



COLEMAN A. YOUNG MUNICIPAL CENTER
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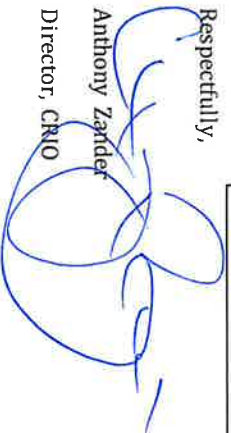
To: Honorable Detroit City Council
 Neighborhood Advisory Councils
From: Anthony Zander, Director, Civil Rights, Inclusion, and Opportunity Department
Date: July 2024
Re: Community Benefits Ordinance Biannual Report for the District Detroit

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

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

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

Status Update	Explanation	Commitments
	On Track- Actions taken towards satisfying commitment	37
	Off Track-Commitment not fulfilled	0
	Off Track but Compliance Plan Submitted	0
	Not Started- No action taken	56
	Additional information requested	0
	Complete	7
Total Commitments		100

Respectfully,

 Anthony Zander
 Director, CRIO


 Corporation Counsel



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Biannual Community Benefits Report

Project Name/Location: District Detroit
Agreement Approval Date: March 28, 2023
Developer Name/Address: 2211 Woodward Ave. Detroit MI 48201

A. Affordable Housing				
	Commitment	Findings	Status	City Department
Affordable Housing Commitment	Developer shall enter into an affordable housing agreement (the "Affordable Housing Agreement") with the City	As of May 30, 2023 the City of Detroit, through its Housing and Revitalization Department,		Housing Revitalization Department



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	<p>pursuant to which Developer shall lease at least twenty percent (20%) of residential units among the total unit count across the four (4) residential buildings (408 Temple Street, 2250 Woodward Avenue, 2205 Cass Avenue, and 2210 Park Avenue) that are part of the ten (10) property portfolio of proposed developments (the "District Detroit Development") which are included in the Developer's Transformational Brownfield Plan ("TBP") to individuals and families with incomes of not more than fifty percent (50%) of the median family income for the Detroit-Warren-Livonia Metropolitan Statistical Area as published by HUD, based on family size, for a term of thirty (30) years commencing on completion of the construction or renovation of each such building. Such affordable units shall be similar in unit mix, size, and quality to the market-rate units in such buildings and shall be distributed throughout such buildings (other than 2210 Park Avenue). The penalties for Developer's failing to meet such affordable housing commitments shall</p>	<p>entered into the "Affordable Housing portfolio Agreement " with Related Olympia Predevelopment Company LLC. Furthermore, the developer is aware of the commitments and to date, residential units among the total unit count across the four (4) residential buildings (408 Temple Street, 2250 Woodward Avenue, 2205 Cass Avenue, and 2210 Park Avenue) that are part of the ten (10) property portfolio of proposed developments (the "District Detroit Development") which are included in the Developer's Transformational Brownfield Plan ("TBP") have not entered design or construction phasing. Developer will comply with this commitment at the appropriate time</p>		
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	<p>be as provided in the Affordable Housing Agreement.</p>			<p>Housing Revitalization Department</p>
<p>Annual Contribution to Affordable Housing Development and Preservation Fund</p>	<p>Developer will make a donation of three million five hundred thousand dollars (\$3,500,000) to the City of Detroit's Housing Development and Preservation Fund. Such donation shall be made in ten (10) annual donations of three hundred fifty thousand dollars (\$350,000) commencing within sixty (60) days the final approval of the TBP.</p>	<p>The inaugural payment of \$350,000 was made on 6/28/2023 to the City of Detroit.</p>		<p>Housing Revitalization Department</p>
<p>Tenant Ability to Renew</p>	<p>The Affordable Housing Agreement shall include a covenant that Developer shall not refuse to renew the lease of tenants renting an affordable unit upon the expiration of such tenant's lease unless good cause exists not to renew the lease.</p>	<p>As of May 30, 2023 the City of Detroit, through its Housing and Revitalization Department, entered into the "Affordable Housing portfolio Agreement " with Related Olympia Predevelopment Company LLC. Furthermore, the developer is aware of the commitments however, construction has not begun. The developer will comply with this commitment at the appropriate time.</p>		<p>Housing Revitalization Department</p>
<p>Acceptance of Section 8 Vouchers</p>	<p>During the thirty (30) year term of the Affordable Housing Agreement, Developer shall not unreasonably refuse to lease a</p>	<p>As of May 30, 2023 the City of Detroit, through its Housing and Revitalization Department,</p>		<p>Housing Revitalization Department</p>



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	<p>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.</p>	<p>entered into the "Affordable Housing portfolio Agreement " with Related Olympia Predevelopment Company LLC. Furthermore, the developer is aware of the commitments however, construction has not begun. The developer will comply with this commitment at the appropriate time.</p>		<p>Housing Revitalization Department</p>
<p>Parking for Affordable Units</p>	<p>During the thirty (30) year term of the Affordable Housing Agreement, with respect to each residential property, Developer will cause to be made available for lease to the tenants of each affordable unit up to one (1) non-designated parking space per such affordable unit. Such parking space shall be provided within the parking area made available to all other tenants of such building or at a parking lot or parking structure owned or leased by Developer or an affiliate of Developer within six (6) blocks of such residential building. Developer shall lease or sublease such parking spaces, or cause such parking spaces to be leased, to the tenants of the</p>	<p>As of May 30, 2023 the City of Detroit, through its Housing and Revitalization Department, entered into the "Affordable Housing portfolio Agreement " with Related Olympia Predevelopment Company LLC. Furthermore, the developer is aware of the commitments however, construction has not begun. The developer will comply with this commitment at the appropriate time.</p>		



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	<p>related affordable unit at a fifty percent (50%) discount to the monthly market parking rate then in effect for such parking lot or parking structure. If the cost of parking is included in the rental rates for a building, then the amount of such cost charged to residents of an affordable unit at such building shall be no more than fifty percent (50%) of the parking costs charged to tenants of market rate units in such building. Such obligation shall be included within the Affordable Housing Agreement.</p>			
B. Project Accessibility				
<p>Project Accessibility: Consultant Start Date and Activities</p>	<p>Within ninety (90) days of the final approval of the TBP and continuing during the period that the proposed projects are under construction (the "Construction Period"). Developer will hire one or more third-party consultants specializing in (i) compliance with the Americans With Disabilities Act (the "ADA"), (ii) universal design for persons with disabilities, and (iii) prevailing best practices for accessibility and visit-ability (the "Accessibility</p>	<p>As of June 22, 2023 Neighborhood Advisory Council (NAC) assignments were confirmed by the City of Detroit Planning Department NAC member Deirdre Jackson was identified as the Accessibility Liaison and has been engaged in this work stream. On August 11, 2023 Deirdre Jackson, as well as staff from the Civil Rights,</p>		<p>City Department Office of Disability Affairs</p>



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	<p>Consultant(s)”), to consult on the design of each of the ten proposed projects and related outdoor environments which are part of the District Detroit Development and provide proposals which make the District Detroit Development accessible and usable by persons with disabilities beyond the minimum requirements imposed by the ADA.</p>	<p>Inclusion and Opportunity Department (“CRIO”) met with the Developer and Code Consultants (an ADA design and compliance firm) to share her ideas and review designs for 2250 Woodward (office) and Woodward Plaza (public green space) that are accessible and usable by persons with disabilities beyond the minimum requirements imposed by the ADA.</p>	
<p>Project Accessibility: Consultant RFP</p>	<p>Developer shall provide a copy of the request for proposals to engage its Accessibility Consultant to the City of Detroit Civil Rights, Inclusion and Opportunity Department (“CRIO”) and the Neighborhood Advisory Council for the District Detroit Development (the “NAC”) within a reasonable time following Developer’s publication thereof, and shall notify CRIO and the NAC of the identity and qualifications of the Accessibility Consultant selected by Developer within a</p>	<p>On June 12, 2023 NAC member Deirdre Jackson was notified an ADA consultant had already been selected for the first scheduled project (2250 Woodward Avenue) due to the original forecasted construction start date. She met with the aforementioned firm on June 22, 2023 and expressed her thoughts in a detailed 2 hour design review. Going forward, each of the subsequent TBP projects will</p>	<p>Office of Disability Affairs</p>



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	<p>reasonable time period after Developer hires such Accessibility Consultant.</p>	<p>issue a RFP for an accessibility consultant and send the documentation to Civil Rights, Inclusion and Opportunity Department ("CRO") and the Neighborhood Advisory Council.</p>		<p>Office of Disability Affairs</p>
<p>Project Accessibility: NAC Liaison</p>	<p>During the period that each District Detroit Development project is under design, prior to the generation of construction drawings, Developer and the Accessibility Consultant shall hold meetings not less than quarterly with a member of the NAC identified to serve as a liaison (the "NAC Liaison") regarding project accessibility and to review design proposals made by the Accessibility Consultant and to allow the NAC Liaison to provide comments on such design proposals.</p>	<p>As of June 22, 2023 Neighborhood Advisory Council (NAC) assignments were confirmed by the City of Detroit Planning Department NAC member Deirdre Jackson was identified as the Accessibility Liaison and has been engaged in this work stream. Member Jackson has been engaged quarterly regarding Accessibility action items, small business support, job fairs and other community impact initiatives at the Opportunity Center.</p>		<p>Office of Disability Affairs</p>
<p>Project Accessibility: Building Standards and Benchmarks</p>	<p>Developer shall use reasonable efforts to implement the design and construction proposals of the Accessibility Consultant, including, but not limited to, (A) constructing at least five percent (5%) of residential units in the District Detroit</p>	<p>Residential units among the total unit count across the four (4) residential buildings (408 Temple Street, 2250 Woodward Avenue, 2205 Cass Avenue, and 2210 Park Avenue) that are part of the ten</p>		<p>Office of Disability Affairs Buildings Safety Engineering, and</p>



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	<p>Development with features that improve the usability and quality of life for persons with disabilities, and (B) designing an additional five percent (5%) of units to be easily convertible to provide additional accessibility features if there is a need for more accessible units at such buildings.</p>	<p>(10) property portfolio of proposed developments (the "District Detroit Development") which are included in the Developer's Transformational Brownfield Plan ("TBP") have not entered design or construction phasing as of this report and are aware of this commitment.</p>		<p>Environmental Department</p>
C Opportunity Connector				
<p>Opportunity Connector: Start Date and Purpose</p>	<p>Within ninety (90) days of the final approval of the TBP, Developer will establish an information center (the "On-Site Opportunity Connector") to provide (i) affordable housing information and assistance to prospective residents of the District Detroit Development, and (ii) employment opportunities related to the construction and post-construction operation and management of District Detroit Development.</p>	<p>The District Detroit "On-site Opportunity Connector" (Opportunity Center) opened July 24, 2023. The walk-in center was established to connect Detroit residents to jobs and affordable housing.</p>		<p>City Department Jobs and Economy Team</p>
<p>Opportunity Connector:</p>	<p>The On-Site Opportunity Connector will be located in a walk-in location within the area bounded by Martin Luther King Boulevard</p>	<p>The Opportunity Connector (Center) is centrally located next to the Fox Theatre at 2277</p>		<p>Jobs and Economy Team</p>



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<p>Location and Operation Period</p>	<p>and Mack Avenue to the north, I-75 and I-375 to the east, Macomb Street, Monroe Street, and Michigan Avenue to the south, and M-10 to the west (the "Impact Area"), and shall be appropriately staffed during regular business hours. Developer shall operate such On-Site Opportunity Connector during the Construction Period.</p>	<p>Woodward Avenue Detroit MI 48201. Business hours are Monday - Thursday, 10am - 5pm and by appointment only on Friday. Evenings and weekends are available for community engagement activities, when scheduled in advance. There were 10 community engagement events held in the center from August 2023- March 2024. During that same timeframe, 438 visitors requested information on: Housing- 122 Jobs- 166 Job Training- 38 Business Resources- 91 Other- 126</p>		<p>Jobs and Economy Team</p>
<p>Opportunity Connector: Functions</p>	<p>Developer shall use the On-Site Opportunity Connector (i) to market affordable residential units at the projects to current low-income Detroit residents, (ii) to advertise available jobs to Detroit residents, and (iii) to assist Detroit residents and Wayne County Community College District ("WCCCD") students in accessing the employment, internship, construction, and</p>	<p>The Opportunity Connector (Center) connects Detroit residents to jobs, affordable housing, workforce development training and small business resources, through a myriad of strategic partnerships. The walk-in center collaborates with partners from local businesses</p>		



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	<p>cultural opportunities which Developer has committed to in this Agreement.</p>	<p>and educational institutions to state agencies, all dedicated to providing opportunities and services that support the prosperity of Detroiters. On December 1, 2023, the Developer held an inaugural partner meeting to introduce the different agencies to NAC members (all were invited - Henry Williams and Rogelio Landin attended) the developer's leadership team and one another for future collaborative programming. Starting in 2024, these partner meetings will be held bi-annually in June and December. Partners currently include but are not limited to: Jitch Sports + Entertainment; Little Caesar Enterprises; Detroit At Work; Housing and Revitalization Department; Detroit Housing Network; Wayne Metro; Workforce Development Institute; Wayne County Community College District;</p>	
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<p>Opportunity Connector: Contractor and Tenant Engagement</p>	<p>Developer shall cause its contractors and shall use reasonable efforts to encourage its commercial tenants, to advertise available job opportunities through the On-Site Opportunity Connector in addition to the other recruiting practice of such contractors and commercial tenants.</p>	<p>Detroit Means Business, Motor City Match; Delaware North; Michigan Department of State. The District Detroit tenants (https://thedistrictdetroit.com/hospitality/) and businesses (https://thedistrictdetroit.com/businesses/) advertise employment opportunities for Detroiters. Ilitch Sports + Entertainment maintains hours at the center, 10am - 2pm, Tuesday and Thursday, and provides on-site hiring. To date, they've extending employment offers to 118 Detroit residents</p>		<p>Jobs and Economy Team</p>
D. Employment Programs				
<p>Fast Track Program: Start Date</p>	<p>Commitment Within ninety (90) days of the closing of construction financing for the first building to be constructed as part of the District Detroit Development (currently anticipated to be 2200 Woodward), Developer will create a "Fast Track" training program in collaboration with Detroit at Work and</p>	<p>Findings Construction financing has not closed for the project; however, the Developer will comply with this commitment at the appropriate time.</p>		<p>City Department Detroit at Work</p>



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	<p>Developer's general contractors for the District Detroit Development.</p>			Detroit at Work
<p>Fast Track Program: Purpose and Funding</p>	<p>This Fast Track program will provide paid pre-apprenticeship training, work experience, and skill training to Detroit residents and WCCCD students and will be funded through a \$1,500,000 grant by Developer and its general contractors to the Detroit at Work program and operated by Detroit at Work based on the successful model that has been piloted on other projects in Detroit. The Fast Track Program will also include an Entrepreneurship and Contractor Capacity-Building Training component offered through WCCCD's Entrepreneurship Training Academy in collaboration with Detroit at Work. The foregoing grant will be funded in five (5) equal annual installments of three hundred thousand dollars (\$300,000) based on the date of the first payment as provided herein.</p>	<p>Construction financing has not closed for the project; however, the Developer will comply with this commitment at the appropriate time.</p> <p>The Development team has partnered with Detroit Employment Solutions Corporation, Workforce Development Institute, and Detroit at Work to determine the fundamentals of the Fast Track program. In these meetings, the developer identified the cohort size, duration of each rotation, instructional provider (WDI) and application process. Upon construction start the Developer will reengage with the entities mentioned above to initiate the program start.</p>		



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<p>Grow Detroit's Young Talent (GDYT)</p>	<p>During the Construction Period, Developer shall participate in the City of Detroit's Grow Detroit's Young Talent program to hire Detroit residents between the ages of 16 and 24 for paid summer internships, each providing at least 120 hours of work experience in the fields of property development, management and construction.</p>	<p>Despite construction delays, the Developer continues to support the GDYT program by employing 40 Cass Tech students each summer throughout Ilitch companies.</p>		<p>Detroit at Work</p>
<p>Project Destined</p>	<p>During the Construction Period, Developer will sponsor internships for Detroit Public Schools Community District ("DPSCD") students, Wayne State University students, WCCCD students, and Detroit residents matriculating at a college or university who graduated from a high school in Detroit in its real estate development training program through Project Destined.</p>	<p>In anticipation of construction scheduled to begin in 2023, the Developer sponsored two Project Destined Wayne State University internship cohorts for six weeks in the Summer 2023 (10 students) and Fall 2023 (10 students). Despite construction delays, the Developer continue to support the Projects Destined program by running a spring cohort in 2024.</p>		<p>Detroit at Work</p>
<p>Additional Internships / Apprenticeships</p>	<p>During the Construction Period, in addition to participation in the Grow Detroit's Young Talent and Project Destined programs, Developer shall use reasonable efforts to create additional internship and apprenticeship opportunities at ODM and</p>	<p>Construction financing has not closed for the project; however, the Developer will comply with this commitment at the appropriate time.</p>		<p>Detroit at Work</p> <p>Jobs and Economy Team</p>



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	Related, and encourage commercial tenants of the District Detroit Development to create similar internship and apprenticeship opportunities.			
Additional Internships / Apprenticeships: Number of Internships and Timeframe	Such commitment shall include a total of at least ten (10) openings annually for Detroit residents who graduated from Michigan colleges, or who are non-traditional students and/or people returning to the workforce, for five (5) consecutive years, in a comprehensive real estate development learning experience.	Construction financing has not closed for the project; however, the Developer will comply with this commitment at the appropriate time.		Detroit at Work Jobs and Economy Team
Additional Internships / Apprenticeships: Experiences and Disciplines Offered	The offerings shall include, but not be limited to, relevant inter-discipline instruction in marketing, property management, finance, accounting, hospitality, human resource management, information technology, and/or entertainment.	Construction financing has not closed for the project; however, the Developer will comply with this commitment at the appropriate time.		Detroit at Work Jobs and Economy Team
Additional Internships / Apprenticeships: CRIO Reporting	Within thirty (30) days of the end of each calendar year during the Construction Period, Developer will provide a report to CRIO summarizing the number of and nature of such internships required to be provided pursuant to this agreement.	Construction financing has not closed for the project; however, the Developer will comply with this commitment at the appropriate time.		CRIO Detroit at Work Jobs and Economy Team
Career Pathway Education	During the Construction Period, Developer will encourage the University of Michigan to	In advance of the TBP construction period, the		Detroit at Work



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	<p>provide programs at the University of Michigan Center for Innovation - Detroit to provide career exposure opportunities, including, but not limited to, hosting guest speakers, field trips, internships, and work-based learning experiences, to DPSCD high school students and WCCCD students.</p>	<p>developer met with the University of Michigan Center of Innovation Director Scott Shireman on December 14, 2023 to initiate discussions regarding programmatic features of the UMCI that include career exposure opportunities, including, but not limited to, hosting guest speakers, field trips, internships, and work-based learning experiences, to DPSCD high school students and WCCCD students.</p>		<p>Jobs and Economy Team</p>
<p>Career Pathway Education: CRIO Reporting</p>	<p>Developer shall provide CRIO a bi-annual summary of opportunities that the University of Michigan Center for Innovation - Detroit has developed for DPSCD and WCCCD students within thirty (30) days of the end of June and December each calendar year.</p>	<p>The Developer meets bi-weekly with DPSCD leadership (Office of College and Career Readiness.) to develop a partnership plan to begin with the 2024-2025 school year and includes principles of the Work Based Learning Continuum (career awareness, career exploration, and career preparedness). The DPSCD team, Developer and UMCI staff will meet on June 21, 2024 and will meet again at the Developer's M</p>		<p>CRIO Detroit at Work Jobs and Economy Team</p>



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		Block Plaza on October 16 th and October 23 rd , 2024.		
E. Policies To Reduce Barriers to Employment				
	Commitment	Findings	Status	City Department
Non-discrimination for Marijuana Use	As part of Developer's hiring practices, Developer will not perform drug tests for marijuana or other substances which are legal in the State of Michigan, except where required by work rules or union policy.	Developer currently adheres to this requirement and is consistent with hiring practices of Olympia Development and the Joint Venture. The developer does not drug test for any hire unless specified by the trade.		Detroit at Work
Second Chance for Persons with Prior Convictions	Developer will not inquire or consider the criminal convictions of an applicant to be an employee of Developer until Developer interviews the applicant or determines that the applicant is qualified.	Developer currently adheres to this requirement and is consistent with hiring practices of Olympia Development and the Joint Venture.		Detroit at Work
CRIO Reporting	Developer shall certify compliance with the foregoing employment policies within thirty (30) days of the end of each calendar year during the Construction Period to CRIO.	Developer currently adheres to this requirement and is consistent with hiring practices of Olympia Development and the Joint Venture.		CRIO
F. Construction and Hiring Practices				
	Commitment	Findings	Status	City Department



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<p>Recruitment Consultant</p>	<p>Within ninety (90) days of the final approval of the TBP, and continuing during the Construction Period, the Developer shall hire an experienced minority business recruitment consultant (the "Recruitment Consultant").</p>	<p>The recruitment consultant RFP was issued 7/11/2023. Proposals have been submitted and interviews were conducted. At the commencement of the construction period, the Recruitment Consultant(s) will be awarded the RFP -- as the select firm is primarily responsible for recruiting the 51% Detroit based construction workforce noted in Executive Order 2014-4 and 30% of contracts are awarded to Detroit based construction firms noted in Executive Order 2014-5.</p>		<p>Jobs and Economy Team Detroit Economic Growth Corporation</p>
<p>Recruitment Consultant: Qualifications</p>	<p>Such Recruitment Consultant shall have a proven ten-year track record that (i) demonstrates success in identifying, recruiting, and driving major project inclusion of minority-owned small and medium sized businesses, (ii) demonstrates familiarity with all federal and State of Michigan minority-owned business inclusion programs, and (iii) demonstrates familiarity with the minority business inclusion programs administered by the three casinos and other major employers in</p>	<p>Proposals have been submitted and interviews were conducted. All firms met the following requirements: shall have a proven ten-year track record that (i) demonstrates success in identifying, recruiting, and driving major project inclusion of minority-owned small and medium sized businesses, (ii) demonstrates familiarity with all federal and State of Michigan</p>		<p>Jobs and Economy Team Detroit Economic Growth Corporation</p>



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	<p>the City of Detroit. Connectivity to and or familiarity with organizations such as the Michigan Minority Supplier Development Council and the Michigan Minority Contractors' Council is preferred.</p>	<p>minority-owned business inclusion programs, and (iii) demonstrates familiarity with the minority business inclusion programs administered by the three casinos and other major employers in the City of Detroit. Connectivity to and or familiarity with organizations such as the Michigan Minority Supplier Development Council and the Michigan Minority Contractors' Council is preferred.</p>		<p>Jobs and Economy Team Detroit Economic Growth Corporation CRIO</p>
<p>Recruitment Consultant: RFP and Notification</p>	<p>Developer will provide a copy of the request for proposals to engage its Recruitment Consultant to CRIO and the NAC within a reasonable time following Developer's publication thereof, and shall notify CRIO and the NAC of the identity and qualifications of the Recruitment Consultant selected by Developer within a reasonable time period after Developer hires such Recruitment Consultant</p>	<p>The Request for Proposals was provided to all parties listed on July 11, 2023</p>		<p>CRIO</p>
<p>Compliance with Executive Orders</p>	<p>In furtherance of Developer's compliance with City of Detroit Executive Order 2021-02 dated April 14, 2021, Developer will require all general contractors to lay out</p>	<p>Construction has not begun. The Developer will comply with this when construction begins and</p>		<p>CRIO</p>



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	project-specific plans to meet the requirements of Executive Order 2021-02.	will work with CRIO to train subcontractors.		
Compliance with Executive Orders	Developer, with the help and consultation of the Recruitment Consultant, shall implement policies to prioritize contracts with contractors and subcontractors who demonstrate an ability to meet the Workforce Target (as defined in Executive Order 2021-02).	Construction has not begun. The Developer will comply with this when construction begins.		CRIO
Compliance with Executive Orders	During the Construction Period, Developer agrees to comply with Executive Order 2021-02 for each site of the District Detroit Development.	Construction has not begun. The Developer will comply with this when construction begins.		CRIO
Compliance with Executive Orders	During the Construction Period, Developer agrees to comply with Executive Order 2014-5 (i.e. 30% of total spending with Detroit Based Businesses) for each site of the District Detroit Development.	Construction has not begun. The Developer will comply with this when construction begins.		CRIO
Detroit at Work	Developer shall partner with the City of Detroit's Detroit at Work program to hire qualified Detroit residents for available job opportunities related to the construction, development, management and operation of the District Detroit Development projects.	In observation of National Apprenticeship Week (November 13-19, 2023), Detroit At Work hosted a hiring fair at the Opportunity Center on November 16, 2023. There were four vendors who participated, and 30 attendees interested in apprenticeship opportunities.		Detroit at Work



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		<p>Participating apprenticeship training programs, employers and unions included Workforce Development Institute - Access For All, Focus Hope, Michigan Regional Council of Carpenters and Millwrights and Detroit at Work.</p>		<p>Detroit at Work</p>
<p>Detroit at Work</p>	<p>Developer shall use good faith, reasonable efforts to cause its contractors to hire qualified Detroit residents through the Detroit at Work program.</p>	<p>Detroit At Work has collaborated with the Developer to meet with industry leaders - Minority Contractors Fund, Invest Detroit, Michigan Minority Contractors Association - to develop a training program that builds an ecosystem of minority contractors, grows their small businesses and creates a pipeline of workers who are signatory to the union to work on District Detroit and other Detroit development projects.</p>		<p>Detroit at Work</p>
<p>Council on Construction Operations</p>	<p>Within ninety (90) days of construction commencement on the first of the District Detroit Development projects to break ground, Developer, with the help and consultation of the Recruitment Consultant,</p>	<p>The Construction Period has not started as of this report.</p>		<p>Detroit at Work</p>



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	<p>shall cause its general contractor to create and implement a Council on Construction Operations (COCO) or similar program to increase retention of diverse construction employment through site professionalism and equity, diversity and inclusion policies and practices, and provide referrals to providers of "wraparound" services (e.g. mental health, counseling, or substance abuse services) to employees.</p>			<p>Detroit at Work</p>
<p>Council on Construction Operations</p>	<p>Developer shall cause the Recruitment Consultant to provide continued oversight and proposals for the improvement of the COCO or similar program. Developer shall have a target to procure, or cause to be procured, one hundred million dollars (\$100,000,000) of goods and services from disadvantaged businesses, Detroit-Based Businesses, Detroit Based Small Businesses, Detroit Headquartered Businesses and Detroit-Resident Businesses, each of the foregoing capitalized terms having the same definition as in Chapter 23 of the 2019 Detroit City Code, and being certified by CRIQ</p>	<p>The Construction Period has not started as of this report.</p>		<p>Jobs and Economy Team Detroit Economic Growth Corporation</p>
<p>Detroit-Based Business Spend</p>		<p>The Construction Period has not started as of this report.</p>		



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<p>Small Business Bond Fund</p>	<p>Developer shall establish a bond fund of one million five hundred thousand dollars (\$1,500,000) (the "Small Business Bond Fund") which shall be made available to general construction businesses and specialty construction businesses which are a Small-Business Concerns (as defined in Chapter 23 of the 2019 Detroit City Code) to pay for the up-front costs of such businesses to obtain required payment and performance bonds and other up-front construction costs.</p>	<p>The Construction Period has not started as of this report.</p>		<p>Jobs and Economy Team Detroit Economic Growth Corporation</p>
<p>Small Business Bond Fund</p>	<p>No later than thirty (30) days after the closing of the construction financing of each project in the District Detroit Development, Developer will sufficiently fund the Small Business Bond Fund on a pro-rata basis as determined by the anticipated hard construction costs of each project.</p>	<p>The Construction Financing has not been completed as of this report.</p>		<p>Jobs and Economy Team Detroit Economic Growth Corporation</p>
<p>Contractor Fair; Encouragement of Joint Venture</p>	<p>Developer and the Recruitment Consultant shall coordinate with the City of Detroit to host a contractor opportunity fair and information session at least one-hundred twenty (120) days prior to the commencement of construction on each District Detroit Development project, or as soon as reasonably practicable for projects</p>	<p>In advance of the construction period, Developer hosted its initial Contractor Fair June 27, 2023, at the Carpenters and Millwrights Union Hall with 107 contractors in attendance. Contractors were introduced to the development team and</p>		<p>Jobs and Economy Team Detroit at Work</p>



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	<p>which such one-hundred twenty (120) day time frame has already lapsed, to permit Detroit-Based Businesses, Detroit Based Small Businesses, Detroit Headquartered Businesses, Detroit-Resident Businesses an opportunity to learn of and bid on construction and skilled trade work for such project, and to encourage joint ventures involving such businesses to provide needed construction and skilled trade work.</p>	<p>provided with information about the development projects and a tentative timeline.</p>		
<p>Construction and Hiring Practices: CRIO Reporting</p>	<p>Within thirty (30) days of the end of June and December each calendar year during the Construction Period, Developer and the Recruitment Consultant shall deliver a report to CRIO describing the Developer's compliance with each of the foregoing requirements.</p>	<p>The Construction Period has not started as of this report.</p>		<p>CRIO</p>
<p>G. Construction Notices</p>				
	<p>Commitment</p>	<p>Findings</p>	<p>Status</p>	<p>City Department</p>
<p>Construction Notices: Pre-Construction Public Meeting</p>	<p>At least thirty (30) days prior to the commencement of construction on each of the District Detroit Development projects, Developer will host a meeting open to the public detailing Developer's proposed</p>	<p>The Construction Period has not started as of this report.</p>		<p>Buildings Safety Engineering, and Environmental Department</p>



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	<p>construction logistics for such project. Developer shall notify the NAC and the City of the date and time of such meeting at least fifteen (15) days in advance.</p>				
<p>Construction Notices: Construction Period Public Updates</p>	<p>Every two (2) weeks during the Construction Period, Developer will deliver to the NAC and post online on Developer's website a construction activity lookahead schedule.</p>	<p>The Construction Period has not started as of this report.</p>		<p>Buildings Safety Engineering, and Environmental Department</p>	
<p>Construction Notices: Communication Sources</p>	<p>During the Construction Period, Developer shall maintain a telephone hotline number and e-mail address at which residents of the surrounding community can notify Developer of any construction-related concerns. Developer will post or display such phone number and e-mail address at visible locations at each construction site while construction is ongoing.</p>	<p>The Construction Period has not started as of this report.</p>		<p>Buildings Safety Engineering, and Environmental Department</p>	
<p>Construction Notices: Addressing Community Concerns</p>	<p>Developer shall use good-faith, reasonable efforts to address the legitimate construction-related concerns of residents received by Developer.</p>	<p>The Construction Period has not started as of this report.</p>		<p>Buildings Safety Engineering, and Environmental Department</p>	
<p>Construction Notices: Signage and Wayfinding</p>	<p>Developer will provide appropriate signage and wayfinding directions for any bus stops or other transportation infrastructure that</p>	<p>The Construction Period has not started as of this report.</p>		<p>Buildings Safety Engineering, and Environmental Department</p>	



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	is temporarily relocated as a result of Developer's construction.			Detroit Public Works
H. Retail Business Operations				
	Commitment	Findings	Status	City Department
Tenant Improvement Fund for Detroit Businesses	Developer shall establish a one million dollar (\$1,000,000) fund (the "Detroit TI Fund") to pay for tenant improvement costs of businesses that are disadvantaged businesses and Detroit-Based Businesses, Detroit Based Small Businesses, Detroit Headquartered Businesses, or Detroit-Resident Businesses, as certified by CRIO.	Developer has initiated conversations with a fiduciary to disperse these funds 30 days prior to the first constructed building's Temporary Certificate of Occupancy.		Detroit Economic Growth Corporation
Tenant Improvement Fund for Detroit Businesses	Funds from the Detroit TI Fund will be made available by Developer for each building on a pro-rata basis of the proposed retail square footage at the time of the respective building's issuance of a Temporary Certificate of Occupancy.	This will be complete 30 days prior to the first constructed building's Temporary Certificate of Occupancy.		Detroit Economic Growth Corporation
Commercial Tenant Participation in Detroit at Work	Developer shall encourage its commercial tenants to hire qualified Detroit residents for available jobs, internships and/or apprenticeships through Detroit at Work.	In advance of the TBP Construction period, The Developer has encouraged current tenants to utilize the on site Opportunity Center to hire qualified Detroit residents for		Detroit Economic Growth Corporation



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		<p>available jobs, internships and/or apprenticeships directly or through Detroit at Work. Currently live links to job posting at the Developer's tenant businesses are accessible online as well as in the Opportunity Center.</p>		
I. Co-Development Program				
	<p>Commitment</p> <p>Within one (1) year of the final approval of the TBP, ODM will issue requests for proposals ("RFPs") for the development of at least three (3) sites currently owned by ODM within the Impact Area.</p>	<p>Findings</p> <p>The Developer has been working with multiple partners to develop the Co-Developer program. The program included:</p> <ul style="list-style-type: none"> - 7 stakeholder meetings to inform the creation of the RFPs and process - 3 prime sites selected withing the energy and traffic of The District Detroit - 2 information sessions held to answer questions and meet the local development community 	<p>Status</p> <p>Complete</p>	<p>City Department</p> <p>Jobs and Economy Team</p> <p>Detroit Economic Growth Corporation</p>
Co-Development: RFP				



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		<p>Over 40 applicants have submitted intake forms to engage in the process</p> <p>April 24, 2024 Olympia Development issued requests for proposals ("RFPs") for the development of at least three (3) sites currently owned by ODM within the Impact Area.</p> <p>RFP Design sessions were held with the following groups:</p> <ul style="list-style-type: none"> - NAC Liaisons 11/7/23 - - Chris Jackson (Chair), Rogelio Landin (Vice Chair), Jonathan C. Kinloch (Parliamentarian) - 12/13/23 - Real Estate Association of Developers Executive Board - 2/1/24 - Building Community Value, Executive Director - 2/15/24 - Invest Detroit, Lending Team 	<p>Complete</p>	<p>Jobs and Economy Team</p> <p>Detroit Economic Growth Corporation</p>
<p>Co-Development Program: RFP Design</p>	<p>Such RFPs shall be designed to create opportunities for emerging developers who are disadvantaged businesses or Detroit-Based Businesses, Detroit Headquartered Businesses, and Detroit Resident Businesses to participate in the development of such sites through a joint venture with ODM that is fair and commercially reasonable to such co-developer.</p>			



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Co-Development Program: RFP Notice	Developer shall provide a copy of such RFPs to CRIO and the NAC upon publication thereof	April 24, 2024 Olympia Development sent requests for proposals ("RFPs") for the development of at least three (3) sites currently owned by ODM within the Impact Area to CRIO and NAC	Complete	Jobs and Economy Team Detroit Economic Growth Corporation
Co-Development Program: Joint Venture	ODM shall thereafter use reasonable efforts to enter into an appropriate joint venture agreement with qualified co-developers which responded to such RFPs within two (2) years of the closing of the RFPs.	Upon the release of the aforementioned RFP, ODM will continue to use reasonable efforts to enter into an appropriate joint venture agreement with qualified co-developers which responded to such RFPs within two (2) years of the closing of the RFPs.		Jobs and Economy Team Detroit Economic Growth Corporation
1. Plazas and Greenspace				
Columbia Street Plaza: Construction	Simultaneously with the construction of planned projects at 2200 and 2250 Woodward Avenue, Developer shall build, and thereafter maintain, an approximately thirty thousand (30,000) square foot, first class community plaza along the former Columbia Street, from Woodward Avenue	The Construction of 2200 and 2250 Woodward has not started as of this report. Implementation will begin during the construction period.		City Department General Services Department Jobs and Economy Team



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	to Witherell Street (the "Columbia Street Plaza").			
Columbia Street Plaza: Public Access	The Columbia Street Plaza shall, except in the case of special events, be free and open to the public.	The Construction of 2200 and 2250 Woodward has not started as of this report. Implementation will begin during the construction period.		General Services Department Jobs and Economy Team
Columbia Street Plaza: Community Outreach	Developer shall host at least two meetings open to the public regarding the proposed design of the Columbia Street Plaza to solicit community feedback within one hundred eighty (180) days of final approval of the TBP. Developer shall provide notice to the City Planning and Development Department and the NAC at least fifteen (15) days prior to such planned meetings.	Three public engagement meetings were held for the design and programming of Woodward plaza on the following dates: 6/7/2023, 8/3/2023, 8/9/2023. NAC, PDD and CRIO were all notified of these engagement activities.	Complete	General Services Department Jobs and Economy Team
M Block Plaza: Construction	On or before the completion of construction of the third building located on the block bounded by Cass Avenue, West Elizabeth Street, West Adams Avenue, and Grand River Avenue (the "M Block"), Developer shall construct an approximately twenty thousand (20,000) square foot, first class green space in the M Block (the "M Block Green Space").	The building located between Cass Avenue, West Elizabeth Street, West Adams Avenue, and Grand River Avenue has not started as of this report.		General Services Department Jobs and Economy Team Planning and Development Department



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<p>M Block Plaza: Public Access</p>	<p>The M Block Green Space shall, except in the case of special events, be free and open to the public.</p>	<p>The building located between Cass Avenue, West Elizabeth Street, West Adams Avenue, and Grand River Avenue has not started as of this report.</p>		<p>General Services Department Jobs and Economy Team</p>
<p>M Block Plaza: Community Outreach</p>	<p>Developer will host at least two meetings open to the public regarding the proposed design of the M Block Green Space to solicit community feedback within eighteen (18) months of final approval of the TBP. Developer shall provide notice to the City Planning and Development Department and the NAC at least fifteen (15) days prior to such planned meetings.</p>	<p>The building located between Cass Avenue, West Elizabeth Street, West Adams Avenue, and Grand River Avenue has not started as of this report.</p>		<p>General Services Department Jobs and Economy Team</p>
<p>Columbia Street and M Block Plazas: Funding and Construction Cost</p>	<p>Developer shall spend at least eight million dollars (\$8,000,000) of the infrastructure reimbursement funds provided by the Downtown Development Authority ("DDA") on the design and construction costs of the Columbia Street Plaza and the M Block Green Space and related improvements in on-site and adjacent infrastructure, right-of-ways, and utilities.</p>	<p>The Construction Periods of these areas has not started as of this report.</p>		<p>General Services Department Jobs and Economy Team</p>
<p>Columbia Street Plaza: Events</p>	<p>For a ten (10) year period following the completion of construction of the Columbia Street Plaza, Developer shall spend or cause</p>	<p>The Construction is not complete as of this report. Implementation will begin upon closing.</p>		<p>General Services Department</p>



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	<p>to be spent at least \$250,000 per year to host events at the Columbia Street Plaza that are free to the public and are timed to complement other cultural celebrations and public initiatives in the City of Detroit.</p>			<p>General Services Department</p>
<p>Columbia Street Plaza: Local Artist and Entertainer Participation</p>	<p>Developer shall use good faith efforts to encourage and permit local artists and entertainers to perform at such events.</p>	<p>The Construction is not complete but the developer plans on honoring this commitment.</p>		<p>General Services Department</p>
<p>Grant for John R. Watson Park</p>	<p>Within thirty (30) days of Developer closing on its construction financing for the renovation of the Detroit Life Building at 2210 Park Avenue, Developer will make a grant of two hundred thousand dollars (\$200,000) to the City of Detroit to be used for renovations of the John R. Watson Park</p>	<p>The Construction Financing for 2210 Park Avenue is not closed as of this report. Implementation will begin upon closing.</p>		<p>General Services Department</p>
<p>Design Study for Cass Park: Developer's Contribution</p>	<p>Within thirty (30) days of Developer closing on its construction financing for the American Hotel Project at 408 Temple Street, Developer will commission a study, and fund such study up to one hundred thousand dollars (\$100,000), for the redesign and redevelopment of Cass Park.</p>	<p>The Construction Financing for 408 Temple Street is not closed as of this report.</p>		<p>General Services Department</p>
<p>Design Study for Cass Park: Community Outreach</p>	<p>Such study shall be conducted in cooperation with the City of Detroit General Services Department and shall include at</p>	<p>The Construction Financing for 2210 Park and 408 Temple Street is not closed as of this report.</p>		<p>General Services Department</p>



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	least two (2) public meetings to solicit community input.	Implementation will begin upon closing.			General Services Department
Design Study for Cass Park: Implementation Fundraising	Following completion of such study, Developer shall work with the City of Detroit to identify and raise appropriate funding for redevelopment of Cass Park, provided that the foregoing is not a commitment of Developer to provide funds for such redevelopment.	The Construction Financing for 2210 Park and 408 Temple Street is not closed as of this report. Implementation will begin upon closing.			
K. Public Space and Roadway Improvements					
	Commitment	Findings	Status	City Department	
Grant for I-75 Overpass Study	Developer will provide a grant of funds matching dollar-for-dollar any grant (up to four hundred thousand dollars (\$400,000) received by the City of Detroit, the Downtown Development Partnership, or other entity focused on development in downtown Detroit from the U.S. Department of Transportation to study or construct a predestination and green space overpass above I-75 between John R. Street and Cass Avenue.	The Downtown Detroit Partnership (DDP) announced March 14, 2024 it has been awarded a federal grant of \$2,000,000 for "The I-75 Overbuild Planning Project: Advancing Detroit's Future by Reestablishing Neighborhood Connections." The U.S. Department of Transportation awarded the grant through the Reconnecting Communities and Neighborhoods (RCN) Grant Program, an initiative to			Detroit Public Works Jobs and Eco Detroit Public Works Jobs and Economy Team



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		<p>reconnect communities that are cut off from opportunity and burdened by past transportation infrastructure decisions. Upon the receipt of federal grant dollars, developer will send 400,000 dollars contribution to The Downtown Detroit Partnership.</p>		
<p>Grant for I-75 Overpass Study: Timeline</p>	<p>Such grant funds shall be made available to such entity within one (1) year of the award of such U.S. Department of Transportation grant.</p>	<p>Funds will be dispersed before or on March 14, 2025.</p>		<p>Detroit Public Works Jobs and Economy Team</p>
<p>Roadway and Streetscape Improvements</p>	<p>As part of the District Detroit Development, Developer shall construct roadway improvement including streetlights, improved crosswalks, and road resurfacing ("Roadway Improvements") and streetscape improvements including street-level trees, protected sidewalks, street-level furniture, and landscaping ("Streetscape Improvements") to improve public safety and street amenities in the Impact Area. The details of such Roadway Improvements and Streetscape Improvements shall be specified in the infrastructure agreement to</p>	<p>Fulfillment of this requirement will take place during the construction period.</p>		<p>Detroit Public Works Jobs and Economy Team</p>



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	be entered into by the Developer and the Downtown Development Authority.			
Roadway and Streetscape Improvements: Accessibility Consultant	Developer, with the help and consultation of the Accessibility Consultant, shall ensure that all roadways and streetscapes are constructed in a manner that is accessible to persons with disabilities and consistent with universal design best practices.	Fulfillment of this requirement will take place during the construction period.		Detroit Public Works Jobs and Economy Team
Roadway and Streetscape Improvements: Spending Amount	Developer shall spend at least eleven million dollars (\$11,000,000) of the infrastructure reimbursement funds provided by the DDA on the design and construction of the Roadway Improvements and related improvements in infrastructure, right-of-ways and utilities.	Fulfillment of this requirement will take place during the construction period.		Detroit Public Works Jobs and Economy Team
Roadway and Streetscape Improvements: Spending Amount	Developer shall spend at least five million dollars (\$5,000,000) of the infrastructure reimbursement funds provided by the DDA on the design and construction of the Streetscape Improvements and related improvements in infrastructure, right-of-ways and utilities.	Fulfillment of this requirement will take place during the construction period.		Detroit Public Works Jobs and Economy Team
L. Arts and Culture				
Commitment		Findings	Status	City



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<p>Neighborhood History Study and Report</p>	<p>Within one (1) year of the final approval of the TBP, Developer will commission a study, and fund such study with a grant of at least fifty thousand dollars (\$50,000), to research, document, and memorialize the history of Detroiters in the Brush Park, Paradise Valley, Cass Corridor, Black Bottom and Cass Park neighborhoods.</p>	<p>A competitive Request For Application (RFA) to commission a study that research, documents and memorializes Detroiters in historic neighborhoods, was made available and open for submission on April 24, 2024.</p> <p>The application will be accessible via the Opportunity Center website (www.thedistrictdetroit0.com). An advisory group met weekly from December 2023 - February 2024 to create a competitive application and submission process. This group of subject matter experts included: -T.R. Reid - District Detroit Neighborhood Advisory Council (NAC) Member -Rochelle Riley, Director - City of Detroit Office of Arts, Culture, Entrepreneurship -Jamon Jordan - City of Detroit Official Historian</p>		<p>Department Arts, Culture, Entrepreneurship City of Detroit Historian</p>
<p>Neighborhood History Study and Report: RFP and NAC / City of Detroit Engagement</p>	<p>Such study shall be commissioned from local non-profit, historical, or educational institution using a competitive proposal process intended to involve a diverse group of voices and perspectives in such study. Developer shall involve the City of Detroit Office of Arts, Culture, and Entrepreneurship ("ACE") and a NAC liaison to assist in creating the study proposal and to select the entity or entities from whom such study is commissioned.</p>	<p>The application will be accessible via the Opportunity Center website (www.thedistrictdetroit0.com). An advisory group met weekly from December 2023 - February 2024 to create a competitive application and submission process. This group of subject matter experts included: -T.R. Reid - District Detroit Neighborhood Advisory Council (NAC) Member -Rochelle Riley, Director - City of Detroit Office of Arts, Culture, Entrepreneurship -Jamon Jordan - City of Detroit Official Historian</p>		<p>Arts, Culture, Entrepreneurship City of Detroit Historian</p>



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		<p>-Sandra Clark, Director - Michigan History Center -Brian Egen, President - Michigan Historical Commission</p>		<p>Arts, Culture, Entrepreneurship City of Detroit Historian</p>
<p>Neighborhood History Study and Report: Publication and Dissemination</p>	<p>The results of such study shall be delivered to the City and to the NAC, and be made freely available online to the public</p>	<p>Upon completion, the study will be provided to CRIO and the NAC.</p>		<p>Arts, Culture, Entrepreneurship City of Detroit Historian</p>
<p>Neighborhood History Study and Report: Implementation of Recommendations</p>	<p>Developer will work with a NAC Liaison to coordinate and determine the appropriate number of and location of markers memorializing the history of the Brush Park, Paradise Valley, Cass Corridor, Black Bottom and Cass Park neighborhoods, consistent with the results of the neighborhood history study, the costs of which markers are included a part of Developer's construction budgets.</p>	<p>The number of markers, designated locations and associated costs will be determined once the study is completed and construction of the projects begin.</p>		<p>Arts, Culture, Entrepreneurship City of Detroit Historian</p>
<p>Local Art Commitment</p>	<p>As projects are completed, but not later than five (5) years after the final approval of the TBP, Developer shall spend a minimum of five hundred thousand dollars (\$500,000), representing a portion Developer's budget for art and decoration of the proposed projects, to purchase and</p>	<p>Fulfillment of this requirement will take place after construction is completed.</p>		<p>Arts, Culture, Entrepreneurship</p>



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	<p>display art in public areas of the District Detroit Development projects or in exterior plazas constructed as part of the District Detroit Development that (i) is created by current or former Detroit residents, including, but not limited to DPSCD students, and/or (ii) recognizes and memorializes the history of Detroiters in the Brush Park, Paradise Valley, Cass Corridor, Black Bottom and Cass Park neighborhoods.</p>			<p>Arts, Culture, Entrepreneurship City of Detroit Historian</p>
<p>Local Art Commitment</p>	<p>Developer shall work with ACE, local galleries and the local third-party experts to curate such art.</p>	<p>Fulfillment of this requirement will take place after construction is completed.</p>		
<p>M. Contribution to Cass Technical High School</p>				
	<p>Commitment</p>	<p>Findings</p>	<p>Status</p>	<p>City Department</p>
<p>Contribution to Cass Technical High School: Grant Amount</p>	<p>Developer shall make two grant contributions, each in the amount of five hundred thousand dollars (\$500,000), to Detroit Public Schools Foundation ("DPSF") for improvements to the athletic facilities at Cass Technical High School.</p>	<p>Efforts to ensure fulfillment of the Cass Tech Grant provisions will begin when construction financing closes.</p>		<p>Jobs and Economy Team</p>



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<p>Contribution to Cass Technical High School: Timeline</p>	<p>One grant shall be made by Developer to DPSF within thirty (30) days of Developer closing on its construction financing for the construction of the Little Caesars Arena Hotel at 2455 Woodward Avenue.</p>	<p>Efforts to ensure fulfillment of the Cass Tech Grant provisions will begin when construction financing closes.</p>		<p>Jobs and Economy Team</p>
<p>Contribution to Cass Technical High School: Timeline</p>	<p>The other grant shall be made by Developer to DPSF upon within thirty (30) days of Developer closing on its construction financing for the renovation of the Fox Theater office building at 2211 Woodward Avenue into a hotel.</p>	<p>Efforts to ensure fulfillment of the Cass Tech Grant provisions will begin when construction financing closes.</p>		<p>Jobs and Economy Team</p>
<p>N. Parking and Traffic</p>				
	<p>Commitment</p>	<p>Findings</p>		<p>City Department</p>
<p>Parking Plan</p>	<p>Developer shall work jointly with the City to develop a parking plan (the "Parking Plan") within one hundred eighty (180) days of the final approval of the TBP, which Parking Plan shall seek to address the parking needs of neighborhood residents, the District Detroit Development projects (both during and after construction), and events-related parking demand for entertainment facilities within the Impact Area, namely the Little Caesars Arena, Comerica Park and Ford Field.</p>	<p>The Developer hosted listening sessions with NAC Liasons, the City of Detroit's Parking and Traffic Division, and the engineering firm WSP. This was followed up with a scoping meeting in September of 2023. The study was completed by WSP. As construction begins and new information arises, the parking plan will be updated.</p>		<p>Municipal Parking Jobs and Economy Team Detroit Public Works</p>