



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: Kimberly Rustem, Director, Civil Rights, Inclusion and Opportunity
Date: August 6, 2021
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 **1** 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	7
●	Off Track- Commitment not fulfilled	0
●	Off Track but Compliance Plan submitted	1
●	Compliance Impacted by Covid-19	0
●	Not Started- No action taken	1
●	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,

Kimberly Rustem
Director
Civil Rights, Inclusion and Opportunity

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

Biannual Community Benefits 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



August 2021 Report


	Commitment	Finding	Status	City Department
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	Housing and Revitalization Department
2.	Herman Kiefer will secure vacant DLBA residential property located on land acquired by Herman Kiefer Development located on DLBA property	The 115 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	Detroit Land Bank Authority
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	<p>HKD is working towards completion of rehabbing the land bank homes in accordance with the Detroit Land Bank Agreement. As of August 3rd, Herman Kiefer did not meet the original June 30th deadline, as agreed upon.</p> <p>According to the Detroit Land Bank, the developer is still in his cure period to rehab the 15 homes and is making good progress.</p>	●	Detroit Land Bank Authority

	Commitment	Finding	Status	City Department
		<p>According to the Civil Rights, Inclusion and Opportunity Department, HKD is non-compliant with this provision, however there is a Compliance Plan in place with the DLBA to ensure developer meets the next deadline and continues to meet all deadlines moving forward.</p> <p>More than \$700k has been spent on construction to date. The majority of the construction crews are Detroit based. See crews below - all are currently engaged and working on the project, except for the roofers and glass block installers who have already finished their work.</p> <p>Electricians Diversified Streamline (and union) JAE Solutions</p> <p>Plumber DaBest</p> <p>Roofer Lakestar EITI</p> <p>HVAC EITI Desert in Alaska</p> <p>Carpentry, interior finishes, windows CS Farmer (grew up in neighborhood) Glass Block Express (lives in neighborhood)</p> <p>Grading + Demolition Ken Jackson Clean-Up</p> <p>Siding & Gutters MAE Builders</p>		

	Commitment	Finding	Status	City Department
		<p>HardHat</p> <p>Exterior Paint GP Solutions</p> <p>Interior finishes and prep work Action Works (crew is 80% from the neighborhood) Abba First (lives in neighborhood)</p>		
4.	<p>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</p>	<p>According to the Detroit Lank Bank Authority, HKD continues to comply with their mandated Maintenance Plan.</p> <p>Since 2018, Developer has employed 8-14 people through Action Works, 5 to 6 days a week for maintenance and landscaping. The number of employees fluctuates depending on the season. Approximately 75% of the workers are from the immediate neighborhood. Every 1-2 weeks they crew covers all properties at least once, weather permitting.</p>		<p>Detroit Land Bank Authority</p>

	Commitment	Finding	Status	City Department
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 work with organizations such as Emerging Training Industries Institute, and Detroit at Work to maximize the employment of Detroiters.		Detroit at Work Department of Neighborhoods
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, located on the corner of Taylor and Byron, 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.		Detroit at Work Department of Neighborhoods
7.	HKD expects to work with a local instructor to create a skilled trades training program for local residents.	HKD stated that instead of creating their own program and duplicating efforts, they intend to partner with EITI.		Detroit at Work
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 met with Detroit at Work June 2019, April 2021, and June 2021 to discuss future opportunities. HKD intends to participate in Grow Detroit's Young Talent in 2022 with either an activation or development-related project.		Mayor's Office

	Commitment	Finding	Status	City Department
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 continues tactical preservation at 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. HKD has not yet received the NPHS approval as of July 1, 2021		Department of Neighborhoods Historic District Commission
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	<p>Colliers is representing the site for commercial leasing, which was launched in 2020. The site is being marketed as the Creative Commerce Campus Detroit (C3D) at www.c3-detroit.com. Colliers continues to source tenants who will bring opportunities to the community.</p> <p>Caribbean Mardi Gras productions is currently housed on-site, and they expect to host workshops and parades on the site post-COVID.</p> <p>Additionally, placemaking/activation activities to date have included the following events with partners: art installations by CCS students (2018 + 2020), neighborhood ice-cream giveaways (2019 + 2020), pumpkin giveaways (2019), a community hosted July 4th concert (2020), basketball tournaments (ongoing), Easter egg drop (2018), Cinema Detroit movie theater drive-in (6 movies in 2020, and expected screenings in 2021).</p>		Housing and Revitalization Department

	Commitment	Finding	Status	City Department
		All upcoming events are on the Herman Kiefer website: https://www.hermankieferdetroit.com/meeting-events		
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	Housing and Revitalization Department
5 Community Engagement				
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.	On March 29, HKD held its inaugural virtual office hour. These will occur monthly, the last Thursday of every month at 4:30pm, on zoom. The zoom link can be accessed through the Herman Kiefer Website. Office Hours Zoom Link		Department of Neighborhoods Planning and Development Department