



Civil Rights, Inclusion
and Opportunity

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 1240
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PHONE: 313.224.4950
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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 Herman Kiefer**

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 **Herman Kiefer** project currently has **100%** 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	8
Completed	Commitment fulfilled	7
Off Track	Not complying with commitment	0
Not Started	No steps taken	0
Awaiting Reply	Department awaiting information	0
Total Commitments		15

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: Herman Kiefer Development

CBP Certification Date: February 7, 2018

Developer Name/Address: Herman Kiefer Developer, LLC

Commitment Monitoring

Commitment	Agency Partner	Developer's Response	Status Update
Herman Kiefer Development will board up as necessary, secure and maintain existing improvements in accordance with the development agreement.	HRD	The Kiefer properties were boarded up within 6 months of closing. The property was fully secured using fences and there are security cameras as well as 24-hour security.	Completed
Securing vacant DLBA residential property located on land acquired by Herman Kiefer Development located on DLBA property.	DLBA	The DLBA properties were boarded up within 6 months of closing the Kiefer site as required by Herman Kiefer Development's agreement with DLBA	Completed
Coordinating with Detroit based nonprofit organizations, community development corporation, or residents in rehabilitating not less than 20% of the improved lots in accordance with DLBA Agreement.	DLBA	HKD just closed on its first batch of properties in May 2018, and is in discussions with numerous potential local partners and is eager to meet its 20% requirement.	On Track
General maintenance plan, land stewardship plan for DLBA plan in accordance with DLBA Agreement for any portion of the DLBA Property acquired by Herman Kiefer Development.	DLBA	HKD is actively complying with the general maintenance of mowing and snow removal.	On Track
Continued Collaboration with the City of Detroit Planning Commission and Development Department for Workforce Development maximizing the employment of Detroit-Based contractors and local residents.	PDD + Developer	HKD posted job opportunities in the neighborhood and at the Walker Williams Recreation Center. All contractors hired have been local Detroiters. HKD is working with a trade school teacher to create a workforce training program to provide local residents with job and skill development opportunities.	Completed
HKD expects to open an on-site resource center where local residents will be able to learn more about training and job opportunities related to the Project.	DON	HKD is actively working on this and hopes to be able to provide a location for this in Fall 2019.	On Track
HKD expects to continue to work with a local instructor to create a skilled trades training program for local residents.	DON	HKD posted job opportunities in the neighborhood and at the Walker Williams Recreation Center. All contractors hired have been local Detroiters. HKD is working with a trade school teacher to create a workforce training program to	Completed



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Commitment	Agency Partner	Developer's Response	Status Update
		(cont'd) provide local residents with job and skill development opportunities.	
HKD will make good faith effort to preserve the historically designated buildings located on the HK Property (except as may be necessary for the preservation of public health, safety, and welfare)	DON	HKD has focused on repairs, maintenance and site transfer issues during the redevelopment process. The buildings are being preserved, and the National Parks Service has approved Part I of HKD's Historic Preservation Certification Application.	On Track
HKD will make good faith effort to activate the HK Property by means of establishing, installing, and developing educational, cultural and recreational facilities, recruiting and retaining commercial tenants and forming programming for community-accessible workshops, food truck rallies and movie screenings	DON	HKD is actively marketing the site to tenants and operators to rent space on the site, creating jobs and other opportunities for Detroiters. HKD is also working on a schedule of public programming on the site with events for the community.	On Track
Prior to the Effective Date, HKD began to restore existing recreational amenities on the HK Property and will make good faith efforts to continue to do so, including by performing and initial clean-up of the Hutchins playground, basketball and tennis courts and by restoring the Hutchins field for community sports and recreational use	HRD	HKD restored the recreation amenities on the Hutchins playground, basketball courts and tennis courts. HKD is maintaining the Hutchins football field and has restored fencing for the dugout.	Completed
HKD has been actively engaging with the community for input and will continue to do so throughout the Project. HKD intends on meeting quarterly with local stakeholders and residents to provide project updates and to receive feedback and ideas about programming and events.	DON	HKD has engaged with the NAC at quarterly meetings that are open to the community at large. HKD has made efforts to communicate with the community through meetings ordered by DON and PDD to provide information about the project and build support.	On Track
HKD will continue to work with the Mayor's Office to create youth employment opportunities and training and job opportunities related to the Project	HRD	HKD has done so and will continue to do so.	On Track
Making efforts to redevelop the Herman Kiefer Property with a focus on uses that contribute positively to the neighborhood and the City; including preservation of	PDD	HKD has focused on repairs, maintenance and site transfer issues during the redevelopment process. HKD is marketing the site to tenants and	Completed



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Commitment	Agency Partner	Developer's Response	Status Update
(cont'd) historically designated buildings and activation of the property.		operators to create job opportunities for Detroiters.	
Herman Kiefer plans to restore existing recreational amenities on the Herman Kiefer Property.	HRD	HKD restored the recreation amenities on the Hutchins playground, basketball courts and tennis courts	Completed
Continued community engagement efforts and actively seeking input/ feedback for Community Development. Intentions to meet quarterly with local stakeholders and residents to provide project updates and feedback about programming and events.	DON	HKD has engaged with the NAC at quarterly meetings that are open to the community at large. HKD has made efforts to communicate with the community through meetings ordered by DON and PDD to provide information about the project and build support.	On Track

