



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

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**To: Honorable Detroit City Council
Neighborhood Advisory Councils**
From: Anthony Zander, Director, Civil Rights, Inclusion and Opportunity
Date: September 2025
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.

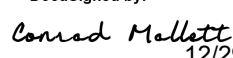
Status Update	Explanation	Commitments
	On Track- Actions taken towards satisfying commitment	0
	Off Track- Commitment not fulfilled	0
	Off Track-Compliance Plan Submitted	0
	Not Started- No action taken	0
	Additional information requested	0
Completed	Commitment fulfilled	43
Total Commitments		43

Respectfully,

Anthony Zander
Director, CRIO

Conrad Mallett
Corporation Counsel

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Biannual Community Benefits Report

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



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	Commitment	Findings	Status	City Department
1. Create and Protect Affordable Housing in the Impact Area to Help Existing Residents				
A.	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.	<p>As of December 2020, \$2.5 Million has been received from Ford and invested in the Affordable Housing Leverage Fund (AHLF) (Detroit Housing for the Future Fund)</p> <p>\$2.5M planned for investment into mixed income housing throughout the impact area that will replace and increase affordable units at the current Clement Kern Gardens (CKG) site.</p>	Complete	Housing and Revitalization Department
2. Support Neighborhood Development				



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A.	<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,</p> <p>2-A(2): 0% Home Repair loans and grants,</p> <p>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"</p>	<p>Ford has paid all of their \$2.5m commitment to ID. The City will use the remaining funds to support the Greater Corktown Choice Neighborhoods Implementation grant projects. These funds serve is the required match for the federal grant. These projects include: traffic and street calming (Ash, 14th, Bagley St.), the I-75 overpasses (between Corktown and North Corktown) and the creation of the 10th ST. greenway linking MI Ave to West Riverfront Park. Design and engineering work will begin in August '24 with construction beginning in 2025.</p> <p>2-A (1) \$250,000 of these funds have been allocated to Roosevelt Park. This supported the design and engineering costs associated with the \$6m park project (to be funded by ARPA \$). Construction began on 7/19/22 and the park is now complete and open to the public.</p> <p>2-A (2) The 0% Home Loan Program is currently available to homeowners in the Impact Area - visit http://www.detroitshomeloans.org for details on the home loan program.</p> <p>\$750,000 of the initial SNF investment from Ford has funded the Home Repair Grant program in the Impact Area launched in early 2021 and administered by the City of Detroit Bridging Neighborhoods Program.</p> <p>49 Impact Area homeowner applicants were notified of their selection to participate in the program on 3/15/21 and work on selected homes began November 2021. As of January 2024, all 49 homes have been completed.</p>		<p>Housing and Revitalization Department</p> <p>Department of Public Works</p>
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	<p>competition including participatory budgeting or community-driven budget process.</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: Developer's investment to SNF could support streetscape and mobility improvements, including traffic engineering studies, pedestrian and cyclist</p>	<p>2-A (3) In early 2022, Ford Motor Company made a contribution of \$750,000 to the Community Foundation for Southeast Michigan (CFSEM) to create the "Corktown, North Corktown, and Hubbard Richard" Neighborhood Improvement Fund - publicized as the "Michigan Central / Church St. Fund". Another developer, Oxford Perennial has since also made a contribution to the fund based on the Community Benefits Agreement for the "Michigan and Church Development. In April 2022 the fund and grant application process was publicized to the Impact Area with initial grant applications due July 1st 2022. An advisory group of community stakeholders has been established to provide feedback on grant applications to CFSEM.</p> <p>Since 2022, a total of \$82,070 in grants have been awarded to 7 community organizations during two funding rounds. Going forward, there will be a funding round on an annual or semi-annual basis, depending on applications received, available to organizations serving the impact area. Further information about the Michigan Central / Church St. Fund. is available on CFSEM website at: https://cfsem.org/special-opportunities/michigan-central-church-street-fund/. This portion is complete.</p> <p>2-B: Ford and their team have been, and continue to be, an active and engaged partner within the neighborhood planning work that is occurring. To that, Ford, the State of Michigan, and the City of Detroit recently entered into a Private-Public Partnership (P3) Agreement to advance recommendations from the City's Greater Corktown Neighborhood Plan. This support and alignment demonstrate tremendous coordination and interest on behalf of Ford to improve the neighborhood.</p>		<p>Planning and Development Department</p>
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	improvements and other changes to be determined through a neighborhood planning process to mitigate or address the specific impacts raised by the NAC.	<p>2-C: In process, the City and MDOT have applied for a RAISE grant to support significant improvements along the corridor. MDOT has also committed \$20m towards this work.</p> <p>2-D: Ford continues to engage in Greater Corktown planning and with MDOT (see item 25) on mobility and improvements planned and needed in the area.</p> <p>2-E: The City has submitted a detailed plan to HUD, as part of the Choice Neighborhoods Initiative Once approved, additional funding from the MI Central CBO will work to support the efforts to improve pedestrian safety and accessibility across the neighborhood. Improvements to the public realm and calming streets will be prioritized.</p> <p>Developer supported the Choice Neighborhood Project and donated more than two dozen parcels of land in Corktown for the construction of affordable housing and conducted street improvements to 14th and 15th street.</p>		
3. Ensure Impact Area Residents Have Increased Access to Training and Job Opportunities Through a Funding Commitment Totaling \$5M and to be Dedicated in Accordance with the Following				
A.	Developer will contribute \$1M to the Golightly Career Technical Education Center to train both adult and youth for emerging technology jobs	Ford contributed \$1,000,000 in August 2021 completing this commitment.	Complete	Detroit at Work



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B.	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 needed.	<p>The Developer is committed to providing pathways for Detroit residents to access job opportunities and training resources. While the developer does not operate a traditional physical hiring hall, they have established a digital platform to serve as an entry point for the public to learn about various opportunities. This can be accessed at: https://michigancentral.com/partner-opportunities/</p> <p>Ford also hosted a career development day in partnership with the Detroit Employment Solutions Corporation (DESC) in 2023 and again in 2024. The developer expects to host a third career fair in 2026.</p> <p>During construction, Ford also developed the Fast Track program. The Fast Track Program is a joint initiative aimed at providing a pathway from existing training and on-boarding programs to skilled city workers for future construction projects.</p> <p>Fast Track is a four-month experience that offers candidates the opportunity to work on-site at Ford's Michigan Central development, including the restoration of Detroit's iconic Michigan Central Station. Participants transition to a 40-hour work week, receive \$15 an hour, and gain hands-on mentorship and support from trade contractors.</p> <p>Ford has provided CRIO with updated data on the Fast Track program:</p> <ul style="list-style-type: none"> Cohort Performance: In Fast Track's first cohort, 16 of 20 participants (a completion rate of 80%) successfully completed the program. Of those who completed, 14 (an 87.5% placement rate) achieved successful outcomes, transitioning into the trades. 	Complete	Detroit at Work
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		<ul style="list-style-type: none"> Overall Impact: The program aimed to have 8 cohorts on the Michigan Central Station project in total, involving 200 participants, 160 program completers, and 140 successful placements into the trades. 		
C.	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>This commitment is complete as of 7/1/2024.</p> <p>Ford paid \$250K in 2019 to celebrate Culture and Heritage. Ford Surveyed community leadership & community members in June 2020 regarding priorities in light of the pandemic and changing community needs. Based on community input, Ford spent \$250K on childhood education. In 2021, Ford focused on entrepreneurship and spent an additional \$500K. Ford resumed efforts in 2023 and 2024 investing a total of \$1M over those two years. Some benefits of the investments are:</p> <ul style="list-style-type: none"> \$300,000 Innovative Capital (0% interest loans) + Business Coaching with ProsperUs \$170,000 2-hour Capital Education Workshop + Externship BUILD Institute \$50,000 Marketing Fund New Economy Initiative and Design Core Detroit \$110,000 Western High School scholarship 	Complete	Detroit at Work



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		<ul style="list-style-type: none"> \$150,000 Mexicantown Mainstreet Initiative Southwest Detroit Business Association \$220,000 Mobility Fund Detroit Public School Community District" 		
D.	Ensure access to education, training and job opportunities, Developer will commit \$1M to Grow Detroit Young Talent.	In the summer of 2020, the developer provided \$500,000 to GDYT in support of virtual internship opportunities and mason apprenticeships. Then in the summer of 2021 and 2022, the developer provided \$250,000 for both years, completing the provision.	Complete	Detroit at Work
E.	Developer will continue to support Wayne County Community College as a local resource.	Wayne County Community College was a promotional partner for the Mobility Career Meetup hosted in October 2023. They continue to meet with the Michigan Central Skills team for ongoing workforce development initiatives.		Detroit at Work
F.	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 childcare	Developer made a \$1 million payment to Detroit at Work to support skilled trades training and services. This commitment was completed in 2020.	Complete	Detroit at Work



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	in support of training opportunities.			
G.	The Developer agrees to be bound by the City's Executive Order 2016-1 requirements.	<p>The Civil Rights, Inclusion, and Opportunity Department is monitoring all the projects included in this Development:</p> <p>Michigan Central Total Hours: 1,636,061.95 Total Qualified Hours: 506,470.53 Total Qualified %: 31% Contributions Paid: \$1,870,367.53</p> <p>Book Depository Total Hours: 475,779 Total Qualified Hours: 166,639 Total Qualified %: 35% Contributions Paid: \$292,451.67</p> <p>Bagley Corktown Parking Deck Total Hours: 114,133.6 Total Qualified Hours: 41,079 Total Qualified %: 36% Contributions Paid: \$128,089.16</p>	Complete	Civil Rights, Inclusion and Opportunity Department



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		The total workforce contribution amount paid for the projects at the development is \$2,460,280.13		
H.	The Developer agrees to be bound by the City's Executive Order 2014-5 requirements.	The Developer and its General Contractor Christman Brinker has reported that it contracted 19 Detroit Based and Detroit Headquartered Businesses during construction for a total contract spend of \$133,496,191.93	Complete	Civil Rights, Inclusion and Opportunity Department
4. Ensure Impact Area Businesses are not Displaced and that All New Retail and Services are Accessible to the Community				
A.	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.	<p>Michigan Central has formally announced its small business support programs and published its program charter at michigancentral.com. These initiatives are designed to promote inclusive economic growth and support neighborhood-based entrepreneurs as the Michigan Central district continues to redevelop.</p> <p>Through partnerships with ProsperUs Detroit and Build Institute, Michigan Central is offering a range of services to early-stage and existing small businesses. This includes a 12-week Entrepreneur Training Program led by ProsperUs for residents and entrepreneurs in the impact area, focused on core skills such as business planning, financial management, and marketing. In parallel, Build Institute and Nonprofit Enterprise at Work (NEW) are providing technical</p>	Complete	Detroit Economic Growth Corporation



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		<p>assistance, legal and financial resources, and individualized coaching to help stabilize and grow existing small businesses.</p> <p>Additionally, Ford has worked with these partners to identify potential food and beverage retail tenants for future activation within the district. This reflects a targeted effort to connect neighborhood entrepreneurs with real economic opportunities tied to the broader redevelopment.</p> <p>These efforts align with Michigan Central's stated goal of building a more equitable and resilient local economy and ensuring community stakeholders are active participants in the station's transformation.</p>		
B.	<p>Developer commits that all retail and service amenities in Developer-owned buildings within the Projects will be accessible to the public.</p> <p>Developer will take into account a retail gap analysis to balance expected future</p>	<p>The parking deck and greenspace at Michigan Central are fully open for public use. The Developer has also opened Michigan Central for public tours and has established multiple public businesses within the renovated station.</p> <p>Retail analysis:</p> <ul style="list-style-type: none"> While a formal retail gap analysis was not formally conducted, the developer commissioned the Smith Group to 		<p>Planning and Development Department</p> <p>Detroit Economic Growth Corporation</p>



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	Developer and community retail needs.	<p>create an "opportunities assessment" for the neighborhood. The assessment identified various retail needs and helped to inform the Developer's strategy for activating retail spaces.</p> <ul style="list-style-type: none"> The Developer has also focused on strategic partnerships and initiatives to address community retail needs and foster local entrepreneurship: <ul style="list-style-type: none"> Neighbor x Folk: a long-term leaseholder in the station, to create "Neighbor x Folk." This initiative provides opportunities for small and local retailers to sell their goods within the Michigan Central Station. Memento Partnership: collaborated with Memento to create a custom cart, enabling them to sell their ice cream within the development. Vendor Rubric: The developer implemented a vendor rubric to standardize the selection and operation of vendor pop-ups. Developer also created a Welcome to the Neighborhood guide to encourage guests to visit the neighborhood. 		
	Commitment	Findings	Status	City Department
C.	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	During construction, the Developer provided a list of local businesses, curated through the Corktown Business Association, to contractors on site. Following construction, the Developer committed to promoting local businesses through a curated see/do/taste guide. Developer regularly sources locally for catering and operational needs where applicable.	Complete	Department of Neighborhoods



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	so, and will encourage employees to patronize local businesses following completion of the projects.	Locally owned businesses, Yellow Light Coffee and Donuts and Folk have opened shops inside of Michigan Central. The tours of Michigan Central are hosted and organized by the local group Detroit History Tours. This sustained and continued support of local businesses constitutes a completion of this provision.		
5. Continue Community Engagement for as long as Developer is in the Neighborhood				
A.	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 in 2020 (published in Spanish and English). These Newsletters are published quarterly. CoUrbanize, a website for engagement launched in 1Q 2021 however, the current digital newsletter is now available at https://michigancentral.com/news/ . In addition, Ford is launched a digital transparency initiative for further opportunities for community engagement. Michigan Central project staffs a Director of Community Engagement (Cornetta Lane-Smith) to continue to foster and actively participate with community input on continuous basis.		
	Commitment	Findings	Status	City Department



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B.	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.)	<p>Developer has been working through development of their Campus Master Plan. Planning and Development, the Department of Neighborhoods, Department of Public Works, General Services Department and the Mayor's Office continue to work and meet with Ford regularly on many aspects of their MI Central Development. Michigan Central had employed Community Engagement managers for Michigan Central to engage the community before hiring a Director of Community Engagement to work directly with the community. Which has now been done. The Developer has engaged local organizations such as ProsperUs Detroit and the Build Institute. The Developer and these organizations work to determine community needs and how they can be incorporated into the development.</p> <p>The Developer continues to publish its newsletter with community updates and has opened a resource center where the community can provide feedback and receive updates at their Bagley Mobility Hub.</p>		PDD
C.	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	Developer has submitted preliminary site plans for certain parcels and there are ongoing conversations to develop the site plans. The Brass Factory buildings have been demolished and site cleanup completed in preparation for redevelopment site, completing this commitment.	Complete	Planning and Development Department Historic Designation Committee



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	the local Historic District Commission public meeting.			
D.	Developer commits to publishing its Environmental Protection Plan (EPP) and will make that report accessible and available to the public. Developer's EPP will provide as much information as possible with regard to baseline levels and monitoring of environmental contaminants in the air, water and soil.	An EPP report was published. It can be found at https://media.ford.com/content/dam/fordmedia/North%20America/US/2019/04/01/Brass-Factory-EPP.pdf	Complete	Planning and Development Department
	Commitment	Findings	Status	City Department
E.	Developer will monitor and publish a listing of the regulated building materials found at the Projects prior to demolition and make that	Ford has monitored and published an EPP for the Brass Factory site along with newsletters and community meetings. Public-oriented website continues to provide information updates on project. This commitment is complete.	Complete	Building Safety, Engineering and Environment Department



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	report accessible and available to the public.			
F.	Developer will abide by all existing ordinances and laws including the City's Community Benefits Ordinance.	Ford is abiding by all existing ordinances and laws including the Community Benefits Ordinance. Frequently offering site visits to CRIO to provide updates on compliance and construction.		Civil Rights , Inclusion, and Opportunity Department Planning and Development Department Buildings, Safety Engineering and Environment Department
G.	Developer is open to including public art on its sites within the Projects.	<p>Ford has installed displays themed on "Capturing Belief" at Ford Info Center (Rosa Parks at Michigan) during 2021.</p> <p>Ford is engaging with City art & culture in the development.</p> <p>Developer continues to consider art in their site plan or master plan process as plans evolve.</p>		Planning and Development Department



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		<p>During construction, artwork on fences. Michigan Central website includes information.</p> <p>Art work is on display around the various portions of the development and Ford hired two Art Directors to curate and program Michigan Central's spaces.</p>		
	Commitment	Findings	Status	City Department
6. Engage Impact Area Residents in Mobility and Planning Development				
A.	<p>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.</p>	<p>Ford completed the City of Tomorrow Challenge and announced winners in January of 2020.</p> <p>According to Ford, the Mercy Project (winner of City One) launched in May/June 2021. NewLab open call for start-ups have been completed and pilots are in the starting phase.</p> <p>Michigan Central Mobility Innovation District launched late 2021.</p> <p>Michigan Central has added a Pilots page to their website which provides details on each program. It can be found here: https://pilots.michigancentral.com/</p> <p>Featured pilots include:</p> <ol style="list-style-type: none"> 1. Robot Helping Pedestrians Cross Intersections Safely 2. Sensors Monitoring Air Quality 	Complete	<p>Office of Mobility</p> <p>Planning and Development Department</p>



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		<ul style="list-style-type: none">3. Beehive at Crown Parcel Scaled Launch Facility4. Electric Vehicle Charging and Energy Efficiency Upgrades5. Aerialoop x Beacon MFG Middle Mile Transportation6. Safe & Secure Next-Generation Smart Charging for EVs and Distributed Energy Resources At-Scale7. Aerial Imagery to Improve Decision Making & Resource Deployment8. me + you sculpture9. Corktown Carshare10. Electric RV Rental and Curbside Charging11. Lamarr.AI Building Envelope Diagnostics12. Autonomous Hydrography Pilot to Revolutionize Maritime Shipping13. Analyzing Traffic to Improve Pedestrian Safety14. Battery Storage Sea Container15. Optimizing Produce Pick-Up & Drop-Off for Local Urban Farms16. Testing New Technology for Safer Paths at Night17. Wireless Charging Roadway for Electric Vehicles <p>Future Pilot projects will be available on the website.</p>		
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B.	Developer will support the Southwest Greenway (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.	<p>The Bagley Mobility Hub has direct access to the Greenway. It is also available to parking use and other mobility solutions such as charging stations, bikes, scooters, and other “micromobility” options. It has 1,200 parking spots for cars.</p> <p>Bagley Hub is available with amenities and staffed with security and operations to support parking as of early 2023. The Greenway was opened in May 2023.</p>	Complete	<p>General Services Department</p> <p>Planning and Development Department</p>
C.	Developer will participate in Greater Corktown neighborhood planning process and support initiatives through its investment in SNF.	<p>\$750,000 was invested by Ford to The Community Foundation for Southeast Michigan for the community grant program.</p> <p>Developer supported the Choice Neighborhood Project and donated more than two dozen parcels of land in Corktown for the construction of affordable housing, and conducted street improvements to 14th and 15th street.</p> <p>Separately, with Choice Neighborhoods and participation in Greater Corktown planning study for planning and engineering street design - phase 1 completed 2022.</p> <p>Ford continues to meet with the City on implementation of planning study and CNI. Ford continues to support efforts in Roosevelt Park and the Southwest Greenway.</p> <p>Ford continues to engage in Greater Corktown planning and with MDOT on mobility and improvements planned and needed in the area.</p>		Planning and Development Department



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		Ford/MI Central has been an active partner with the City's planning department.		
	Commitment	Findings	Status	City Department
D.	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.	<p>The developer, MDOT, and City of Detroit continue to work collaboratively to ensure minimal impacts will be felt by local residents as it relates to traffic issues on state-managed roadways. MI Ave will be undergoing a streetscape which will work to improve the public realm and improve pedestrian and vehicular safety along the corridor. Ford/MI Central has been an active participant with the City and MDOT regarding the planned improvements to MI Ave.</p> <p>Ford will continue to stay engaged as planning and investment is made on surrounding roads and freeways.</p>		Department of Public Works



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E.	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.	Developer actively participated in the Corktown Planning process, which completed in November 2020, wherein many mobility improvements were identified and will be funded through MDOT, the City, the Choice Neighborhoods grant, and Ford's financial commitments.	Complete	Department of Public Works Planning and Development Department
7. Commit to Additional Benefits Requested by the Community				
A.	Developer will establish security options that work best for the Impact Area. Developer will work with the City and community to facilitate this process.	Developer has implemented security in the neighborhood and around the project. There was a security presence during the construction phases and the presence has persisted since the building's opening. This commitment is considered complete, but should security become an issue	Complete	Department of Neighborhoods Detroit Police Department



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B.	Developer will explore community space for gathering, information sharing and posting in the Project as part of its master planning effort.	<p>Ford created the information Center in June of 2019 for a community information space, located at 1907 Michigan Ave. In 2023, the Developer relocated the Information Center to the Bagley Mobility Hub to offer more accessibility. The Bagley Mobility Hub offers extended operating hours from 7:00 AM to 11:00 PM, seven days a week. The previous location in the TFAC building had more restricted hours.</p> <p>The current Information Center at the Bagley Mobility Hub also features a digital corkboard screen. This screen allows community members to download event flyers and upload information about their public event opportunities, facilitating information sharing within the community.</p>	Complete	<p>Department of Neighborhoods</p> <p>Planning and Development Department</p>
C.	Developer acknowledges that its employees that work in the Corktown Area Renaissance Zone may be subject to City of Detroit income tax.	Developer acknowledges that its employee that work in Corktown Renaissance Zone may be subject to City of Detroit income tax at that time.	Complete	Civil Rights, Inclusion and Opportunity Department



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D.	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.	Developer currently provides 1,200 parking spots at Bagley Mobility Hub (parking garage). 300 additional private parking spots will be came online in 2024 west of the Michigan Central Station to cover additional building personnel.	Complete	Planning and Development Department Buildings, Safety Engineering and Environment Department
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E.	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.	Regular meetings with Ford construction planning team and city planning and buildings department. Initial projects are rehabilitation of existing structures + new parking (Bagley Mobility Hub) which location and amenities consider public input and access to greenway as well as views of Michigan Central Station.	Complete	Planning and Development Department
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F.	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.	Parking construction to date is Bagley Mobility Hub (parking garage). Finished in 2022, it includes 1,200 parking spots. Ford is exploring other options for additional parking as well but to date the available parking has been sufficient.	Complete	Planning and Development Department Buildings Safety, Engineering, and Environment Department
	Commitment	Findings	Status	City Department
G.	Developer Commits to ensuring that the Projects adhere to current codes and allowances for light pollution. Light plans for the Projects shall be publicly shared.	The completed projects are compliant with all codes and allowances related to light pollution. The Developer continues to consider community input on plans if complaints about the façade and exterior lighting at Book Depository, Bagley Parking Hub and Michigan Central arise.	Complete	Planning and Development Department
H.	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).	Ford has directly funded sidewalk and other repairs rather than paid through assessments. Ford has implemented improvements for 14 th and 15 th street.	Complete	Department of Public Works



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I.	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.	DTE power substation located on Bagley Ave has been completed.	Complete	Mayor's Office
J.	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.	The completed Book Depository project, now known as NewLab, successfully incorporated sustainable design and principles. Completing the provision.	Complete	Buildings, Safety Engineering and Environment Department
	Commitment	Findings	Status	City Department
K.	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.	Complete	Planning and Development Department
L.	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.	Complete	Planning and Development Department



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				Buildings, Safety Engineering and Environment Department
M.	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.	Complete	Planning and Development Department
8. Mitigate Construction Impacts of the Development				



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A.	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.	<p>During construction, Ford provided contact information for citizens to reach the Developer with questions, comments or complaints. The email address is corktown@ford.com and the phone number was +1-313-845-3673.</p> <p>Ford currently allows visitors to their website to sign up for updates and contact the Development directly: https://michigancentral.com/connect/</p>	Complete	
	Commitment	Findings	Status	City Department
B.	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.	<p>Ford maintained standard working hours of 7am to 5:30pm Monday-Friday through the life of the Development. Ford published Creating Tomorrow Newsletters through the life of the project that were included construction updates when necessary.</p> <p>Ford also hosted neighborhood groups at their campus buildings.</p> <p>The completion of construction and the willingness to meet with the community constitutes a successful completion of this provision.</p>	Complete	<p>Department of Neighborhoods</p> <p>Buildings, Safety Engineering and Environment Department</p>



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C.	Developer commits to ensuring that it provides enough parking on Developer lots for construction workers that work on the projects.	Ford required construction worker to park on company's project site at the 17th St. lot. Construction is now complete however Ford continues to supply ample parking for its employees and contractors.	Complete	Buildings, Safety Engineering and Environment Department
D.	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. Security plans have been implemented, including patrols and appropriate security cameras. Construction is now complete but historical construction data can still be found at the site map on website: https://michigancentral.com/	Complete	Buildings, Safety Engineering and Environment Department
E.	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 an online portal with Project updates and other pertinent information and can be found at https://michigancentral.com/development/	Complete	Department of Neighborhoods Planning and Development Department