



Civil Rights, Inclusion
and Opportunity

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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 -Executive Summary**

In 2016, the people of the City of Detroit adopted the Community Benefits Ordinance (*CBO*). The CBO ensures development projects in the City of Detroit benefit and promote economic growth and prosperity for all residents.

The CBO defines projects incurring an investment of Seventy-five Million Dollars (\$75,000,000) or more, and garnishes public support in the form of land transfers that have a cumulative market value of One Million Dollars (1,000,000) or more without open bidding and priced below market rates and/or tax breaks that abate more than One Million Dollars (1,000,000), as a *Tier 1 Project*. Such projects trigger the establishment of a Neighborhood Advisory Committee (*NAC*) to negotiate terms placed within the Community Benefits Provision (*CBP*), which later is added to the Development Agreement presented to City Council. This provision highlights commitments made by the developer to address the issues raised by the NAC.

The CBO requires a biannual compliance report be submitted to City Council and each NAC associated with a Tier 1 Project within the City of Detroit. The Civil Rights, Inclusion, and Opportunity (*CRIO*) Department has been given the responsibility of monitoring CBO's. This is CRIO's first Biannual Community Benefits Provision Report. The report details compliance with each Community Benefits Provision commitment.

Six projects are currently in the enforcement phase and included in this report:

1. The **Herman Kiefer** development has a total of *15 commitments*, with **100%** of their commitments in the "On Track" or "Completed" status.
2. The **Hudson's** development has a total of *31 commitments*, with **81%** of their commitments in the "On Track" or "Completed" status.
3. The **Michigan Central Station** development has a total of *45 commitments*, with **89%** of their commitments in the "On Track" or "Completed" status.
4. The **Book Building and Tower & Monroe Blocks** development has a total of *10 commitments*, with **80%** of their commitments in the "On Track" or "Completed" status.
5. The **Detroit Pistons Performance Facility and Headquarters** development has a total of *13 commitments*, with **100%** of their commitments in the "On Track" or "Completed" status.
6. The **Wigle: Midtown West** development has a total of *22 commitments*, with **50%** of their commitments in the "On Track" or "Completed" status. Further, it is important to note that this project has yet to begin construction. Once construction has begun, we expect the percentage to increase.

The next report is expected December of 2019 and will include three additional developments: Lafayette West, The Mid and the Fiat Chrysler Jefferson North Assembly Plant expansion.

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

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