



**Civil Rights, Inclusion
and Opportunity**

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CITY OF DETROIT - 2020 FEB 27 AM 10:48 AM

To: Honorable Detroit City Council
Neighborhood Advisory Councils
From: Charity R. Dean, Esq., Director, Civil Rights, Inclusion and Opportunity
Date: February 20, 2020
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. The report details the developer's compliance with each Community Benefits Provision (CBP) commitment.

The **Herman Kiefer** project currently has **0** of their commitments considered "**Off Track.**"

Below, you will find a key to reference when reviewing the status of each commitment listed in the Community Benefits Provision.

Status Update	Explanation	Commitments
	On Track- Actions taken towards satisfying commitment	6
	Off Track- Commitment not fulfilled	0
	Not Started- No action taken	3
	Additional information requested	0
Completed	Commitment fulfilled	3
Total Commitments		12

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



Biannual Community Benefits Provision (CBP) Report






Project Name/Location: Herman Kiefer Development (HKD)/ 1151 Taylor St., Detroit, MI 48202


Agreement Approval Date: February 7, 2018

Developer Name/Address: Herman Kiefer Developer, LLC, 1151 Taylor St., Detroit, MI 48202

January 2020 Report

	Commitment	Finding	Status
1.	Herman Kiefer Development (HKD) will board up as necessary, secure and maintain existing improvements in accordance with the development agreement, including but not limited to Hutchins School Building and the Crossman School Building	The Herman Kiefer Development properties were boarded up within 6 months of closing. The properties were secured using fences and there are security cameras as well as 24-hour security.	Completed
2.	Herman Kiefer will secure vacant DLBA residential property located on land acquired by Herman Kiefer Development located on DLBA property	The Detroit Land Bank Authority properties were boarded up within 6 months of closing the Kiefer site as required by HKD's agreement with DLBA	Completed
3.	HKD shall partner with, or otherwise contract with one or more Detroit-based non-profit organizations, community development corporations, or residents to rehabilitate not less than 20% of the improved lots of the DLBA Property which HKD has elected to rehabilitate in accordance with the Land Bank Agreement	HDK has begun the first phase of rehabilitation. But a rehab partner has not been secured. Within future phases the opportunity still exist to meet the 20% commitment.	
4.	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	Maintenance is ongoing and active. The landscape maintenance crew cycles through the neighborhood weekly, weather permitting. HKD has invested more than \$600,000 and 12,000 employee hours into neighborhood property maintenance since February 2018.	

	Commitment	Finding	Status
5.	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	<p>70% of HDK's full time employees reside in the neighborhood, or were residents at time of hire.</p> <p>Hiring forms and job sign-up sheets are present at community meetings and local hiring fairs. Job postings have also been available at the Joseph Walker William Recreational Center. The last Thursday of the month, HKD can be found at Joseph Walker William Recreational Center collecting job applications.</p> <p>58% of contractors engaged in 2019 were Detroit- Based.</p>	
6.	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.	The Security Booth on site currently functions as the resource center. Individuals can leave questions, request the developer's contact and fill out job applications.	
7.	HKD expects to work with a local instructor to create a skilled trades training program for local residents.	Instructor Tony Maclean has been selected and will be brought in as a partner once home construction begins.	
8.	HKD will make good faith effort to preserve the historically designated buildings located on the HKD Property (except as may be necessary for the preservation of public health, safety, and welfare)	HKD has begun preserving site buildings by maintaining buildings, making needed repairs to preserve the structure and by filing and receiving approval on part 1 of the National Parks Service Historic Preservation Certificate application for the Herman Kiefer Hospital District, Hutchings School and Crossman School.	
9.	HKD will make good faith effort to activate the HKD 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	To date, the work onsite focuses on recruiting potential tenants, maintenance, repairs and site transfers. Establishing, installing, and developing educational, cultural and recreational facilities has not yet started.	

	Commitment	Finding	Status
10.	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 an initial clean-up of the Hutchins playground, basketball and tennis courts and by restoring the Hutchins field for community sports and recreational use	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
11.	HKD intends on meeting quarterly with local stakeholders and residents to provide project updates and to receive feedback and ideas about programming and events.	Since 2017, HKD has participated in a minimum of 4 official community meetings per year (6 meetings in 2017; 4 meetings in 2018; 6 meetings in 2019).	
12.	HKD will continue to work with the Mayor's Office to create youth employment opportunities and training and job opportunities related to the Project	Plans to meet this commitment still in the development phase.	