



**WE ARE
GREEKTOWN**

2021 ANNUAL REPORT



GREEKTOWN
NEIGHBORHOOD
PARTNERSHIP

GNP STAFF AND BOARD MEMBERS

2021 STAFF

Melanie Markowicz, *Executive Director*
DeJuan Rogers, *Neighborhood Services Assistant*

2021 BOARD OF DIRECTORS

Athina Papas, *Board Chair and President*
Tasso Teftsis, *Board Vice President*
Christos Moisides, *Board Vice President*
Marvin Beatty, *Board Treasurer*
Octaveious Miles, *Board Secretary*
Eileen Iannone, *Board Member*

COMMITTEES

2021 GREEKTOWN FRAMEWORK STEERING COMMITTEE

Joseph Aubrey, *Park Rite*
Nick Aubrey, *Park Rite*
Marvin Beatty, *Greektown Casino-Hotel*
Cayla Chamberlin, *Rocket Community Fund*
David Cowan, *Downtown Detroit Partnership*
Spero Dionisopoulos, *Golden Fleece Restaurant, Exodos Rooftop, Bakalikon*
Yanni Dionisopoulos, *Golden Fleece Restaurant, Exodos Rooftop, Bakalikon*
John Drake, *Greektown Casino-Hotel*
Maria Gatzaros, *Fishbones Rhythm Kitchen Café, 400 Monroe Associates*
Eileen Iannone, *GNP, Bedrock Detroit*
Vince Keenan, *City of Detroit*
Shellie Lewis, *Old Shillelagh*
Melanie Markowicz, *GNP*
Hannah Mae Merton, *Rock Ventures*
Octaveious Miles, *GNP, Greektown Casino-Hotel*
Christos Moisides, *GNP, Fishbones Rhythm Kitchen Café, 400 Monroe Associates*
T Morris, *Bedrock Detroit*
Tom Paparaptis, *Cronus Communications*
Athina Papas, *GNP, Atheneum Suite Hotel, Pegasus Taverna*
Jim Papas, *Helicon Holdings*
Tony Piraino, *GNP, Firebird Tavern*
John Sivills, *City of Detroit*
Tasso Teftsis, *GNP, Astoria Pastry Shop, Red Smoke Barbeque*

2021 GREEKTOWN EVENTS COMMITTEE

Marvin Beatty, *Greektown Casino-Hotel*
Ryan Bufalini, *Greektown Casino-Hotel*
Christina Hapipis, *The Greek, Level Two*
Eileen Iannone, *GNP, Bedrock Detroit*
Vivian Lee, *Greektown Casino-Hotel*
Melanie Markowicz, *GNP*
Octaveious Miles, *GNP, Greektown Casino-Hotel*

Christos Moisides, *GNP, Fishbones Rhythm Kitchen Café, 400 Monroe Associates*
Jason Oziem, *Greektown Casino-Hotel*
Athina Papas, *GNP, Atheneum Suite Hotel, Pegasus Taverna*
Tony Piraino, *GNP, Firebird Tavern*
Tasso Teftsis, *GNP, Astoria Pastry Shop, Red Smoke Barbeque*

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NEIGHBORHOOD
PARTNERSHIP

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PHOTO CREDITS

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LETTER FROM THE PRESIDENT AND EXECUTIVE DIRECTOR

We are proud to welcome Detroiters and visitors back to enjoy downtown in celebration. Building on Greentown's momentum, 2021 marked pivotal change in charting the course of the neighborhood's future. While we focused on small business resources and support in the wake of the pandemic, we also continued to move forward on the implementation of the *Greektown Neighborhood Framework Vision*. Charged with implementing our community's vision for the future, Greektown Neighborhood Partnership is launching a number of initiatives related to public space, vertical development, programming and events, arts, culture, heritage, and mobility.

We charted an actionable path for an improved Monroe Streetscape, which will provide expanded patio spaces, wide pedestrian lanes, and greening elements. We also moved forward on planning the development of the first public space in the district, the Plaza at Gratiot and Randolph, which will connect Greektown to the wider downtown core and drive pedestrian traffic into the heart of the neighborhood. GNP is also leading the rehabilitation of Second Baptist Church of Detroit. We continued to engage with partners and stakeholders to prepare and coordinate several massive development projects in and around the district, including the Exchange residential tower development and the I-375 Improvement Project, while also addressing outdated zoning to support future economic investment. We also worked diligently to improve the district through landscaping, holiday décor and activations.



Visit to Greektown from the Consul General to Greece in Chicago (former), Ekaterini Dimakis, August 2021.

2021 set the stage for significant neighborhood scale development, connectivity, and economic growth in the years to come. Faced with unprecedented challenges through the pandemic, the community proved that when we work together, anything is possible. We are excited and look forward to a healthy and successful 2022!

Athina Papas
Board Chair and President

Melanie A. Markowicz
Executive Director



greektown is the eastern gateway to downtown and encompasses the community bounded by randolph to the west, gratiot to the north, i-375 to the east, and lafayette street to the south.

STRATEGIC DIRECTION

Mission

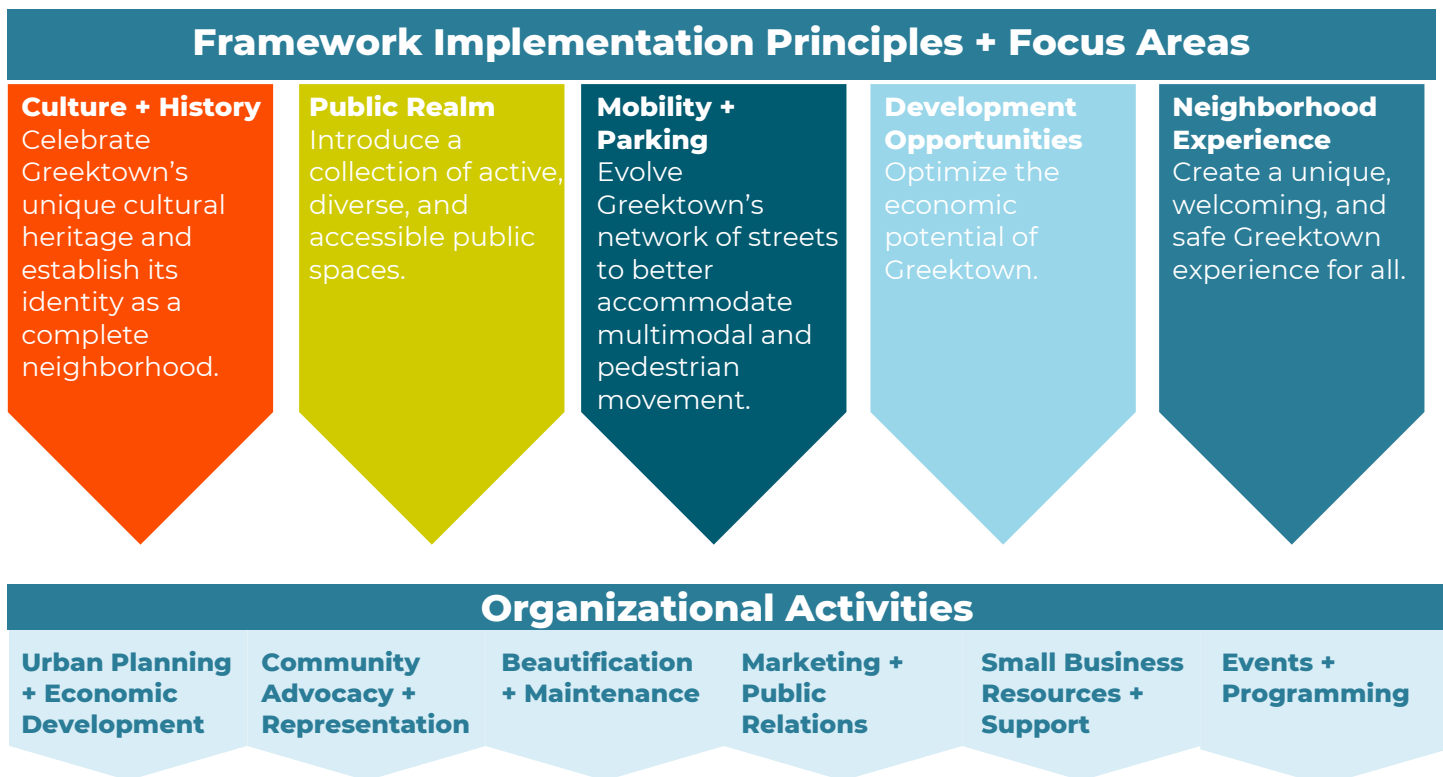
Greektown Neighborhood Partnership is a nonprofit organization dedicated to the long-term economic and cultural vibrancy of Greektown. Through partnerships, we advance the equitable development of the district through community and economic development programs, all while celebrating our cultural roots.

Vision

Historic Greektown is a beautiful, safe, and exciting mixed-use district that is welcoming to all.

Greektown Neighborhood Framework Vision

The *Greektown Neighborhood Framework Vision* is a privately funded and community-led urban planning initiative, created in close coordination with downtown stakeholders. The Greektown Neighborhood Partnership is charged with implementing this strategic vision for the future. The purpose of the Framework Vision is to unite the neighborhood, city leaders and planners, private developers, and other stakeholders behind a common vision for the future of Greektown. The creation and implementation of the Framework Vision, along with the expanded focus of the Greektown Neighborhood Partnership, ensures thoughtful development and transformation in the neighborhood. The Framework is the official City of Detroit Neighborhood Plan. Our organizational activities focus on the below project implementation principles and focus areas.



Community Development Approach

The development of public space creates community. Greektown proudly maintains a culturally and ethnically diverse patronage and development legacy that caters to people of all types of backgrounds. As the downtown landscape has changed dramatically in recent years, Greektown remains one of the few places that feels authentically welcoming to Detroiters. Greektown Neighborhood Partnership seeks to amplify the neighborhood's diverse history and culture in design, programming, and public art to create spaces that welcome everyone. Our community development approach focuses on community-led design, seeking to tap into groups which typically do not take part in community engagement. Fundamental to this process is rethinking equity, inclusion, and prevailing narratives. Development must be balanced with a sense of belonging and ownership.

TREASURER'S REPORT + 2021 FUNDRAISING

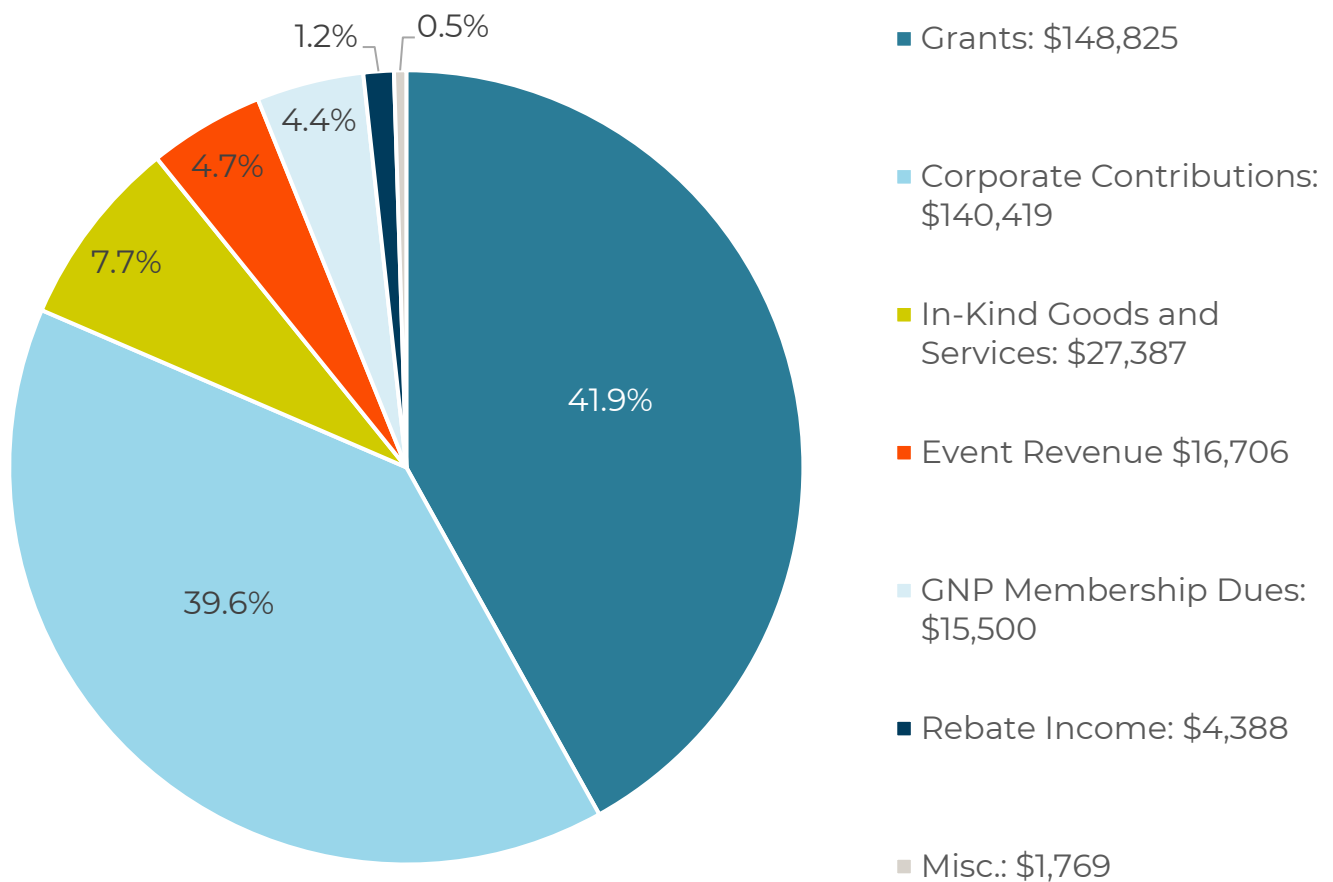
Thanks to the tireless efforts and support of GNP staff, board members, committees, volunteers, members, donors, and sponsors, GNP had a successful 2021. Our programming expanded and fundraising focused on supporting the next stage in the organization's growth and implementation of the *Greektown Neighborhood Framework Vision*.

Revenue earned through grants and corporate contributions made up the bulk of annual funding sources at approximately 81% of total actual revenue for the year. This includes the very generous support from Rocket Community Fund, Bedrock Detroit,

Greektown Casino-Hotel, PepsiCo., Small Business Association, and the Teftsis Family. A special thanks to our partners for their in-kind contributions to Greektown including the Downtown Detroit Partnership, BIZ, Bedrock Detroit, Rocket Community Fund, 400 Monroe Associates, Atheneum Suite Hotel, Helicon Holdings, and Astoria Pastry Shop.

We are grateful for our expanding network for their commitment to GNP's mission and work and look forward to 2022.

THE TOTAL VAUE OF FINANCIAL SUPPORT RECEIVED DURING CALENDAR YEAR 2021 WAS **\$354,993** COMPRISING:





MEMBERSHIP PROGRAM

Greektown Neighborhood Partnership is proud of our active and engaged Membership that work together for the betterment of the Greektown community. Our members are businesses, organizations, and individual partners that support and promote Greektown. The Membership Program offers individuals, businesses, and organizations with interest in the district a range of community services and benefits and strengthens the commitment of our community to the long-term economic and cultural vibrancy of Greektown. Membership Meetings are held monthly to discuss neighborhood concerns, priorities, and initiatives with special guest speakers and topics. In 2021, we held 12 community meetings focused on the response to COVID-19, small business resources, safety and security, capital improvements and design in the district, among others. Special guest speakers included representatives from the City of Detroit Mayor's Office, Department of Public Works, Planning and Development Department, Health Department, Detroit Police Department, Detroit Economic Growth Corporation, and Downtown Detroit Partnership.

18
Members

2021 MEMBERS

Astoria Pastry Shop
Atheneum Suite Hotel
Bedrock Detroit
Buffalo Wild Wings
Cronus Communications
Delmar Detroit
Downtown Detroit Partnership
The Exchange
Firebird Tavern
Fishbones Rhythm Kitchen Cafe
Greektown Casino-Hotel
Old Shillelagh
Old St. Mary's Catholic Church
Park Rite
Pegasus Taverna
Red Smoke Barbeque
Second Baptist Church of Detroit
Three Legged Goat

BARSTOOL SPORTS SUMMER HOCKEYFEST



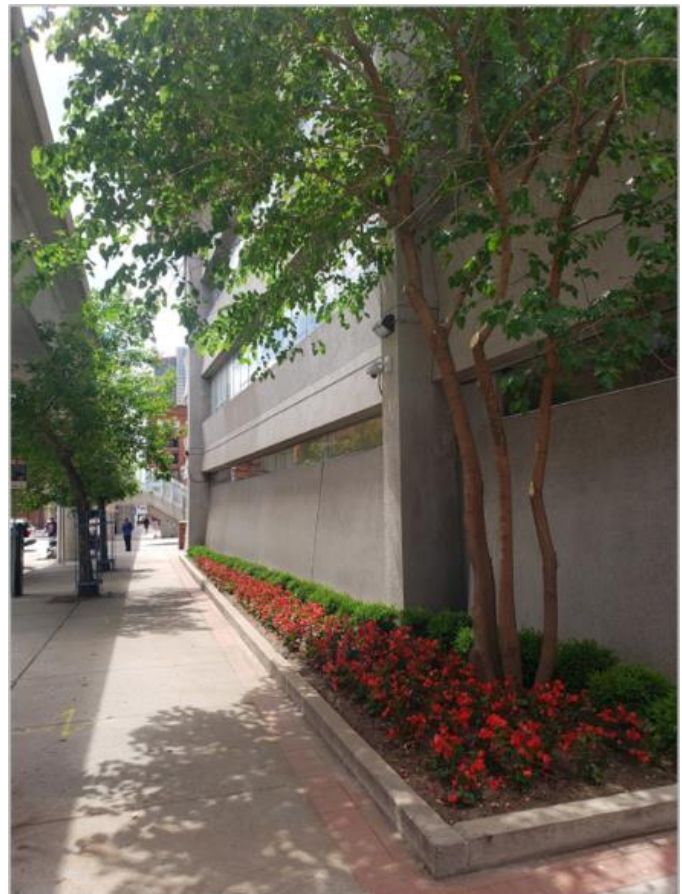
Greektown hosted the Barstool Sports Summer Hockeyfest in August of 2021. The roller and street hockey tournament included four hockey courts, lawn games, a beer tent area, live music, and food from our Greektown merchants. Over the course of two days, 64 teams completed with over 400 competitors from around the country.

A special thanks to Firebird Tavern for hosting the Greektown Neighborhood Partnership event bar and to Old Shillelagh for hosting the afterparty. The event was sponsored, in part, by Barstool Sports, Greektown Casino-Hotel, Pink Whitney, Mattress Firm, and Greektown Neighborhood Partnership.

NEIGHBORHOOD BEAUTIFICATION AND MAINTENANCE

Greektown Neighborhood Partnership coordinates beautification and maintenance in the district working closely with the Downtown Detroit Partnership, City of Detroit, and property and business owners. In 2021, we installed 21 hanging planter baskets throughout the district, planted a new bed on Beaubien Street, cleaned and mulched planter beds.

We also removed debris, painted and cleaned the trash compactor, and installed new planters and plants in the alleyway. The Monroe Boardwalk was maintained, repaired, reinstalled and then removed for the winter. The Plaza at Gratiot and Randolph also had a holiday lighting installation in addition to new trellis light displays custom designed for Greektown. We continued to work with the BIZ Ambassador Program for daily cleanup services.



COMMUNITY ADVOCACY + REPRESENTATION

advocacy supports existing business and creates a healthy climate for economic growth and development.

Greektown Neighborhood Partnership advocates for the community through partnership and engagement, publicly representing the neighborhood. We attend governmental and organizational meetings, serve on committees, and directly facilitate conversations with public and private leaders in the community to ensure that Greektown's interests are served and considered.

We actively work with the City of Detroit, Detroit Economic Growth Corporation, Michigan Economic Development Corporation, Detroit Police Department, Downtown Detroit Partnership, and others to ensure the long-term economic and cultural vibrancy of the district. Greektown Neighborhood Partnership works with business owners large and small and connects resources to help businesses navigate the complex array of incentives and programs available, as well representing the neighborhood through public relations and media. We also sent 41 community email newsletters during the course of the year.

GNP is a proud member of the Detroit Regional Chamber and have a special arrangement with the Detroit Metro Convention & Visitors Bureau that provides benefits to all GNP Membership.

Food Truck Ordinance Advocacy

GNP led an advocacy campaign, joined by nine organizations across the City to advocate for changes to the new Food Truck Ordinance. We were successful in achieving several objectives including limiting the hours of operation and CBD zones.

Scooter Geofencing

GNP continued to refine the scooter geofencing program with the Office of Mobility Innovation in high volume areas of Greektown at peak times for safety measure. This geofencing pilot was also coordinated to include the Downtown Detroit Partnership's parks and targeted geofencing at the Detroit Riverwalk.

Detroit Means Business Trusted Partner

GNP serves as a Detroit Means Business Trusted Partner, aiding in the response to COVID-19 through a communication network in partnership with the City of Detroit.

I-375 Improvement Project Advisory Committee

GNP serves on the Advisory Committee for this massive public infrastructure project and is actively working with MDOT and the City of Detroit to plan for the program, from design to construction. This project and construction mitigation will be a focal point for the Greektown neighborhood in the coming years. In 2021, we provided comment to the draft Environmental Assessment and represented Greektown's interests in all stakeholder meetings.

Safety and Security Committee and CompStat for the Central Business District

This committee is a joint partnership between the Detroit Police Department and Downtown Detroit Partnership, and includes major downtown Detroit institutions and organizations. GNP proudly participates on this committee, representing the Greektown neighborhood. This group of safety professionals meets monthly to review and analyze crime trends to coordinate responses in an ongoing effort to keep Downtown safe.

Downtown Detroit Partnership Traffic and Parking Committee

Actively serving on this Committee, GNP helps to ensure that events, traffic, and parking concerns are addressed in this governmental forum.

Downtown Detroit Partnership and Downtown Detroit Business Improvement Zone (BIZ)

GNP works with the DDP as they deliver services of hospitality, cleaning, supplemental lighting and security, parks maintenance, urban planning and business outreach to benefit Downtown patrons. The financial contributions of Downtown property owners, including Greektown, through a special assessment enable the BIZ to serve the Downtown community in these important ways. We successfully advocated for Greektown representation on the Board of Directors.

DEVELOPMENT COORDINATION

Rezoning

In 2021, Greektown Neighborhood Partnership completed the process of rezoning the Greektown district parcels to align with our vision for the future and to remove barriers to new development in the district. The zoning in Greektown and Bricktown was long out of sync with the City Master Plan and the future of our district as we have laid out in the *Greektown Neighborhood Framework Vision*. There were several parcels that were zoned B6, B4, PD, and SD5 that no longer made sense. A zoning classification of B5 was codified as more appropriate for current and future land use and encourages the type of development we would like to see moving forward. Working with the City Planning Commission staff, we identified parcels needing rezoning, conducted outreach with property owners, and held community engagement meetings prior to bringing forward for Commission and Council approval.

The Exchange



A new residential development is underway in Greektown called The Exchange. Taking direct cues from the *Framework*, the development provides a residential component in our neighborhood. The project is a 16-story, 166,742 SF tower with 165 units including 12 condos and 153 apartment residences, achieving 20% affordable units. The first floor has opportunities for retail and office tenants, currently available for lease. Greektown Neighborhood Partnership worked closely with the Exchange developer and their team to ensure that design and integration with the Greektown neighborhood is achieved in ways that positively impact the community and improve quality of life in our district and downtown.



In 2021, the Exchange broke ground on the development, and the Greektown Neighborhood Partnership joined along with Mayor Duggan to celebrate this milestone in Greektown. The Exchange it is due to be completed by spring 2023.



PLAZA AT GRATIOT AND RANDOLPH

GNP completed pre-development planning in 2021 for the Plaza at Gratiot and Randolph. As imagined in the *Framework*, the large intersection on Randolph Street between Monroe and Gratiot will transform into a public pedestrian plaza and gateway to Greektown. The Plaza will connect Greektown to the central downtown and complement forthcoming development in the district by creating a pedestrian-friendly setting and supporting existing businesses in the area by driving pedestrian traffic. Elements of the project include universal access, safety, greening, public art, and business and economic development, all while celebrating the district's strong cultural roots. Fundamental to the design and development is cultural heritage and arts interpretation that engages through an exploration of multiple ethnic narratives.

Greektown Neighborhood Partnership hired SmithGroup to complete the plaza's pre-development planning and design services. The pre-development planning was supported, in part, through a grant from the Community Foundation of Southeast Michigan Ralph C. Wilson Legacy Funds for Design and Access and Bedrock Detroit. Construction Fundraising is now underway.



MONROE STREETScape IMPROVEMENT PROGRAM

Monroe Street is one of Detroit's most special places. It has maintained its status as a primary commercial street for the area for over a century and continues to attract a broad array of locals and visitors to its entertainment venues and eateries. One of several proposed streets for improvement in the district through the *Framework*, the streetscape improvements of Monroe Street are essential in establishing a broad palette of experiences through the main corridor and heart of Greektown. The future of Monroe Street accommodates users of all kinds and modes and must be refocused to prioritize the thousands of pedestrians that walk it each day, supporting and complementing the many businesses along it. The *Framework* conceptualized the many improvements to enhance the Monroe Street experience including strategies for including:

- Wide pedestrian-only zones for meandering
- Human-scaled and plentiful vegetation
- High density and diversity of lighting
- Signature district/street signage
- Premium paving
- Street furniture and ample seating
- Dedicated and expanded spaces for private business outdoor patios
- Dedicated spaces for events/markets/festivals
- De-emphasized separation between street and sidewalk
- Emphasized separation between sidewalk and surface parking lots
- Dedicated areas for drop-offs/pick-ups
- Multi-modal transit integration and prioritization
- Culture, heritage, and art opportunities integration



Building upon the basic concepts in the *Framework*, Greektown Neighborhood Partnership and stakeholders now seek to refine those concepts to form a permanent improvement and enhancement streetscape plan for the main corridor of Greektown. This will position the neighborhood to secure construction funding for its implementation through grant applications and other fundraising efforts, and to implement as soon as possible. Through a highly competitive Request for Proposal process coordinated with project partners, Greektown Neighborhood Partnership hired SmithGroup to complete the Monroe Streetscape Improvement Program pre-development planning and design services. Community engagement is now underway.

Greektown Neighborhood Partnership is coordinating the project with the City of Detroit Department of Public Works and Planning and Development Departments, and Michigan Department of Transportation, engaging with Greektown business and property owners, and major community stakeholders and organizations including the Greektown Casino-Hotel, Bedrock, Downtown Detroit Partnership, and Rocket Community Fund.

SECOND BAPTIST CHURCH OF DETROIT REHABILITATION AND NOMINATION PROJECT

Greektown Neighborhood Partnership was awarded the National Park Service African American Civil Rights Program Grant for Second Baptist Church of Detroit in July 2021. The grant of \$425,959 will support capital improvements to Second Baptist Church of Detroit and an update to the National Register of Historic Places Nomination. Second Baptist Church is the oldest African American congregation in the State of Michigan and played a pivotal role in the African American Civil Rights Movement in both the nineteenth and twentieth centuries. Established in 1836 as the Society of Second Baptist, it played an important role in the Underground Railroad and the abolitionist movement in the 1800s, with the most fervent abolitionist activists associated with and meeting at Second Baptist Church. In the 1900s Second Baptist continued to lead the African American community in the struggle for equality, addressing social welfare, employment, segregation, and racism.

Capital improvements to Second Baptist Church of Detroit will include roof restoration, repair, and replacement. The National Register of Historic Places Nomination for Second Baptist Church of Detroit dated March 19, 1975, will also be updated to include a comprehensive history and documentation highlighting its role in the Civil Rights Movement and the inclusion of the 1968 modern addition by notable Black architect Nathan Johnson in the Brutalist style. Greektown Neighborhood Partnership is soon releasing Requests for Proposals for the scope of work.



One of 53 projects funded nationwide, and one of five in Michigan, the African American Civil Rights Program is funded by the Historic Preservation Fund administered through the National Park Service, Department of the Interior.

OUR 2021 MAJOR SUPPORTERS

The Greektown Neighborhood Partnership takes this opportunity to express its appreciation to those contributing to our success. Many donors have been supporting GNP for years; others are new. We thank you all!

What follows is a list of our 2021 supporters who made monetary contributions post-marked, hand-delivered to GNP office or staff, or time stamped by fax, email, or on-line payment between January 1 and December 31, 2021. Every effort has been made to ensure that all donor listings are accurate. If there are omissions or errors, we sincerely apologize and will note a correction in next year's annual report. This list does not include regular Membership dues or in-kind donations.

\$50,000 or More:

Rocket Community Fund
Greektown Casino-Hotel
Bedrock Detroit

\$10,000 – \$49,999:

PepsiCo
Small Business Administration
Teftsis Family