



**Civil Rights, Inclusion  
and Opportunity**

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
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**To:** Honorable Detroit City Council

Neighborhood Advisory Councils

**From:** Anthony Zander, Director, Civil Rights, Inclusion and Opportunity



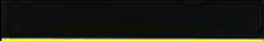


**Date:** August 10, 2022

**Re: Community Benefits Ordinance Biannual Report for the Herman Kiefer Development**

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	8
	Off Track- Commitment not fulfilled	0
	Off Track but Compliance Plan submitted	0
	Not Started- No action taken	1
	Additional information requested	0
Completed	Commitment fulfilled	3
<b>Total Commitments</b>		<b>12</b>

Respectfully,

  
Anthony Zander  
Director  
Civil Rights, Inclusion and Opportunity

  
Conrad Mallet  
Corporation Counsel  
City of Detroit Law Department



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**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

	<b>Commitment</b>	<b>Finding</b>	<b>Status</b>	<b>City Department</b>
<b>1 Neighborhood Stabilization</b>				
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	<b>Housing and Revitalization Department</b>
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	<b>Detroit Land Bank Authority</b>
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	All 15 homes have been completed and are offered for sale. Those homes are: 1436, 1454, 1460, 1461, 1466, 1473, 1490, 1496, 1497, 1502, 1503, 1509, 1527, and 1617 West Philadelphia & 1671 Lee Place.		<b>Detroit Land Bank Authority</b>



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	Property which HKD has elected to rehabilitate in accordance with the Land Bank Agreement	There are approximately 100 more homes left to rehab. HKD has partnered with Action Works, LLC where there are currently 29 Detroit employees. HKD intends to work with several Detroit based businesses, organizations, and/or contractors upon the rehabbing of the Additional homes.		
	<b>Commitment</b>	<b>Finding</b>	<b>Status</b>	<b>City Department</b>
4.	HKD Shall implement a general maintenance plan and/or land stewardship plan for any portion of the DLBA Property acquired by HKD in accordance with the Land Bank Agreement.	According to the DLBA, the Developer is compliant with the DLBA Agreement. The Developer is maintaining the grounds every one to two weeks, weather permitting. As of July 2022, there has been no complaints submitted to the DLBA regarding maintenance.		<b>Detroit Land Bank Authority</b>
<b>2 Work Force Development</b>				



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5.	HKD will work with the City to maximize the employment of Detroit Based contractors and local residents.	<p>The Developer continues to work with organizations such as Emerging Training Industries Institute and Detroit at Work to maximize the employment of Detroiters.</p> <p>DAW and HRD communicate regularly on talent needs for residential contractors; this will continue and grow as new opportunities for work in this neighborhood arise. Possible to leverage future programming connected to City Home Repair projects to this work as well.</p>		<p><b>Detroit at Work</b> <b>Housing and Revitalization Department</b></p>
	<b>Commitment</b>	<b>Finding</b>	<b>Status</b>	<b>City Department</b>
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 Developer currently utilizes the on-campus security booth, located on the corner of Byron and Taylor, as a temporary resource center. At this location, community members can leave questions, connect with the developer, or submit job applications. Upon completion of construction, the Developer will have a full-time resource center located within the main building.		<p><b>Department of Neighborhoods</b></p>
7.	HKD expects to work with a local instructor to create a skilled trades training program for local residents.	The Developer has partnered with EITI to assist with the training programs and to work on approximately 30 homes where they can incorporate their training directly		<p><b>Detroit at Work</b></p>



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		in the homes they are developing. Detroit at work is still in the process of formalizing these efforts with HKD.		
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	The Developer met with Detroit at Work in June 2019, April 2021, and June 2021 to discuss future opportunities. Developer intends to participate in Grow Detroit's Young Talent in 2022. Detroit at work is still in the process of formalizing these efforts with HKD.		<b>Detroit at Work</b>
	<b>Commitment</b>	<b>Finding</b>	<b>Status</b>	<b>City Department</b>
<b>3 Site Programming</b>				



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<p>9.</p>	<p>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)</p>	<p>The Developer continues preservation of the designated 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, Hutchins School and Crosman School. The NPHS has not yet been approved.</p> <p>In addition, the Developer has installed DTE power throughout the campus and the power is no longer part of Public Lighting. Also, damaged high voltage wiring is currently being replaced.</p>		<p><b>Department of Neighborhoods</b></p> <p><b>Historic District Commission</b></p>
<p>10.</p>	<p>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>	<p>REEF Technologies added 7 more vessels to the site, making the total now 9.</p> <p>Center of Creative Studies just completed a semester long Art Installation project in Pavilion 4.</p> <p>The Container Globe is actively seeking approvals for a theater venue supported by the Globe Theater in London. <a href="#">Shipping Container Replica of Shakespeare's Globe Theatre Plans Detroit Premiere - DBusiness Magazine</a></p>		<p><b>Housing and Revitalization Department</b></p>





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<b>4 Recreational Facilities</b>				
11.	<p>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</p>	<p>The Developer has restored the recreation amenities on the Hutchins playground, basketball courts and tennis courts.</p> <p>The Developer is maintaining the Hutchins football field and has restored fencing for the dugout.</p>	Completed	<p><b>Housing and Revitalization Department</b></p>
<b>5 Community Engagement</b>				
12.	<p>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>	<p>The Developer holds quarterly meetings, in which can be found on the Herman Kiefer Development webpage. The last meeting was held September 29, 2022 on zoom and in person at the Congregation. Samantha Jenkins has been appointed by the Developer to lead the community efforts and quarterly meetings. These meetings will be held with the mission of giving the community any updates that are available that time on the status of the hospital campus, homes and lots.</p>		<p><b>Department of Neighborhoods</b></p> <p><b>Planning and Development Department</b></p>



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