



Civil Rights, Inclusion  
and Opportunity

COLEMAN A. YOUNG MUNICIPAL CENTER  
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**To:** Honorable Detroit City Council  
Neighborhood Advisory Councils  
**From:** Charity R. Dean, Esq., Director, CRIO  
**Date:** July 16, 2019  
**Re:** **Community Benefits Ordinance Biannual Report for Book Building and Tower & Monroe Blocks**

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

The **Book Building & Monroe Tower** project currently has **80%** of their commitments in the "On Track" or "Completed" status.

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	Steps taken towards starting commitment	5
Completed	Commitment fulfilled	3
Off Track	Not complying with commitment	0
Not Started	No steps taken	1
Awaiting Reply	Department awaiting information	1
<b>Total Commitments</b>		<b>10</b>

If you have any questions, do not hesitate to contact my office at 313-224-4950

Respectfully,

Charity R. Dean, Esq.  
Director  
Civil Rights, Inclusion and Opportunity

Lawrence Garcia, Esq.  
Corporation Counsel  
City of Detroit Law Department

Cc: Arthur Jemison, Chief of Services and Infrastructure, City of Detroit





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**Biannual Community Benefits Provision (CBP) Reporting Outline**

**Project Name/Location:** Book Building and Tower & Monroe Blocks, 1249-1265 Washington  
**CBP Certification Date:** November 13, 2017  
**Developer Name/Address:** Bedrock Management Services, LLC, 630 Woodward Ave, Detroit MI 48226

**Commitment Monitoring**

Commitment	Agency Partner	Developer's Response	Status Update
Compliance with Affordable Housing Agreement	HRD	<p>Bedrock currently has 139 affordable units, or approximately 25%, from a total of 553 completed residential rental units. An additional 10 affordable units are expected to be delivered later in 2019.</p> <p>Bedrock's Affordable Housing Agreement requires that at least 20% of its rental units be affordable at 80% AMI across its portfolio.</p>	Completed
Developer Complies with Federal Fair Housing regulations	HRD	<p>All of Bedrock's residential leasing and property managers are Fair Housing certified via Grace Hill (Property Management Training Solutions and Online Courses) as well as in-person seminars with Fair Housing attorney James Gromer, an expert in the field. Bedrock's process for reviewing and selecting residents is based on Fair Housing and other applicable laws.</p>	On Track



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Commitment	Agency Partner	Developer's Response	Status Update
<p>Developer provided information on construction and related activity in connection with the development projects to the City to mitigate the impact of construction on the downtown community</p>	<p>PDD/BSEED</p>	<p>Bedrock has reached out to NAC and PDD staff via email to share updates regarding the activities that will impact the areas around the project, including:</p> <ul style="list-style-type: none"> <li>• Email regarding DDA meeting with Monroe Blocks on the agenda, shared 9/25/18</li> <li>• Sharing weekly street closures email from Downtown Detroit Partnership, shared 5/29/18</li> <li>• Email regarding noise impacts of the Hudson's project, shared 4/11/18</li> </ul> <p>Bedrock actively participates in the DDP's Traffic &amp; Construction Coordinating Committee. Many City staff attend the DDP meetings. At the committee meeting in October of 2018, Bedrock's Monroe Blocks project team provided an updated to the attendees that included planned street and sidewalk closures related to the project. Bedrock's information was made accessible to attendees after the meeting.</p>	<p>On Track</p>
<p>Developer will work with the City to identify appropriate locations for CBO meetings</p>	<p>PDD/ Mayor's Office</p>	<p>Bedrock consulted with PDD and the facilitator of the Monroe Blocks and Book Tower projects and determined that the CAYMC would be the most convenient place to meet for NAC members and those interested from the community.</p>	<p>Completed</p>
<p>Compliance with City traffic ordinances that may impact access points to the Rosa Parks Transit Center, including access from Grand River Ave., during construction of the project</p>	<p>BSEED</p>	<p>Whenever Bedrock requests a sidewalk or traffic closure, they work with the proper channels through City Engineering and Traffic Engineering.</p>	<p>Completed</p>



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Commitment	Agency Partner	Developer's Response	Status Update
The Monroe Blocks project will have significant green space, which Bedrock will maintain.	BSEED	No update.	Not Started
Bedrock will work with the City's Traffic & Engineering Department to understand how more handicap parking can be added on the street.	BSEED	No developer commitment as Bedrock does not control parking on the City's right of ways. The City will follow up on the NAC's interest in this area.	Awaiting Reply
Restoration of the National Theater building façade	PDD	Bedrock will begin abatement of the National Theatre building later this year and will begin reclamation of the terracotta façade.	On Track
Developer compliance with Executive Order 2016-1	CRIO	<p>For Executive Order 2016-1:</p> <p><b>(Monroe)</b> has 8.62% of the hours worked on the project given to Detroit residents; 596 Detroit Resident Hours and \$9,473.30 in workforce contributions.</p> <p><b>(Book Tower)</b> has 8.01% of the hours worked on the project given to Detroit residents; 7,018 Detroit Resident Hours and \$89,016.44 in workforce contributions.</p>	On Track
Developer compliance with Executive Order 2014-5	CRIO	<p>For EO 2014-5:</p> <p><b>(Monroe)</b> To date, 38% of the contract values have been awarded to Detroit-based or headquartered businesses. 4 of the 7 total firms we have worked with are Detroit-based or headquartered.</p> <p><b>(Book Tower)</b> To date, 52% of the contract values have been awarded to Detroit-based or headquartered businesses. 2 of the 6 firms we have worked with to date are Detroit-based.</p> <p>Note that comprehensive project construction activities will not commence until Q1 2020.</p>	On Track

