at large members to determine location and identified citizen group, i.e. seniors, youths, infants, and expectant mothers.
- 7 Currently, Henry Ford Health as a 501(c)(3) non-profit organization provides more behavioral health services and uncompensated care in the city of Detroit than any other provider. On a yearly basis the Henry Ford Health Main Hospital absorbs more than \$500M in care for our patients. The expanded ER room, new Urgent Care and new dedicated episodic behavioral health services in the facility will require us to absorb another \$10M a year for a total of \$300M over 30 years.
- 8 Henry Ford Health will commit research and direct care resources to address infant/mother mortality and other related costs and barriers that result in one of the highest rates in the country.

Finest Healthcare for Detroiters

Address health care needs for the high percentage of residents without health insurance—Increase outreach and engagement for residents to learn about charity care options

8 Henry Ford Health is a 501(c)(3) non-profit organization that provides more uncompensated, undercompensated, and intentional free services to residents than any other health care provider in the city of Detroit. On a yearly basis we operate our services at an annual loss of 100 of millions of dollars. We anticipate that our expanded ER room, Urgent Care and expanded primary care offering, dedicated episodic behavioral health service in the new facility will increase the yearly losses to deliver this care. As part of our long-standing commitment to this mission and vision, additional losses will be absorbed by Henry Ford Health on behalf of the community.

9 The Gilbert Family Foundation established a \$10 million fund that will increase access to rehabilitation care for low-income Detroit residents who have limited or no insurance coverage.

Create stronger partnerships with local schools to provide medical equipment and training

10 Henry Ford Health has communicated with local schools in the impact area, the Detroit Public Schools System, Wayne County Community College, Henry Ford College, Michigan State University, and others to provide health, wellness, career pathway education and paid training, athletic physicals, internships, mentorships, college application assistance, return to work support. Our commitment moving forward will be to build upon previous efforts, current efforts and additional efforts in all areas.

11 Provide medical emergency kit including (cardiac, trauma, and overdose kit) to nearby high schools (Northwestern and UPrep)

Increase the number of African American medical professionals - especially doctors and specialists, speech and language pathologists, male pathologists, and physicians

12 As presented to the NAC by Dr. Martine Caldwell, Henry Ford Health has launched *Readying Youth Scientist for Excellence in Medicine, Health Equity and Discovery (RYSE Med) Program*. RYSE MED primarily supports high school students who will be rising juniors and seniors in the summer from the Metro Detroit area who identify as members of racial/ethnic or structurally vulnerable groups that are underrepresented in health professions and research.

13 MSU has a developing partnership with Xavier University recognized as the top source of students progressing to medical school nationally. MSU will also be reaching out to other HBCUs to continue to increase the diversity of the provider pool. In addition, all 3 of MSU health colleges will be working to increase diversity in providers (including MD, DO, PA, NP, RN) in the workforce including a focus in Detroit in collaboration with HFH.

Education + Career Opportunities Close to Home

Improve college access for Detroit students (including non-traditional students) and providing necessary support to complete their degrees.

- 1 Michigan State University will make 50 scholarships over 10 years available to qualifying seniors at high schools in the impact area (UPrep and Northwestern) for free tuition for the length of enrollment
- 2 Engaging with Detroit Public Schools and MSU College of Education, Wayne County Community College, Henry Ford College to further education partnerships and opportunities within the impact area and the entire city of Detroit

Pipeline and opportunities for Detroit students to medical / tech / and research careers – beginning with Middle School

3 Henry Ford Health to provide Tuition-Free Medical-Assistant Program Classroom and Paid On the Job Training to qualified candidates. Qualified candidates can join the Henry Ford medical assistant apprenticeship program. The one-year program featuring tuition-free classroom and paid on-the-job training with additional supportive services for eligible participants.

4 Detroit Pistons Black History Month Scholarship, STEM and Tech Siam Events
Partner with Detroit Public Schools to ensure nearby high schoolers (Northwestern and UPrep) participate in annual scholarship and learning development events

5 Healthcare Career Pathway Mentoring Program for City of Detroit students
a medical scholars program designed to increase diversity within the healthcare workforce exposing interested students from the City of Detroit and neighboring communities to various healthcare professions by leading them through a series of integrated healthcare labs and providing ongoing mentoring and career coaching

6 Marvel in Medicine Program
Research Exposure to students interested in healthcare

7 Henry Ford Health commits to continuing Readyng Youth Scientist for Excellence in Medicine, Health Equity and Discovery (RYSE Med) Program

Education + Career Opportunities Close to Home

Ensure that the maximum number of Detroiters are able to participate in the job opportunities – both construction and permanent jobs

8	<p>Provide on the job training for construction, medical, research, and technology jobs. Participants start applying for apprenticeships based on trade. Trade partners provide on-the-job training (OJT) based on participant's area of interest via paid worked experience (pre-apprenticeship program). Participants receive full-time apprenticeships in desired trade with subcontractor acting as sponsor.</p>
9	<p>Henry Ford Health's Nurse Assistant Apprenticeship Program The demand for healthcare services is growing — and with it the need for nurse assistants. Enroll in Henry Ford Health's nurse assistant apprenticeship program and, upon completion, get hired full-time at Henry Ford Health.</p>
10	<p>Commitment to host semi-annual hiring fair within the impact area</p>
11	<p>Develop career center (virtual) to share current job openings, training opportunities.</p>
12	<p>Compliance with Executive Order 2021-02 on Projects <u>Voluntary compliance of \$2.5 B of project using Detroit Executive Orders</u> Including: Hospital, Support Services Building, Central Energy Hub, Parking Garages</p>
13	<p>Commit to Ban the Box hiring practices</p>
14	<p>Commitment to first-review priority for applicants from the Impact Area Zip codes followed by second-review priority for Detroit resident applicants</p>

**BEYOND CONSTRUCTION OPPORTUNITIES
ROLES CURRENTLY HELD BY DETROITERS THROUGH HENRY FORD HEALTH**



- Accounting/Finance
- Administrative Clerical
- Admitting
- Ambulatory
- Analytics
- Anesthesia
- Advanced Practice Provider
- Behavioral Services
- Best Choice
- Billing
- Biomedical
- Cardiovascular
- Case Management
- Communications
- Dental Services
- Dialysis
- Dietary
- Doctor
- Education
- Environmental Services
- Executive Leadership
- Facilities
- Health Information
- Home Health
- Human Resources
- Information Systems
- Insurance Services
- Library/Data Services
- Marketing
- Materials Management
- Medical Support
- Medical Group
- Leadership
- Medical Records
- Medical Staff Services
- Medical Support
- Managed Care
- Management
- Engineering
- Miscellaneous
- Neurology
- Nurses
- Ophthalmology
- Optometry
- Orthopedics
- Pastoral Care
- Patient Advocate
- Pathology
- Perfusion
- Pharmacy
- Philanthropy
- Photographic/Graphic Services
- Physician
- Population Health
- Psychology
- Public Relations
- Purchasing
- Quality/Utilization Review
- Radiology
- Radiology and Oncology
- Regulatory
- Rehabilitation Therapy
- Research
- Respiratory
- Revenue Records
- Sales & Marketing
- Security
- Social Work
- Strategy/Planning
- Student
- Supply
- Surgery
- Therapy
- Transportation
- Transplant

**BEYOND CONSTRUCTION OPPORTUNITIES
ROLES TO BECOME AVAILABLE BY THIS PROJECT**



	Research Building	Residential Projects
Nursing Assistant	Graduate Students	Retail Associate
Therapists	Managers	Managers
Directors	Facility Coordinator	Cashier
Secretaries	Registered Nurse	Chef
Research Associates	Care Manager	Wait Staff & Bar Staff
Assistant Professors	Armed Security Officer	Leasing Agent
Professors	Housekeepers	Property Manager
Vivarium Employees	Supply Chain Support	Property Maintenance

Construction Mitigation Plan

Construction: Mitigate the impacts of construction over the multi-year construction period

Contractor Parking Out of Neighborhoods

- To mitigate contractor parking in neighborhoods, HFH will expedite by three years the construction of the New South Campus 1,500 space parking garage exclusively for the use of contractor parking.

Proactive and Active Communication With Contractor Planning and Progress

- Create a proactive communications plan, including a dedicated website to engage with neighborhood on construction updates and allow delivery of concerns

Environmental Mitigation (Dust, noise, vibration and environmental)

- Prior to any building demolition, each building will have a full environmental assessment completed by a certified testing company. All identified environmental items will be removed, disposed of properly and signed off by the testing company, only after clearance is received from the certified testing company that all environment material has been removed will the building be demolished.
- Additionally, the certified testing company will be performing a base air sampling at the start of demolition and periodically throughout the demolition process. Scope includes air monitors around the site and on different construction personnel. During demolition contractors will utilize a water mist system to reduce airborne particles. All demolished material will be taken to the proper type landfill as determined by the certified testing company. Signed manifest will be collect for each truck load leaving the site and received by the landfill. These records will be retained.
- Dust control measures will be in place during the course of construction. These measures will include street sweeping and watering the site to keep dust from going airborne to adjacent properties.
- Scrubbers will be installed on construction equipment as appropriate and trucks idling on site will be limited
- Vibration monitoring will be set up near adjacent structures to monitor impact of construction operations
- Site fencing will be 6' high and include a privacy scrim to help separate the public from construction activities and better visually separate construction activities from pedestrian walkways.

Traffic Routing (Truck, Contractor and Pedestrian Impact) and Mobility

- Construction traffic routing plans have been created and will be sent to all subcontractors and suppliers on the project including with special considerations including, timing of deliveries and traffic routes. Traffic routing includes working with directly adjacent building owners and schools.
- Schedule deliveries to mitigate impact - Consideration for high traffic Holden / schools drop off / pick up, business consideration to keep them updated on traffic patterns.
- Flagmen will be located at all delivery access points to ensure pedestrian traffic is safely separated from construction traffic in and out of the site.
- Street closures will be limited to Lincoln from West Grand Blvd to Wilbur, Milwaukee from Sterling to the Service Drive and Baltimore from Lincoln to the service drive. Other roads may be impacted with lane closures for safety reasons
- Jobsite fencing will be installed in such a way that allows safe pedestrian traffic flow routing and safe entry/exit points for construction vehicular traffic.

Building Design + Accessibility Plan

(1) Building and Site Design (2) Accessible housing that goes above and beyond the requirements of the Americans with Disabilities Act – aim for Universal Design

Accessibility

We commit to engage architects with expertise in accessibility on all projects , including ADA and Universal Design concepts. Each project will incorporate accessibility in the developments including exceeding ADA standards with the use of Universal Design principles into the designs.

Housing

We will commit to exceeding ADA requirements and use of Universal Design principles in the design of all housing buildings and community spaces as well as in the design of the overall site.

Hospital

Universal and Accessible design principles are integrated into the design of the Hospital and its surrounding site. Clear accessible entrance locations, and circulation throughout the building with non-slip flooring, elevator access, and integrated wayfinding are integrated into the design of the hospital. The site is design principles to welcome patients, their guests, staff and the community to feel welcome and comfortable within the site. Integrated accessible routes and throughout amenity spaces, companion seating, non-slip/ stable ground surfaces, adequate lighting, maneuverability, Accessible color spectrum lighting to improve safety, Wi-Fi access and emergency response systems will be incorporated at key locations. Adjacent sidewalks will focus on a complete streets approach with pedestrian street lighting, signage, detectable warning measures, demarcated at-grade bike lanes, expanded pedestrian walks, and intermittent seating

Research Building

The creation of clear, organized circulation within the building was a planning priority. Circulation routes minimize complexity and maximize lines of sight. All floor surfaces are designed to be firm and slip resistant, with minimal transitions meeting or exceeding code requirements. Floors are level and specifically avoid ramps or stairs that may inhibit equitable movement through spaces. The building is planned with robust elevator service to all levels, easily accessed through common spaces. Appropriate accessible reach clearances are provided at interior doorways, and wall mounted devices or fixtures will meet ADA design standards. The design and building program also incorporate flexible Wellness Rooms and gender-neutral restrooms to promote user health, comfort, and equity throughout. All entities are currently engaged with City of Detroit departments to meet their requirements for new construction

Site and Exterior

Design embraces universal design principles and complies with the ADA Standards for Accessible design. The site and landscape design promotes pedestrian activity on and off site, creating an active and safe environment. The primary frontage at Third Street is enhanced by a publicly accessible plaza. A clearly marked vehicle drop off at Third Street will be provided in a protected zone with direct access to the main entry. Exterior walking surfaces are designed to eliminate architectural barriers that may prevent movement or access for people with disabilities. Stairs, for instance, are eliminated completely from all building approaches and entries. Exterior site lighting is planned to ensure well-lit, safe walking spaces for all. Well-signed crosswalks will be provided across the new site access road, ensuring safe points of crossing for pedestrians. Building entry doors are equipped with automatic door openers.

Site Security Improvements

Security cameras and blue light phones will be installed throughout the new development. The projects are using utilizing crime preventative design principals.

Environmental / Sustainability Plan

Sustainability: The Future of Health projects contribute to creating a healthy, livable community for residents and the environment - and minimize climate impacts

Environmental Design Standards

1. All developments will meet or exceed LEED standards at the time of designs

Climate Change

1. Hospital will be fully electric (exception on backup generators and peak demand (95% of time)
2. HFH signed the federal climate change pledge to be carbon neutral by 2050

Stormwater Management

1. Convert current surfaces producing runoff into development that contain stormwater mitigation measures.
2. Commit to incorporate a combination of underground storage and detention and environmentally forward design, including use of bioswales.
3. Incorporate use of green roof to mitigate runoff.

Reduce neighborhood blight and rehabilitate properties owned by Henry Ford Health, Detroit Pistons, Michigan State University

Hospital Design Features

Bird Friendly - The architectural team is coordinating with glass suppliers with bird friendly glass. The Nose of the building is clearer glass and the patient rooms have more reflective glass to deter wolf from the glass. Studies on the preferred glass are being conducted to determine the appropriate solution.

Mitigate Light Pollution - Hospital use of using directional lighting sources, with no uplighting so there will be limited light spilling into the sky. For facade use backlighting metal, not a lot of up-light, so we can minimize the amount of light going into the night sky. To reduce light trespass, we're placing fixtures strategically so we don't throw light into adjacent properties.

Traffic / Mobility Plan

Traffic Planning

1. Developer has engaged traffic consultant to aid in the overall site master planning of the entire project.
2. The traffic consultant has completed a comprehensive traffic study for the entire project and sent to the City of Detroit for review.
3. Developer commits to incorporate traffic consultant on the team to advocate for improvements with our public partners.
4. All roadway and sidewalk design will meet or exceed ADA requirements.

Traffic Planning Impacts / Road Improvements

1. Relocate emergency room primary access to service Drive from Poe Street to greatly mitigate traffic and noise from residential neighborhoods
2. Consolidate hospital campus deliveries to shared services building with loading dock access off Lodge service drive to mitigate traffic and noise from residential neighborhoods (note, need public assistance to raise the clearance of Service Drive rail viaduct)
3. Improve Third Street rail viaduct to improve connectivity within the east campus
4. Reroute and design Lincoln Street

Alternative Mass Transportation

1. City to aid in the supporting infrastructure
2. Bus routes adjacent to development are Dexter/Mid City Loop on West Grand Boulevard, Linwood on Holden and Hamilton/Mid City Loop on Second. No bus routes will be impacted or changed by the construction project. We are working with DDOT to permanently relocate 2 of the stops on West Grand Boulevard immediately in front of the current hospital, thus limiting confusion for riders with only a single move rather than multiple moves.
3. DDOT will work closely with the Henry Ford/Pistons CBO team to minimize the impact on existing shelter availability during proposed work. Furthermore, DDOT has identified and created a list of locations throughout the City of Detroit for shelter replacement/upgrades. Two (2) of these locations primarily serve Henry Ford/CBO.
4. To help address the current state of its bus shelters, and facilitate upkeep, DDOT recently added a "Bus Shelter" category to the "Improve Detroit App". Respondents are encouraged to provide a description of the issue/problem and have the ability to upload pictures to help illustrate the observed condition(s). Please note that an option now exists to upload an image on our "DDOT Customer Feedback Form" that is available online at detroitmi.gov.
5. Bike and Mobility Enhancements, including Partnership w/ MoGo

Green Space, Recreation, Public Amenities

Reduce neighborhood blight and rehabilitate properties

1. Within 12 months, develop a plan to redevelop Fairbanks School with a use that influenced by the five impact pillars
2. Providing 5 acres of green space, and estimated cost of \$30 Million, near the hospital campus
3. City of Detroit's General Services Department (GSD) to provide alley clean-up and board up of public properties
4. The Recreation Division of GSD can set aside and additional sum of \$100K for 10 years to programming budget.

Provide or enhance recreation and community facilities that are accessible to all users, including youth recreation / sports, and a senior day care center.

1. GSD can commit to improving city-owned spaces like Williams Recreation Center & Park
2. GSD/Recreation can provide senior specific programing at Walker Williams Recreation Center
3. Participate in a Planning Study led by the City of Detroit to identify strategies for public amenities / park improvements
4. Providing 5 acres of green space, and estimated cost of \$30 Million, near the hospital campus

Business Acceleration Plan + Local Community Partnerships

Local and Minority / Women-Owned Business Support

Support Detroit/Disadvantaged Businesses

1. Provide a target spend of \$100 M towards disadvantaged / Detroit based businesses
2. Develop a plan within 6 months to promote local business in impact area to visitors, families, patients, contractors, residents and employees
3. Project liaison with business owners and active communication plan, including web portal as it relates to the construction timeline and impact
4. Prioritize use of local small businesses for catering opportunities, products, and services, etc.
5. Sponsor/support outdoor community events that take place in impact area (to help increase traffic to businesses).
6. Feature items from the local small business community in Pistons team store and hospital gift shop.

Proposed Commitments for Motor City Match (MCM) Team:

1. Technical assistance: Motor City Match will offer quarterly workshops focused on retail and restaurants – best practices, regulatory challenges, accessing funding, etc. Total value of technical assistance: \$625,000 - \$750,000 over five years.
2. Financial Assistance: MCM will provide awards to new and existing businesses by awarding up to \$250,000 over 5 years.

Proposed Commitment from the Detroit Business Liaison Team:

1. Outreach to small businesses within the NAC boundaries
2. Attend meetings and provide feedback
3. Assist small businesses within the NAC boundaries with navigating city processes and connecting to resources to help them grow and thrive
4. Total value of business liaison assistance: \$95,000 annually.

Local Community Partnerships

1. NW Goldberg Hoopfest
2. Pistons Wheelchair Team
3. Brilliant Detroit
4. MoGo

MISSION – DRIVEN DEVELOPMENT

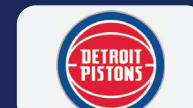
Opportunity to create more unique job opportunities for Detroiters



**NON-PROFIT HOSPITAL
SYSTEM**



**NON-PROFIT LAND
GRANT UNIVERSITY**



**COMMUNITY
IMPACT**



Appendix 10.

LIST OF PROPOSED COMMUNITY BENEFITS:

**SHARED BY DEVELOPER ON DECEMBER 12, 2023
AT COMMUNITY BENEFITS PUBLIC MEETING #9**

LIST OF PROPOSED COMMUNITY BENEFITS

I. Housing For Detroiters

1. Affordable Housing. Developer¹ shall enter into an affordable housing agreement (the “Affordable Housing Agreement”) with the City pursuant to which Developer shall offer to lease twenty percent (20%) of the residential units among the total unit count across the Residential Projects that are included in the Developer’s Transformational Brownfield Plan (“TBP”) and constructed as a part of the Future of Health Development as affordable units to individuals and families with mixed incomes, as follows and for a term of thirty (30) years: (i) ten percent (10%) of the affordable units will be reserved for individuals and families with incomes of not more than thirty percent (30%) of the area median family income for the Detroit-Warren-Livonia Metropolitan Statistical Area as published from time to time by HUD (“AMI”), based on family size, (ii) eighty percent (80%) of the affordable units will be reserved for individuals and families with incomes of not more than fifty percent (50%) of the AMI, and (iii) ten percent (10%) of the affordable units will be reserved for individuals and families with incomes of not more than seventy percent (70%) of the AMI.
2. Acceptance of Section 8 Vouchers: During the thirty (30) year term of the applicable Affordable Housing Agreement, Developer shall not unreasonably refuse to lease a dwelling unit offered for rent or otherwise discriminate in the terms of tenancy because any prospective tenant is the holder of a Certificate of Family Participation or a Voucher under Section 8 of the United States Housing Act of 1937 (42 USC §1437f), or any successor legislation. Such obligation shall be included within the Affordable Housing Agreement(s).
3. Housing Accessibility. During the period that the proposed projects are under construction (the “Construction Period”), with respect to the Residential Projects, Developer shall either hire (i) an architect for the project with experience in (x) compliance with the Americans with Disabilities Act (the “ADA”), (y) universal design for persons with disabilities and (z) prevailing best practices for accessibility and visit-ability; or (ii) a third-party consultant that specializes in (i)(x)-(i)(z) above, in order to consult on the design of the Residential Projects and related outdoor environments which are a part of the housing components of the Future of Health Development to make the housing components of the Future of Health Development accessible and usable by persons with disabilities beyond the minimum requirements imposed by the ADA, including concepts of universal design.
4. Home Repair Fund. Developer will make a donation of two million dollars (\$2,000,000) to a home repair fund selected by Developer in consultation with the NAC to be used for home repair expenses of qualifying owner-occupied homes within the Impact Area. Such

¹ “Developer” shall be defined as one or more of Palace Sports & Entertainment, LLC d/b/a Pistons Sports & Entertainment (the “Pistons”), Michigan State University (“MSU”), and/or Henry Ford Health (“HFH”).

donation shall be made in five (5) annual donations of four hundred thousand dollars (\$400,000), commencing within ninety (90) days of the start of construction of the first residential housing project, with a maximum spend of fifteen thousand dollars (\$15,000) per qualifying household. This two million dollar (\$2,000,000) donation shall be offset by Developer from, and credited towards, contributions that Developer would pay to the City as part of Developer’s voluntary compliance with Executive Order 2021-2.

5. Rental Assistance Fund. Developer will make a donation of five hundred thousand dollars (\$500,000) to a rental assistance fund selected by Developer in consultation with the NAC to be used for rental assistance for qualifying renters within the Impact Area. Such donation shall be made in five (5) annual donations of one hundred thousand dollars (\$100,000) commencing within ninety (90) days of the start of construction of the first residential housing project. This five hundred thousand dollar (\$500,000) donation may be offset by Developer from, and credited towards, contributions that Developer would pay to the City as part of Developer’s voluntary compliance with Executive Order 2021-2.

II. Finest Health Care For Detroiters

6. Expanded Hospital. As a part of the Future of Health Development, Developer shall expand the existing Henry Ford Hospital facilities, by designing and constructing the Expanded Hospital tower, which shall include new surgical rooms, an expanded emergency department, and private patient rooms.
7. New Research Center. As a part of the Future of Health Development, Developer shall build a state-of-the-art New Research Center.
8. Urgent/Fast Track Care Services. Developer shall design the Expanded Hospital in a manner that provides a separate and distinct Urgent / Fast Track space utilizing enhanced patient triage as a part of 24/7 provision of Urgent / Fast Track care. Developer will provide adjacent secured and designated parking for short-term patient requirements. This parking will be consistent with Developer’s parking policy at Henry Ford Hospital as it exists from time to time, which currently is to not charge patients for parking.
9. Behavioral Health Space. Developer shall design the Expanded Hospital in a manner that allows Developer to provide dedicated behavioral health space within the emergency department of the Expanded Hospital following construction completion.
10. Uncompensated Care. Developer currently realizes significant uncompensated care losses and shall absorb additional uncompensated care losses that will occur as a direct result of the Expanded Hospital.
11. Community Health Worker + Impact Area Senior Citizens. Developer shall provide a dedicated and trained community health worker (“CHW”) in the Impact Area, who will prioritize engagement with Impact Area senior citizens to educate, coordinate community

resources, and assist in navigating the healthcare system. The CHW will have an emphasis on providing assistance to licensed senior facilities, including, but not limited to Lexington Village.

12. Medical Resources for High Schools. Within ninety (90) days of the final approval of the TBP by the MSF, Developer shall provide one (1) cardiac kit, one (1) trauma kit and one (1) overdose medical emergency kit to each of Northwestern High School and University Prep. The provision of the kits shall be subject to applicable regulations, and any training and maintenance plans mutually agreed upon between Developer and each high school.
13. Primary Care Services. Developer shall develop and/or partner with a third-party organization to provide walk-up primary care services within the Impact Area at an existing location, PACE facility, Federally Qualified Health Center, or near the Expanded Hospital campus.
14. Community Fairs. Developer shall partner with City Council, the City of Detroit, and Developer-selected community groups to host a total of nine (9) community fairs each year during the Construction Period regarding health, education and/or available hospital resources. Developer shall host one of the nine (9) community fairs in each of the seven Districts and an additional two (2) community fairs in the Impact Area.
15. RYSE MED Program. Developer shall make reasonable efforts to provide students interested in health professions and research and who identify with underrepresented groups in these areas with support and resources.
16. Infant/Mother Mortality Resources. Developer will dedicate research and direct care resources to address infant/mother mortality issues.
17. Implicit Bias Training. As a part of Developer's employee training programs, Developer shall provide its full-time employees with implicit bias training.

III. Education & Career Opportunities Close to Home

18. Tuition-Free Scholarships. Developer shall make available a total of fifty (50), full-time, four-year, tuition-free scholarships to Michigan State University to qualifying seniors at University Prep and Northwestern High School over a period of ten (10) years commencing within one (1) year of the final approval of the TBP by the MSF.
19. Student Scholarship Competition and STEM Events. Developer shall engage with Detroit Public Schools to invite participation from high school students at Northwestern High School and University Prep in the Detroit Black History Month Scholarship competition and Detroit Pistons STEM and Tech Slam events hosted by the Pistons.

20. Trade Apprenticeships. During the Construction Period, Developer shall encourage Developer's trade partners to provide on-the-job training through apprenticeship programs with areas of focus including construction, medical, research and technology jobs.
21. Job Fairs. During the Construction Period, Developer shall host a job fair within the Impact Area twice per year to provide resources and information regarding open construction and permanent jobs within the Future of Health Development.
22. HBCU Pipeline. Developer will make reasonable efforts to create a partnership with Historically Black Colleges and Universities in order to create a pipeline of diverse, qualified candidates to healthcare positions within the City of Detroit to help increase the diversity of the workforce in Detroit and in the Future of Health Development.
23. Nursing Assistant Apprenticeship Program. Developer will operate the Henry Ford Health's Nurse Assistant Apprenticeship Program, which provides an opportunity for qualified individuals to enroll in the program and upon completion, get hired full-time at Henry Ford Health as a nurse assistant.
24. Educational Partners and Opportunities. Developer commits to work with Detroit Public Schools Community District, Michigan State University College of Education, Wayne County Community College, Henry Ford College, and Wayne State University to provide health, wellness and career pathway education opportunities, internships, mentorship opportunities and college application assistance for students within the Impact Area and the balance of the City of Detroit.
25. Medical Assistant Apprenticeship Program. Developer shall provide the opportunity for qualified candidates to participate in a one-year HFH medical assistant apprenticeship program, which provides paid on-the-job training and classroom learning opportunities.
26. Marvel in Medicine Program. Developer will continue the Marvel in Medicine Program during the Construction Period.
27. Healthcare Career Pathway Mentoring Program. Developer will provide mentoring opportunities for students in the Impact Area and the balance of the City of Detroit through the Healthcare Career Pathway Mentoring Program, which is a medical scholars program designed to increase diversity within the healthcare workforce exposing interested students from the City of Detroit to various healthcare professions through healthcare labs and ongoing mentoring and career coaching.
28. Ban-the-Box. Except where required by law, Developer will not inquire or consider the criminal convictions of an applicant to be an employee of Developer until Developer interviews the applicant or determines that the applicant is qualified.

29. Priority Review of Applications. To the extent permitted by applicable law and existing labor agreements, Developer shall provide a first-review priority for job applicants from the Impact Area zip codes, followed by a second-review priority for Detroit resident applicants, for temporary and permanent non-construction jobs created by the Future of Health Development.

IV. Community Building

30. Expanded Hospital and New Research Center Accessibility. During the Construction Period, with respect to the Expanded Hospital and the New Research Center, Developer shall either (i) hire an architect for the project with experience in (x) compliance with the Americans with Disabilities Act (the “ADA”), (y) universal design for persons with disabilities and (z) prevailing best practices for accessibility and visit-ability; (ii) hire a third-party consultant or partner with an individual or organization that specializes in (i)(x)-(i)(z) above, in order to consult on the design of the Expanded Hospital, the New Research Center and related outdoor environments which are a part of the Future of Health Development to make the Future of Health Development accessible and usable by persons with disabilities beyond the minimum requirements imposed by the ADA, including concepts of universal design.
31. Infrastructure Improvements. During the Construction Period and as a part of the Future of Health Development, Developer shall spend up to fifty-five million dollars (\$55,000,000) on the construction costs for on-site and adjacent infrastructure, rights-of-way and utility improvements, including roadway improvements, improved crosswalks, road resurfacing, streetscape improvements, and landscaping.
32. Virtual Information Website. Within ninety (90) days of the final approval of the TBP by the MSF, Developer will establish a virtual information website (“Information Website”) to provide (i) affordable housing information and assistance to prospective residents of the Future of Health Development, (ii) information on employment opportunities related to the construction and post-construction operation and management of the Future of Health Development, and (iii) periodic construction updates and major road closures related to the Future of Health Development. The Information Website will include contact information for the Developers where any questions, comments or concerns from the community may be directed. The Information Website will remain available to access for the duration of the Construction Period.
33. NW Goldberg Hoopfest. Developer shall sponsor the NW Goldberg Hoopfest through annual contributions of \$5,000 for three (3) years, with the first of such contribution to be made within one (1) year of the final approval of the TBP by the MSF.
34. Brilliant Detroit. Developer shall partner with Brilliant Detroit by providing a one-time financial contribution of two hundred thousand dollars (\$200,000) in order to support the rehabilitation and transformation of a home in the Impact Area into a community space

with programming for children, with such contribution to be made within one (1) year of the final approval of the TBP by the MSF.

35. Pistons Wheelchair Team. Developer shall provide a total financial contribution of seventy-five thousand dollars (\$75,000) over five (5) years (\$15,000 each year) to the Pistons Wheelchair Team, with the first of such contribution to be made within one (1) year of the final approval of the TBP by the MSF.
36. MoGo. Developer shall partner with MoGo in order to explore options for providing bike and mobility enhancements in the Impact Area.
37. Other Organizational Relationships. Developer shall explore opportunities to collaborate with Midnight Golf, Black Leaders Detroit, Black United Fund, Detroit Parent Network and Sobriety House during the Construction Period.
38. Community Micro-Grants. Developer shall provide three hundred thousand dollars (\$300,000) total (\$100,000 per census tract) in microgrants spread over fifteen (15) years for impact area organizations. A panel of community members representing each census tract will have the ability to nominate organizations for consideration and the funds shall be granted by Developer in consultation with Central Detroit Christian or another mutually agreed third party.
39. Community Event Sponsorship. Developer shall sponsor or support a total of ten (10) community events each year for a period of fifteen (15) years that are hosted by organizations headquartered in the following neighborhoods: NW Goldberg, Elijah McCoy, New Center, New Center Commons, Virginia Park, Virginia Park Community, Piety Hill, LaSalle Gardens and Tech Town. Developer's sponsorship or support of such community events is contingent upon Developer receiving such requests from the community organizations in a reasonable time for Developer to commit to such sponsorship or support thereof.
40. Small Business Plan. Within six (6) months of the final approval of the TBP by the MSF and execution of the final TBP Reimbursement Agreement, Developer shall create a small business plan ("Small Business Plan") to promote local, Impact Area businesses to visitors, patients, contractors, residents and employees of the Future of Health Development. The Small Business Plan shall include Developer strategies to support existing or planned outdoor community events taking place in the Impact Area, which focus on creating awareness for such small businesses. In connection with such Small Business Plan, Developer shall prioritize the use of local small businesses for Developer's needs throughout the Construction Period and Developer shall select at least one (1) small business in the Impact Area in which Developer shall feature such small business's products in its giftshop and/or store during the Construction Period.

41. Security. Developer shall install security cameras and blue light phones throughout the Future of Health Development, consistent with the overall design and site plan for the Future of Health Development.
42. Environmental Design. Developer shall make reasonable efforts to meet or exceed industry-specific LEED standards applicable to each project at the time each project within the Future of Health Development is designed; provided that nothing contained herein shall obligate Developer to pursue any official LEED or other environmental certification. Developer shall deliver a report to CRIO describing Developer's compliance with applicable industry LEED standards within ninety (90) days of receipt of a certificate of occupancy for each applicable project.
43. Storm Water Management. Developer shall make reasonable efforts to incorporate underground storage, detention and environmentally conscious stormwater mitigation and management designs into the site plans of the Future of Health Development.
44. Construction Parking. During the Construction Period, Developer shall seek to address the parking needs of neighborhood residents and the Future of Health Development by (i) accelerating the commencement of construction of the new South Campus 1,500 space parking garage by three years, which shall be designated to include use for contractor parking, or (ii) designating a surface parking lot for use for contractor parking.
45. Traffic Routing and Planning. Developer shall commission a traffic study to determine the traffic impacts of the Future of Health Development on the impact area during the Construction Period and after completion of the Future of Health Development and to design solutions to traffic concerns within the impact area. Developer shall also use the results of the traffic study, in partnership with the City of Detroit and other applicable public partners, to inform the overall site master planning of the Future of Health Development and to advocate for roadway and other improvements from the public partners.
46. Environmental Mitigation. Prior to any building demolition, Developer will engage with a third-party company to provide an environmental assessment on the building and will pursue clearance from such company that the applicable building is safe to demolish before any demolition begins. Developer will also engage with a third-party company to monitor air quality and vibration monitoring throughout the demolition process and shall make reasonable efforts to reduce airborne particles, noise and vibration during demolition. Where possible, Developer shall make reasonable efforts to direct contractors to use noise mitigating scrubbers on construction equipment.
47. Fairbanks School Development Plan. Within twelve (12) months of the final approval of the TBP, Developer shall make reasonable efforts and shall use feedback and input from the Henry Ford Health Community Advisory Council and the community through a public

community meeting of which prior notice will be provided to community members living near Fairbanks School, to pursue a viable redevelopment plan for Fairbanks School that is consistent with the 5 pillars of this CBO process.

48. Greenspace. In connection with the construction of the Expanded Hospital, Developer shall build approximately five (5) acres of greenspace near the Expanded Hospital, which, except for special/private events, shall be free and open to the public.
49. Bird Friendly Glass. Developer, through its architect and other applicable consultants, shall make reasonable efforts to design and construct the Expanded Hospital using use bird-friendly glass and design.
50. Light Pollution. Developer, through its architect and other applicable consultants, shall make reasonable efforts to mitigate the amount of light pollution created by the Expanded Hospital by using directional lighting sources, appropriate backlighting and lighting fixtures that reduce the amount of light thrown into adjacent properties.
51. Business Spend. If permitted by applicable law, Developer shall make reasonable efforts to procure, or cause to be procured, one hundred million dollars (\$100,000,000) of goods and services from historically disadvantaged businesses, women-owned 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.
52. Executive Order Compliance. Developer will make reasonable efforts to cause City of Detroit residents to perform at least fifty-one percent (51%) of the hours worked on construction of the Future of Health Development in accordance with and otherwise comply with the requirements of Executive Order 2021-2.

V. Additional Benefits

53. Clearing and Improving Alleys. The City, through its General Services Department, will perform alley clean up to clear legacy overgrowth and debris from existing public alleys in the Impact Area (which have not been vacated), including from all eight (8) alleys in the Impact Area which were not previously cleared by the City in 2021.
54. Renovation of Williams Recreation Center. The City will spend approximately one million three hundred thousand dollars (\$1,300,000) to perform renovations to the Williams Recreation Center and Park to make entryway improvements, various interior improvements, gymnasium improvements, parking repairs, and electrical and mechanical upgrades to the recreation center and upgraded playground and fitness equipment at the park.

55. Additional Programming at Williams Recreation Center. The City, through its General Services Department, will spend at least \$100,000 per year for the next ten (10) years on programming at the Williams Recreation Center. The City will perform surveys at least annually to gather community input on programming needs of residents and design programming to be responsive to resident needs.
56. Creation of Additional Greenspace and Community Engagement. The City, through its General Services Department, will host at least two community listening sessions about desired greenspace improvements in the Impact Area in 2024. The City is currently working to acquire land at the north-east corner of W. Grand Boulevard and Rosa Parks Boulevard for a public park. The improvements and programming at such park will be designed to address the desires of the community solicited in such listening sessions.
57. Emergency Contact to Improve Safety. The City will request that the Downtown Detroit Partnership install an informational kiosk with a dedicated police call button in the Impact Area, with the exact location to be identified following community engagement by the Department of Neighborhoods.
58. Improving Viaducts. The City, through its Department of Public Works, will repair, repave, and resurface broken public sidewalks at the Second and Third Street viaducts. The City will request and encourage property owners adjacent to Second and Third Street to repair structural conditions of the railroad bridge and retaining walls.
59. Rerouting Busses around Construction. The City, through its Department of Transportation, will re-route busses as needed to ensure consistent service around the proposed construction for the Future of Health Development. All reroute information will be posted on DDOT’s website. Reroute information will also be communicated in response to customer inquiries through the Customer Services Center.
60. Improve Bus Stops. The City, through its Department of Transportation, will identify two (2) bus stops along Grand Boulevard near the proposed Future of Health Development for inclusion in future procurements for new or replacement bus shelters. Any future shelter construction would be incorporated into a regular DDOT shelter procurement, coinciding with or subsequent to completion of the Expanded Hospital, subject to obtaining all necessary state and federal approvals, and subject to the cooperation of the Developer in restoring the prospective sites to DDOT/ADA specifications when construction in the right-of-way is complete. Residents are encouraged to report any concerns regarding bus station cleanliness or repair through the “Improve Detroit App”. DDOT recently added a “Bus Shelter” category to help expedite maintenance and repair of bus shelters when issues arise.
61. Small Business Support. The City shall direct the Detroit Economic Growth Corporation, for a period of not less than five (5) years, to support small businesses located within or

attempting entrance into the Impact Area (i) by providing technical assistance through the by District Business Liaisons and the Motor City Match program, including both quarterly workshops focused on retail and restaurants to highlight best practices, address regulatory challenges, and help program participants access funding as well as technical assistance awards, (ii) by funding, through Motor City Match, at least one Motor City Match cash awards of at least \$250,000 to new and existing businesses in the impact area, and (iii) designating a real estate manager at the DEGC to support small and emerging real estate developers to develop and rehabilitate commercial and mixed use projects in the Impact Area and serve as a central point of contact for facilitating introductions to real estate financing sources and providing tools and strategies for development within the Impact Area.

DRAFT