



Civil Rights, Inclusion
and Opportunity

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 1240
DETROIT, MICHIGAN 48226
PHONE: 313.224.4950
FAX: 313.224.3434

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 Michigan Central Station**

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 **Michigan Central Station** project currently has **89%** 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 | 31 |
| Completed | Commitment fulfilled | 9 |
| Off Track | Not complying with commitment | 0 |
| Not Started | No steps taken | 4 |
| Awaiting Reply | Department awaiting information | 1 |
| Total Commitments | | 45 |

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: Michigan Central Station Ford Motor Company

CBP Certification Date: March 11, 2019

Developer Name/Address Ford Motor Company, World Headquarters, Room 612., Dearborn, MI 48126

Commitment Monitoring

| Commitment | Agency Partner | Developer's Response | Status Update |
|--|-----------------------|--|----------------------|
| Create and Protect Affordable Housing | | | |
| Developer will invest a total of \$2.5 M dollars in the Affordable Housing Leverage Fund to be invested in the Impact Area. | HRD | In process | On Track |
| Supporting Neighborhood Development | | | |
| Developer will support neighborhood development by investing \$2.5M dollars in the Strategic Neighborhood Fund (SNF) or such other comparable fund as mutually agreed by the Parties that is administered by Invest Detroit with direction from the City and that benefits neighborhood development, which may be invested by SNF. | PDD | Working with Administration and SNF officials on funding plan and project identification | On Track |
| Developer is committed to participating in the city's Greater Corktown planning process. Developer will work with the Michigan Department of Transportation and the city to secure improvements. Developer's Investment to the SNF will support streetscape and mobility projects. | PDD/MDOT | Participating in launch of City Planning Department Corktown planning study; working on SNF project identification | On Track |
| Developer will contribute \$1M to the Golightly Career Technical Education Center to train both adult and youth for emerging technology jobs. | DESC | Discussions underway | On Track |



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| Developer will create local hiring hall to serve an established entry point for Detroit residents to enable Impact area residents to be referred to job training resources as need. | DESC | Hiring hall planning in process. 1Q/2Q 2019 discussions with City workforce planning regarding tracking and tools available and/or being developed by Ford and its construction partners. | On track |
| Developer will commit \$2M to be invested in programs for workforce development, scholarships for youth perusing STEAM careers, potential internships and scholarships for pre-development for new mobility skills sets and entrepreneurship; and or community programs to be decided upon with community input. | DESC | In process of identifying and seeking community input in pitch process as of May 2019 | On Track |
| Ensure access to education, training and job opportunities, Developer will commit \$1M to Grow Detroit Young Talent. | DESC | Discussions underway | On Track |
| Developer will continue to support Wayne County Community College as a local resource. | N/A | In process & ongoing. | On Track |
| Developer will commit \$1M to support other training programs for in-demand skilled trades through Detroit at Work to address training resources, including wrap-around services such as transportation and child care in support of training opportunities. | DESC | Discussions underway | On Track |
| Construction projects taking place on the Projects, the Developer agrees: 1) that at least fifty-one percent (51%) of the construction workforce must be bona-fide City of Detroit residents. Furthermore, the Developer voluntarily agrees to be bound by the City's Executive Order 2016-1 requirements and financial commitments defined therein as penalties, as though such Executive Orders otherwise applied to all construction on the Projects. | CRIO | For Executive Order 2016-1 MCS has 3.39% of the hours worked on the project given to Detroit residents; 626 Detroit Resident Hours and \$4,229.98 in workforce contributions. | On Track |
| At least thirty percent (30%) of the total dollar value of contracts related to constructions of the Projects must be Detroit Headquartered Businesses and/or Detroit Based Businesses. Furthermore, the Developer voluntarily agrees to be bound by | CRIO | For Executive Order 2014-5 MCS informed CRIO that they are currently over 30%. We requested more specific data and currently awaiting a reply. | Awaiting Reply |



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| (cont'd) the City's Executive Order 2014-5 requirements and financial commitments defined therein as penalties, as penalties, as though such Executive Orders otherwise applied to all construction on the Projects. | | | |
| Ensure Impact Area Businesses are not Displaced and that all New Retail and services are accessible to community | | | |
| Developer will provide a path for inclusion for small local businesses within its Ren Zone developments and will participate in Motor City Match and other neighborhood-led economic development funding tools to support the existing retail experience. | DEGC | No update. | Not Started |
| Developer commits that all retail and service amenities in Developer-owned buildings within the Projects will be accessible to the public. Developer will take into account a retail gap analysis to balance expected future Developer and community retail needs. | DEGC | No update. | Not Started |
| Developer will patronize local businesses during construction of its own developments within the Corktown area, will utilize local service sector businesses where available and commercially reasonable to do so, and will encourage employees to patronize local businesses following completion of the Projects. | DEGC/DON | Yes, utilizing local businesses during construction phase. Completion phase n/a at this time. | On Track |
| Continuation of Community Engagement as long as Developer is in Neighborhood | | | |
| Developer will continue to participate in a community engagement process for as long as the Developer operates a Project. Developer will facilitate language translation for community engagement efforts when requested. | DON | Community engagement efforts are ongoing. Launched Creating Together newsletter (published in Spanish and English) and distributed to residences and businesses throughout. Held community meeting to provide construction and project updates on Apr 3 | On Track |
| Developer will submit all site plans through the standard planning review process, which includes City of Detroit Planning and Development and Buildings, Safety (cont'd) Engineering and Environmental Department review. Developer will provide a courtesy presentation of the former Brass Factory Project new construction | PDD/BSEED | Periodic updates with the City Planning Department and updates provided to historic district commission meetings. | Completed |



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| development at the local Historic District Commission public meeting. | | | |
| Developer commits to publishing its Environmental Protection Plan (EPP) and will make that report accessible and available to the public. Developer will also monitor and publish a listing of the regulated building materials found at the Projects prior to demolition and make that report accessible and available to the public. | PDD | Brass Factory site EPP available in English and Spanish on corporate website | Completed |
| Developer will abide by all existing ordinances and laws including the City's Community Benefits Ordinance. | CRIO | Project operating in compliance with all applicable laws and ordinances | On Track |
| Developer is open to including public art on its sites within the Projects. | PDD | In process | On Track |
| Engage Impact Area Residents in Mobility Planning and Development | | | |
| Developer commits to engaging the community on mobility pilot projects located in the Corktown area, including bringing the proposed Ford – City of Tomorrow Challenge to Detroit to study community mobility ideas and award funding for ideas that emerge from this process. | Mobility | In process | On Track |
| Developer will support the May Creek project by allowing necessary access over Developer-owned land connect Corktown to the riverfront and will support the City of Detroit master planning effort for additional walking and biking options for the community. | GSD/Mobility | In process | On Track |
| Developer will participate in Greater Corktown neighborhood planning process including in review and development of a Traffic Engineering Study, to help address public transit and mobility concerns. | PDD/Mobility | In process | On Track |
| Developer will request that MDOT invest in making required improvements to accommodate increased service on area roads and freeways, such as Michigan Ave. and the adjacent I-75/I-96 and Lodge Freeways. | Mobility/ MDOT | Preliminary discussions underway | On Track |
| Streetscape and mobility improvements, including traffic engineering studies, (cont'd) pedestrian and cyclist improvements and other changes including to specifically consider a Michigan Ave. "road diet" to be determined through the neighborhood | PDD | See participation in City's Greater Corktown planning study | On Track |



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| planning process. Developer will actively participate in Greater Corktown planning study and support initiatives through its investment in SNF | | | |
| Commit to Additional Benefits Requested by the Community | | | |
| Developer will establish security options that work best for the Impact Area. Developer will work with the City and community to facilitate this process. | DON/DPD | In process | On Track |
| Developer will explore community space for gathering, information sharing and posting in the Projects as part of its master planning effort. | DON | Ford Information Center completed. | Completed |
| Developer acknowledges that its employees that work in the Corktown Area Renaissance Zone may be subject to City of Detroit income tax. | HRD | Renaissance Zone not yet activated. | Not Started |
| Developer will build parking decks to assist with parking needs as a part of the Projects. Developer commits that any surface parking lots it builds within the Projects will be up to code. | PDD/BSEED | In process | On Track |
| All buildings developed by Developer will be aesthetically pleasing and developer will commit to minimizing the obstruction of the view of the Michigan Central Station building. Developer will work through the City Planning and Development Department's community input process on the design of the Project. | PDD | In process | On Track |
| Development intends to build parking decks that are sufficient to support the office and retail requirements of the area and that are expected to be available for public use. | BSEED | In process | On Track |
| Developer Commits to ensuring that the Projects adhere to current codes and allowances for light pollution. Light plans for the Projects shall be publically shared. | BSEED | In process | On Track |
| Developer will be responsible for improvements that need to be made to make (cont'd) the buildings that are part of the Projects operable and that would be subject to special assessments related to City infrastructure if used to fund City | SID | No update. | Not Started |



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| infrastructure updates (e.g., sidewalks across its real estate parcels). | | | |
| Developer acknowledges that it is working with DTE and the City to identify the location of a new DTE Corktown power substation that will provide adequate service for the Projects, as well as other development in the neighborhood. | JET | In process | On Track |
| Developer's DPS Book depository Project and former Lincoln Brass Factory site Project will include innovative sustainability principles, which are core to Developer's guiding principles that are included within all Developer's other development projects. | BSEED/ Sustainability | In process | On Track |
| Developer will support the creation of a bird habitat within the Impact Area, working with the City's General Services Department and the National Geographic and Audubon Society to push this initiative forward. | GSD | In process | On Track |
| Developer will assess the overall integrity of the Warren House within the Lincoln Brass Factory Project site and evaluate all items that can be salvaged. | BSEED | Warren House review completed and reviewed with local historians. Due to overall and surrounding conditions, not salvageable intact | Completed |
| Developer shall consider participating in a wireless mesh network, however Developer currently does not have plans to create one. | SID | No change in plans at this time | Completed |
| Mitigate Construction Impacts of the Development | | | |
| Developer commits to publishing its Environmental Protection Plan ("EPP") for the Projects and will make such EPP accessible and available to the public. Developer will also monitor and publish a listing of the regulated building materials identified at the Projects prior to demolition and make that report accessible and available to the public. | BSEED | See item 17 above. (For reference it states: Brass Factory site EPP available in English and Spanish on corporate website) | Completed |
| Developer will work with MDOT and the City to develop a traffic control plan for during and post construction that will be made accessible and available to the public. | Mobility | In process | On Track |
| Developer's EPP will provide as much information as possible with regard to baseline levels and monitoring of environmental contaminants in the air, water and soil. | BSEED | See item 17 above. (For reference it states: Brass Factory site EPP available in English and Spanish on corporate website) | Completed |



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| Developer commits to provide a telephone hotline for residents and an online portal to file complaints regarding the Projects. Developer commits to a 48-hour response time to such complaints that are filed. | DON | Phone and email specific to the project have launched- corktown@ford.com and (313)-845-3673 | Completed |
| Developer Commits to utilizing normal construction hours for the Projects that will be between 7 am and 7pm and to give advance notice to public if overtime of weekend work is scheduled. Developer will also commit to provide the public with periodic construction update meetings. | CRIO | In compliance. Discussion of construction at April 3, 2019 update meeting | On Track |
| Developer commits to ensuring that it provides enough parking on Developer lots for construction workers that work on the Projects. | CRIO | Construction parking and lay-down area plan in place | On Track |
| Developer commits to provide security cameras fencing, patrols and other measures for all staging and construction storage areas related to the Projects. Developer will maintain and publish a map identifying the construction staging sites. | CRIO | Construction parking and lay-down area plan in place. Discussed at April 3, 2019 update meeting and in Creating Tomorrow Together Newsletter | On Track |
| Developer will establish an online portal with Project updates and other pertinent information during construction, such as traffic changes and temporary street closures. | PDD | Corporate website includes project and contact information | Completed |

