



Civil Rights, Inclusion
and Opportunity

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To: Honorable Detroit City Council
Neighborhood Advisory Councils

From: Charity R. Dean, Esq., Director, Civil Rights, Inclusion and Opportunity







Date: October 9, 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 **1** of their commitments considered "**Off Track**" and **0** of their commitments have "**Not Started**"

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	8
	Off Track- Commitment not fulfilled	1
	Off Track but Compliance Plan submitted	0
	Compliance Impacted by Covid-19	0
	Not Started- No action taken	0
	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

Cc: Arthur Jemison, Chief of Services and Infrastructure, City of Detroit

Lawrence Garcia, Esq.
Corporation Counsel
City of Detroit Law Department



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

October 2020 Report

	Commitment	Finding	Status
1 Neighborhood Stabilization			
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 fencing, security cameras and 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 is currently rehabbing 20 homes. HDK has partnered with Emerging Industries Training Institute a Detroit based workforce training and construction organization to rehabilitate two homes in their first phase of renovations.	
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	Due to Covid-19 general maintenance was on hold between March and April until landscapers were allowed back to work. Landscapers were allowed back to work May and the general maintenance plan is currently ongoing.	

	Commitment	Finding	Status
2 Work Force Development			
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	HKD continues to maximize employment of Detroit-Based contractors and local residents. Over the life of the project, 75 out of 104 of contractors have been Detroit Based Contractors and 44% of the employed Detroit residents live in the HKD neighborhood.	
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.	<p>The Security Booth on site currently and temporarily functions as the resource center. Individuals can leave questions, request the developer's contact and fill out job applications. Once the site construction is complete, there will be a dedicated space to be used as a resource center inside of the Main Building.</p> <p>Until construction is complete, the developer also intends to hold open office hours at the Walker Williams Rec Center pending the outcome of Covid-19. The Developer has been exploring the possibility of outdoor open office hours and/or a community Zoom Meeting for residents to learn more about training and job opportunities related to the project.</p>	
7.	HKD expects to work with a local instructor to create a skilled trades training program for local residents.	<p>Instructor Tony Maclean has been selected and will be brought in as a partner once home construction begins. Tony is a carpenter and teacher at the Randolph Trade School, as well as a RTS graduate. More information on Tony MacClean is available here:</p> <p>https://detroitworkforce.com/city-officials-</p>	

	Commitment	Finding	Status
		<p><u>business-execs-work-to-breathe-life-into-randolph-high/</u></p> <p>The developer is also working with William Aaron who is focused on developing a workforce training program specific to homes in the neighborhood. A Detroit native, William Aaron is an educator, facilitator, mentor and workforce development consultant with over 15 years of professional experience. Mr. Aaron has worked in a workforce development specialist capacity with several organizations, including Marygrove College and Detroit Public Schools Community District. He is also the founder of Workforce Development Solutions LLC, a Detroit based, workforce development consulting company that specializes in employability skill training, workforce assessment coordination, and strategic marketing.</p> <p>William holds a Bachelor's Degree (B.B.A) in International Business from Howard University and a Master's Degree (M.Ed) in Education from Marygrove College. He is passionate about fostering positive change in underserved communities and creating career pathways for individuals to participate in the current revitalization efforts.</p> <p>On March 6, 2020, William held a meeting to seek participants for the program however there was a low-participation rate. Another meeting was scheduled for March 20, 2020 but due to Covid-19 the meeting was canceled. The developer and William Aaron expect to conduct further outreach efforts.</p>	

	Commitment	Finding	Status
8.	HKD will continue to work with the Mayor's Office to create youth employment opportunities and training and job opportunities related to the Project	HKD continues to work with the Mayor's Office to create youth employment and training opportunities. HKD is working with William Aaron (EITI) to develop a workforce training program specific to homes within the neighborhood. William Aaron was referred to HKD by City Council Pro Tem Mary Sheffield.	
3 Site Programming			
9.	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.	
10.	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	HKD scheduled a March leasing launch that was delayed due to Covid-19. HKD and the development groups intend to reschedule the leasing launch for the Summer or Fall of 2020 dependent on the curve of Covid-19.	
4 Recreational Facilities			
11.	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
5 Community Engagements			

	Commitment	Finding	Status
12.	HKD intends on meeting quarterly with local stakeholders and residents to provide project updates and to receive feedback and ideas about programming and events.	<p>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.) There was a meeting scheduled for March however due to Covid-19, the meeting did not occur.</p> <p>The Developer started a monthly "Community Open Door Sessions" in the lobby of the Joseph Walker Williams Rec Center in Q1 of 2020. There have been no other meetings in 2020 with local stakeholders and residents. The developer intends to submit a compliance plan that will address how it intends to move forward in 2021.</p>	