



Civil Rights, Inclusion and Opportunity

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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, Civil Rights, Inclusion and Opportunity
Date: February 20, 2020
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. The report details the developer's compliance with each Community Benefits Provision (CBP) commitment.

The **Michigan Central Station** project currently has **0** of their commitments considered "**Off Track.**"

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- Actions taken towards satisfying commitment	28
	Off Track- Commitment not fulfilled	0
	Not Started- No action taken	8
	Additional information requested	0
Completed	Commitment fulfilled	7
Total Commitments		43

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) Reporting Outline




Project Name/Location: Michigan Central Station 2405 W Vernor Hwy Detroit, MI 48216






Agreement Approval Date: October 17, 2018






Developer Name/Address Ford Motor Company/ 1 American Rd. Dearborn, MI 48126





January 2020 Report






	Commitment	Findings	Status
1.	Developer will invest a total of \$2.5M dollars in the Affordable Housing Leverage Fund ("AHLF"), which, to the extent possible, may be invested by the AHLF or its fiduciaries or intermediaries in projects that preserve affordable housing in the Impact Area.	Ford has paid \$1.25M into the AHLF via the Local Initiatives Support Corporation (LISC). The second half of the \$2.5M commitment will be paid in 2020. The City exploring options to leverage this contribution in combination with state and federal funding sources to preserve existing affordable units and create new affordable housing developments throughout the Impact Area.	
2.	<p>Developer will invest \$2.5M dollars to 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 ("SNF") and that benefits neighborhood development, which, to the extent possible, may be invested by SNF or its fiduciaries or intermediaries in the following targeted activities:</p> <p>2-A(1): Funding the rehabilitation of City parks in the Impact Area, 2-A(2): 0% Home Repair loans and grants, 2-A(3): A neighborhood improvement fund, initially capitalized with \$750,000 of Developer's investment to be invested with its interest income deployed annually and allocated by a community panel through a "pitch" competition including participatory budgeting or community-driven budget process.</p> <p>2-E: Developer's investment to SNF could support streetscape and mobility improvements, including traffic engineering studies, pedestrian and cyclist improvements and other changes</p>	<p>Invest Detroit has signed the grant agreement to be the fiduciary of these funds. Developer has invested \$1M dollars to the Strategic Neighborhood Fund (SNF). Remaining funds will be paid in 2022. The Planning and Development Department is reviewing data and engaging residents to better understand how to utilize \$1.75M. Public meetings will be taking place until the Summer, 2020.</p> <p>2-A (1) Park improvements must be identified through a planning study. The Planning Study is scheduled to be completed in mid-summer, 2020. 2-A (2) The 0% Home Loan Program is currently available to homeowners in the Impact Area visit http://www.detroitshomeloans.org/ for details. Intake for the Home Repair Grant Program in the Impact Area will commence in March 2020 2-A(3) The City has identified potential options for a fiduciary for the fund and is working to confirm parameters and details and then will discuss with community</p>	




	Commitment	Findings	Status
	<p>to be determined through a neighborhood planning process to mitigate or address the specific impacts raised by the NAC.</p> <p>2-B: Developer is committed to participating in the City's Greater Corktown planning process.</p> <p>2-C: In addition, Developer will work with Michigan Department of Transportation ("MDOT") and the City to try to secure Michigan Ave. improvements, including more pedestrian crossings and improved signals.</p> <p>2-D: Work to develop a traffic control plan (during and post construction) that will be made available to the public.</p>	<p>2-E: Mobility improvements need to be identified through a planning study. The Planning Study is scheduled to be completed in mid-summer, 2020.</p> <p>2-B: Developer has attended the majority of all community meetings for planning study and has been committed to the planning process overall. The Planning Study is Complete</p> <p>2-C: The City has initiated meetings between MDOT and Ford.</p> <p>2-D: The development of a traffic control plan during and after construction is in process</p>	
3.	<p>Developer will contribute \$1M to the Golightly Career Technical Education Center to train both adult and youth for emerging technology jobs</p>	<p>A pay-in schedule has been created and agreed upon amongst all parties involved. Ford's initial payments will be in 2021</p>	
4.	<p>Developer will create local hiring hall to serve an established entry point for Detroit residents to enable Impact Area residents to apply for Ford job openings and to be referred to job training resources as need.</p>	<p>Ford has not yet confirmed a space to establish a local hiring hall</p>	
5.	<p>Developer will commit \$2M to be invested in programs for workforce development, scholarships for youth pursuing 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.</p>	<p>Ford paid out \$250K in 2019 via the community pitch competition <i>City One Challenge</i>. \$250K is scheduled to be paid in 2020; \$500K in 2021; and \$100K in 2022.</p>	





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6.	Ensure access to education, training and job opportunities, Developer will commit \$1M to Grow Detroit Young Talent.	A pay schedule has been created and agreed upon amongst all parties involved. An invoice for the initial \$500K will be issued in 2020	
7.	Developer will continue to support Wayne County Community College as a local resource	Ford is exploring potential opportunities to include WCCC as resource	
8.	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.	A pay-in schedule has been created and agreed upon amongst all parties involved. An invoice was issued on November 19, 2019	
9.	The Developer agrees to be bound by the City's Executive Order 2016-1 requirements	8.0 % of the total hours worked on construction were worked by Detroit Residents. \$48,976 has been paid in contribution for the shortfall.	
10.	The Developer agrees to be bound by the City's Executive Order 2014-5 requirements	As of November of 2019, 37% of the total dollar value of contracts related to construction is Detroit Headquartered Businesses and/or Detroit Based Businesses.	



	Commitment	Findings	Status
11.	Developer will provide a path for inclusion for small local businesses within its Renaissance Zone developments and will participate in Motor City Match and other neighborhood-led economic development funding tools to support the existing retail experience.	The Renaissance Zone has not yet been developed and participation in Motor City Match has not been started.	
12.	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	At this time building rehabilitation is underway and Ford is studying the retail and service needs in the area and may be needed once the project is complete. The project site planning and the community gaps in service offerings is an ongoing study, both by Ford and Detroit planning department. Anything more specific is not yet available.	
13.	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.	Employees already working in the Factory site in Corktown are encouraged to patronize nearby businesses; the Ford site does not offer its own cafeteria/ on site food service for example. Ford also utilizes local restaurants for catering for events such as the Community Meetings on the project held in April, Sept. and the December 2019 NAC meeting.	
14.	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.	Ford launched Creating Together newsletter (published in Spanish and English) and distributed to residences and businesses throughout. Developer also held community meetings to provide construction and project updates on April 3, 2019 and September 26, 2019.	
15.	Developer will continue to be actively involved in the community and seek input for its Master Plan for the Projects (i.e. identifying retail needs, installation of public artwork, parking structure design, need for additional surface parking, etc.)	Ford conducted Community meetings that were held on April 3, 2019 and September 26, 2019. Topical boards were posted at the community meetings and written comments from community members were submitted. Community input consistently available at the Info Center opened in June 2019. Ford project staff actively engages in community events, presentations to local groups and meets with community members as requested to discuss various aspects of the project.	




	Commitment	Findings	Status
16.	Developer will submit all site plans through the standard planning review process, which includes City of Detroit Planning and Development and Buildings, Safety Engineering and Environmental Department review. Developer will provide a courtesy presentation of the former Brass Factory Project new construction development at the local Historic District Commission public meeting.	Developer has not yet submitted any preliminary site plans but there are ongoing conversations to develop the site plans.	
17.	Developer commits to publishing its Environmental Protection Plan (EPP) and will make that report accessible and available to the public.	An EPP report has been published and can be found at https://media.ford.com/content/fordmedia/fna/us/en/news/2019/04/01/ford-environmental-protection-plan-former-brass-factory.html	Completed
18.	Developer will 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.	Ford has monitored and published an EPP for the Brass Factory site along with newsletters and community meetings.	
19.	Developer will abide by all existing ordinances and laws including the City's Community Benefits Ordinance.	Ford is abiding by the CBO ordinance and the Executive Order 2016-1. The Building Safety, Engineering and Environmental Department also report no construction violations. BSEED is working closing with Ford to secure all necessary permitting.	
20.	Developer is open to including public art on its sites within the Projects.	Ford is still open to this idea. Public artwork is being considered during master planning and implementation of the project. Ford has nothing to announce yet	

	Commitment	Findings	Status
21.	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.	Now called the City One Challenge, the final award is expected 1Q 2020 from over 100 applicants and 12 finalists. There were three winners selected.	
22.	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.	Ford is having ongoing meetings with Stakeholders such as the Detroit Riverfront Conservancy, and others.	
23.	Developer will participate in Greater Corktown neighborhood planning process and support initiatives through its investment in SNF.	The Greater Corktown neighborhood Planning Study has commenced. Ford representatives attend scheduled meetings and have weekly scheduled calls with the Planning and Development Department.	
24.	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.	Ongoing meetings among team members. Ford City Solutions Team and Corktown Development Team have assigned their members to City, State and Federal Outreach for traffic and related infrastructure needs.	
25.	Streetscape and mobility improvements, including traffic engineering studies, pedestrian and cyclist improvements and other changes, including to specifically consider a Michigan Ave. “road diet”, to be determined through the neighborhood planning process. Developer will actively participate in Greater Corktown planning study and support initiatives through its investment in SNF.	Ongoing meetings among team members. Ford City Solutions Team and Corktown Development Team have assigned their members to City, State and Federal Outreach for traffic and related infrastructure needs.	

	Commitment	Findings	Status
26.	Developer will establish security options that work best for the Impact Area. Developer will work with the City and community to facilitate this process.	Ongoing meetings among team members responsible for this area to establish security options that work best for the impact area.	
27.	Developer will explore community space for gathering, information sharing and posting in the Project as part of its master planning effort.	Ford created the information Center in June of 2019 for a community information space, located at 1907 Michigan Ave.	Completed
28.	Developer acknowledges that its employees that work in the Corktown Area Renaissance Zone may be subject to City of Detroit income tax.	Employees working in the development will not be exempt from personal income taxes under the Ren. Zone. The Ren. Zone not yet active.	
29.	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.	Parking location and deck design under discussion. Ford shared updated concepts at the September 26th community meeting. Community input was received.	

	Commitment	Findings	Status
30.	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	<p>The PDD Community Input process includes:</p> <ul style="list-style-type: none"> • Annual Update Meetings- Ford conducted an annual update meeting on 12/10/2019 • Engagement with PDD's Greater Corktown Neighborhood Framework- Ford is regularly engaged and actively participating • Historic District Commission (HDC) review and comment- Ford has not yet met with the HDC • PDD Design Review- the Michigan Central Station and Book Depository buildings were reviewed by PDD. A design for the Brass Factory has not yet been submitted to PDD for review 	
31.	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.	<p>Parking location and deck design under discussion. Ford shared updated concepts at the September 26th community meeting. Information from this meeting can be found in the newsletter at https://corporate.ford.com/campuses/corktown-campus.html</p>	
32.	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.	Building construction is underway but not complete. There is no exterior lighting plans in process at this time.	
33.	Developer will be responsible for improvements that need to be made to make 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 infrastructure updates (e.g., sidewalks across its real estate parcels).	This is ongoing commitment and to date, Ford has funded and completed sidewalks along Brass Factory site following demolition	

	Commitment	Findings	Status
34.	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.	Location identified. New DTE power substation will be located on Bagley Ave and is expected to be completed by 1Q 2022.	Completed
35.	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.	Ford intends to use 100% renewable energy sources at project sites.	
36.	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.	Ford contributed \$25,000 for the creation of a bird habitat in the impact area.	Completed
37.	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.	Ford salvaged bricks with plans to repurpose the salvaged bricks during future construction stages.	
38.	Developer shall consider participating in a wireless mesh network, however Developer currently does not have plans to create one.	After consideration, Ford has no plans to create a mesh network.	Completed

	Commitment	Findings	Status
39.	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.	If you have any questions about Ford's Michigan Central Station and Corktown campus transformation project, you can email corktown@ford.com or leave a message at +1-313-845-3673.	Completed
40.	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.	Ford's standard working hours are 7am to 5:30pm Monday-Friday. No violations have been reported. Ford has published 4 Creating Tomorrow Newsletters filled with construction updates.	
41.	Developer commits to ensuring that it provides enough parking on Developer lots for construction workers that work on the projects.	Ford requires construction worker to park on company's project site at the 17th St. lot. The Civil Rights, Inclusion and Opportunity Department has received no complaints.	
42.	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.	Ford published construction parking and site maps on the company's website and also at the April 3, 2019 community meeting presentation. Security plan has been implemented, including patrols and appropriate security cameras.	
43.	Developer will establish an online portal with Project updates and other pertinent information during construction, such as traffic changes and temporary street closures.	Developer has established a an online portal with Project updates and other pertinent information and can be found at https://corporate.ford.com/campuses/corktown-campus.html	Completed

