



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 Council**
From: Anthony Zander, Director, Civil Rights, Inclusion and Opportunity Department
Date: September 2025
Re: Community Benefits Ordinance Biannual Report for Michigan and Church

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.

Michigan and Church project currently has 0 of their commitments "**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	9
	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	52
Total Commitments		62

Respectfully,
 Anthony Zander
 Director, CRIO

Conrad Mallett
 Corporation Counsel

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 12/29/2025



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Biannual Community Benefits Report

Project Name/Location:	<u>Michigan and Church</u>
Agreement Approval Date:	<u>July 26, 2021</u>
Developer Name/Address	<u>Oxford Perennial Corktown Propco, LLC</u>



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	Commitment	Findings	Status	City Department
1.	Developer will limit construction hours to the period of 7am to 7pm Mondays through Fridays and 8am to 7pm on Saturdays.	<p>Sunday worked occurred on at least one occasion, which was a violation of the Developer’s agreement. Therefore, the Michigan and Church Development was required to enter into a compliance plan with CRIO to cure their non-compliance. The Developer complied with its mandated compliance plan through the reaming construction and moved back into compliance.</p> <p>The compliance with this plan along with the completion of construction resulted in this provision being marked complete on the July 2024 Community Benefits Report.</p>	Complete	Building, Safety and Engineering Department (BSEED)



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2.	<p>DEVELOPER will meet or exceed BSEED requirements. The general contractor will use best practices for dust mitigation including netting on site fencing, netting on guardrails, regular street sweeping, and diligent on-site clean-up. Developer's dust mitigation efforts will also meet the standards of MIOSHA</p>	<p>BSEED has not found any violations at the development and has not issued any tickets. CRIO and community members raised concerns over potential violations however, BSEED found no violations.</p> <p>At different points during construction residents voiced concerns regarding the dust and dirt mitigations as well as other items related to construction mitigations.</p> <p>CRIO informed the Developer of these complaints, and it took measures to improve its work including the installation of an additional silt fence around the Townhomes Development.</p> <p>Additionally, the Developer's incorporated soil erosion and dust mitigation practices were consistent with approved permitting.</p>	Complete	<p>Building, Safety and Engineering Department (BSEED)</p>
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	Commitment	Findings	Status	City Department
3.	DEVELOPER will provide an online portal for project information, environmental reports, road closure, and other construction information.	<p>Throughout the life of the project, the Developer operated a website that contained the required information: http://www.michiganandchurchstproject.com/</p> <p>The website included a dropbox link which allowed visitors to download individual documents about the project.</p> <p>Since the completion of construction, this website has been taken offline. Information about the development can now be found at each project's respective website. https://perennialcorktown.com/ https://www.redarrowlofts.com/</p>	Complete	Planning Department (PDD)



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4	DEVELOPER will provide a phone number and email for resident complaints to developer during construction process.	Residents can contact the Developer at 248-539-5511 and/or perennialcorktowninfo@hunterpasteurhomes.com . The Developer provided contact information (248-539-5511) (perennialcorktowninfo@hunterpasteurhomes.com) to address resident complaints throughout the construction period, fulfilling the commitment.	Complete	Planning Department (PDD)
5	CITY will post BSEED number for construction complaints on Project CBO website at www.detroitmi.gov/michigan-church	The Planning and Development Department posted BSEED's contact number on the City's Michigan and Church project website, completing this provision. BSEED can be contacted at 313-224-3202.	Complete	Planning Department (PDD)



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6	DEVELOPER agrees to patronize businesses and vendors within Project Impact Area during construction process. In collaboration with the Corktown Business Association the developer will provide a directory of local businesses in Corktown to all Project construction trades, subcontractors, related consultants, and workers on a quarterly basis during the construction period.	The Developer distributed a business directory compiled by the Corktown Business Association to contractors during onboarding, fulfilling the commitment.	Complete	Department of Neighborhood (DON)
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7	<p>DEVELOPER commits that contractor parking will not be on the street or in the neighborhood. DEVELOPER has an existing surface parking lot under contract for staging and contractor parking.</p>	<p>The Enforcement committee has received inquiries and complaints regarding contractor parking on residential streets.</p> <p>The Developer has taken comprehensive preventative measures; however, enforcement of their no-parking policies had not been satisfactory. The Enforcement Committee determined that the Developer's progress on this provision was "off-track with a compliance plan"</p> <p>The CBO Enforcement committee provided the Developer with a Compliance Plan which allowed the Developer to cure the parking issues and return to an on-track status. The Developer took measures to mitigate contractor parking in the residential neighborhoods.</p> <p>Signage has been placed throughout the neighborhood to properly notify anyone traveling in and around these areas that the neighborhoods are off limits.</p>	Complete	<p>Building, Safety and Engineering Department (BSEED)</p>
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		<p>Routing of deliveries along with parking of trades and professionals are signaled by the various signs throughout the area.</p> <p>Construction on the projects bound by the Community Benefits Ordinance is complete, therefore, the provision is satisfied.</p>		
	Commitment	Findings	Status	City Department
8	DEVELOPER commits that prior to the start of construction the work site will have a fenced enclosure and the construction site will be fully secured with fencing and cameras.	The developer used fence enclosures during construction, completing the provision.	Complete	Building, Safety and Engineering Department (BSEED)



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9	<p>DEVELOPER will make best efforts to keep Michigan Avenue bike lanes open during construction in coordination with MDOT and the City of Detroit.</p> <p>a. Safety concerns will take priority in the decision-making process as to whether bike lanes can be remain open during construction.</p>	<p>The bike lanes were closed during the majority of construction. The Developer stated that this was due to safety concerns and the need to use the Michigan Avenue frontage for construction purposes.</p> <p>In early 2024, the materials which blocked the bike lanes were removed. The bike lanes reopened in spring 2024. The explanations provided by the Developer relating to the closure and the reopening of the lanes along with the apartments constituted a completion of this provision.</p>	Complete	Department of Public Works (DPW)
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10	<p>DEVELOPERS acknowledges that Godfrey Detroit Propco, LLC an affiliated entity, is constructing a new seven-story boutique hotel at 1401 and 1411 Michigan Avenue, Detroit, Mi in the vicinity of the Project. DEVELOPER and CITY both acknowledge that any commitments and/or obligations regarding the Godfrey Hotel Project are included in separate written commitments that include, but are not limited to: 1) that certain Tier 2 Project Community Benefits Agreements effective November 17, 2020 and 2) that certain The Godfrey Hotel Detroit Project Summary dated November 2020 and submitted to the Detroit City Clerk.</p>	<p>Developers constructed a new seven-story boutique hotel at 1401 and 1411 Michigan Avenue. All commitments and obligations regarding the Godfrey Hotel Project are included in this Report, which is published Biannually and can be accessed here: CBO Compliance Reports</p> <p>The hotel was opened in August 2023.</p>	Complete	Department of Public Works (DPW)
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11	DEVELOPER will comply with the terms set forth in City of Detroit Executive Order 2016-1 requiring that at least 51% of the workforce on publicly funded construction projects be bona-fide Detroit residents.	<p>The Civil Rights, Inclusion, and Opportunity Department is monitoring the projects on site, including the Godfrey Hotel, which is a separate development but is being constructed by the same Developer.</p> <p>HP Corktown Townhomes: Total Hours: 4,868 Qualified Percentage: 6% Contributions Paid: \$ 7,832.26</p> <p>Perennial Apartment Building: Total Hours: 242,798 Qualified Percentage: 44% Contributions Paid: \$ 233,796.70</p> <p>Corktown Parking Deck: Total Hours: 22,058 Qualified Percentage: 25% Contributions Paid: \$ 33,333.91</p> <p>The Godfrey Hotel: Total Hours: 341,850 Qualified Percentage: 33% Contributions Paid: \$ 247,734.74</p>	Complete	Civil Rights, Inclusion and Opportunity Department (CRIO)
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	Commitment	Findings	Status	City Department
12	DEVELOPER will submit a local hiring plan for permanent jobs as part of its tax abatement application to be evaluated and approved by Detroit Civil Rights, Inclusion, and Opportunity Department (CRIO).	<p>The Developer has committed to the following hiring plans:</p> <p>Godfrey Hotel: 200 total jobs and 50 Detroit Jobs</p> <p>Perennial Apartments: 12 total jobs and 0 Detroit jobs</p> <p>The Developer will report job numbers to CRIO annually for the life of each abatement.</p>	Complete	Civil Rights, Inclusion and Opportunity Department (CRIO)



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13	<p>DEVELOPER has committed the following in its local hiring plan submitted to the CITY:</p> <ul style="list-style-type: none"> A. To engage Detroit at Work as its primary staffing partner for both the Godfrey Hotel and any direct employment related to the apartment building and the parking garage for the Project. B. Develop and implement a Detroit at Work Staffing Plan C. Post all Detroit job openings through DetroitatWork.com D. Ban the Box E. Modify pre-employment screening and testing F. Commit to an agreed-upon priority hiring window for all new positions G. Commit to attending a New Employer Introduction meeting for Grow Detroit's Young Talent" 	<p>Detroit at Work is the priority staffing partner for FTE jobs at the apartment building and hotel. Detroit at Work contact info will be provided to retail tenants. Current jobs are posted on Detroit at Work's website.</p>	Complete	Detroit at Work
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14	DEVELOPER will share internship and employment opportunities with local non-profits such as Detroit Hispanic Development Corporation, Mercy Education Project and others as appropriate	<p>There are no planned internships at Perennial/Corktown at this time. The Developer has stated that it will share opportunities if and when they become available.</p> <p>At project commencement, the Developer's general contractor participated in numerous job fairs and provided notice of employment opportunities to neighborhood organizations.</p>		Detroit at Work
	Commitment	Findings	Status	City Department
15	DEVELOPER will preserve the entire Downtown Storage Building and submitted this plan to the Detroit Historic District Commission	The Developer met with the Historic District Commission on 5/11/22 (conceptual) and on 9/14/22 (obtained Certificate of Appropriateness with Unanimous Vote). The Developer has renovated, preserved, and developed the site using the name Red Arrow Project. This preservation the structure completes this provision.	Complete	Planning Department (PDD)



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16	DEVELOPER confirms that the preservation of the Downtown Storage Building will serve as a buffer between the parking garage and community.	The Developer met with the Historic District Commission on 5/11/22 (conceptual) and on 9/14/22 (obtained Certificate of Appropriateness with Unanimous Vote). The Developer is developing the site using the name Red Arrow Project. The Red Arrow project and was approved at Council in 2023. Project construction has completed. The building is being repurposed into apartments, completing this commitment.	Complete	Planning Department (PDD)
	Commitment	Findings	Status	City Department
17	DEVELOPER will commemorate the site's history as a Saw Mill by installing a commemorative plaque.	The plaque has been installed on the Red Arrow Lofts building.	Complete	



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18	DEVELOPER will hold 3 community meetings on possible re-use plans for the Downtown Storage Building in keeping with its demonstrated commitment to community engagement.	The Developer held 3 meetings completing the requirement. the most recent on June 15, 2022, completing this provision.	Complete	Department of Neighborhoods (DON)
19	DEVELOPER will follow the City of Detroit Historic District requirements as applicable to their specific Projects.	The Developer had a conceptual review and submitted for a COA from HDC in June 2022 and a hearing in July 2022. The Development has since obtained its COA, completing the provision.	Complete	Planning Department (PDD)
20	DEVELOPER will meet the amount of parking spaces as required for the Project by applicable City of Detroit Zoning Ordinance. All required parking will be built prior to Project receiving Certificate of Occupancy.	The Developer has met its commitment to meet the amount of required parking spaces.	Complete	Planning Department (PDD)
	Commitment	Findings	Status	City Department



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21	DEVELOPER will meet the parking requirements for its Godfrey Hotel development as set forth by the City of Detroit Zoning Ordinance and the Tier 2 Community Benefits Agreement as previously agreed to with the City of Detroit.	The Godfrey Hotel is using the Developer's private parking garage along with a private parking lot at Leverette and Trumbull that is under the Development's Land Contract.	Complete	Planning Department (PDD)
22	DEVELOPER commits that all overnight traffic will be parked in the garage and zero on-street parking will be used by the Godfrey Hotel valet.	There is no valet parking on public streets. Valet is using the parking garage and the lot referenced in provision #21. However, hotel guests who do not use valet may be parking on residential streets.	Complete	Planning Department (PDD)
23	DEVELOPER will apply to City of Detroit Public Works to establish 15 minute street parking spaces alongside parking garage on Church Street, between Trumbull and 10th Street.	The use of 1-hour long parking was decided and established by DPW. Signs have been installed.	Complete	Department of Public Works (DPW)



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24	<p>DEVELOPER will consider the availability of any underutilized parking spaces in Project and evaluate the opportunity to join the Corktown Business Association's Shared Corktown Parking Program six months after the opening of the Project.</p>	<p>The Developer continues to evaluate parking needs. The Developer has participated in City Planning led meetings related to public parking plans in Corktown. Based on current volume at Godfrey along with occupancy stabilization at Perennial Corktown and Red Arrow, along with limited use by our retail tenants, there is currently not excess capacity in the private garage.</p> <p>The Developer remains open to joining this program if necessary.</p>		
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25	<p>City, through its Planning and Development Department commits to convene a committee of Corktown stakeholders to continue a broader parking conversation and support implementing the parking recommendations of the Greater Corktown Framework Plan. PDD will convene this committee within six months of City Council approval of the Provision.</p>	<p>Internal dialogue continues on a district-wide parking solution. This includes active dialogues with local developers who own, operate, and have expressed interest in redeveloping surface parking lots that exist within the impact area & larger neighborhood.</p> <p>The City launched a process to update the 2020 Corktown parking study, in Q3 2025. The city has convened an internal working group of City departments to examine and re-assess the past study. Community conversations have occurred with private surface lot owners, parking deck owners, and the Corktown Business Assoc parking work group. Multiple meetings have been held with these individuals and city reps have attended at least three community meetings related to neighborhood parking.</p> <p>In Fall 2025, the city and its consultant team presented draft recommendations on the updated parking study. A final report is slated to be completed by end of Q2 '26, with a handful of priority recommendations being implemented.</p>		Planning Department (PDD)
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	Commitment	Findings	Status	City Department
26	DEVELOPER confirms the primary ingress and egress for the parking garage is on Trumbull. The garage's secondary ingress and egress is located on Church Street, as far east as possible. This secondary entrance will serve 40 spaces along with bicycle storage, thus significantly reducing the volume of traffic accessing the garage off Church.	The garage's design honors this commitment. It met the requirements and opened when the hotel and apartment building was completed.	Complete	Planning Department (PDD)
27	DEVELOPER confirms reduced parking garage capacity resulting reduced car volume at the site.	The garage was reduced in size and as a result has a reduced car volume but is sufficient for the hotel.	Complete	Department of Public Works (DPW)
28	DEVELOPER will install new sidewalks, increase the size of the 10th Street sidewalk, and install street trees along Church, 10th, and Michigan Avenue frontages.	Sidewalks were poured summer of 2023 for Church and 10th (surrounding new Townhomes) and fall of 2023 for 10th and Michigan Ave. surrounding apartment building.	Complete	Department of Public Works (DPW)
	Commitment	Findings	Status	City Department



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29	DEVELOPER will support additional traffic calming measures preferred by the community subject to any necessary studies proving such measures to be effective and that such measures are approved by the appropriate City of Detroit governing body.	<p>Traffic calming measures were taken in the beginning of the Development.</p> <p>The City continues to explore traffic calming and parking ordinances in the community.</p>		Department of Public Works (DPW)
30	CITY will support removing triangle street cut-through at intersection of Church and Trumbull pending results of study by Michigan Department of Transportation (MDOT).	The City will support this action if necessary pending results of MDOT's study.		Department of Public Works (DPW)
31	If DEVELOPER engages and contracts with a security firm for the apartment building and parking garage, DEVELOPER will commit to providing a neighborhood patrol.	The Developer has not contracted with a security company at this time. The Developer has stated that it has a working relationship with the local police precinct and they have felt that the Detroit Police Department which regularly patrols the neighborhood offers enough security for the residents at the development.		Department of Neighborhoods (DON)



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32	The Corktown Neighborhood COMPSTAT will be administered by the Detroit Police Department at no charge, through their community COMPSTAT program.	The Detroit Police Department has an active COMPSTAT program. Up to date COMPSTAT information is presented as regular Precinct meetings. Although closed for purposes of this agreement, the COMPSTAT program remains active.	Complete	Detroit Police Department
	Commitment	Findings	Status	City Department
33	DEVELOPER commits that Project building facades will be consistent with the renderings as shown to the community. Developer will provide the NAC with the final elevations.	The Developer has had their plans reviewed. Building was specified, design and under construction consistent with all approvals and consistent with renderings presented to the NAC.	Complete	Planning Department (PDD)
34	DEVELOPER commits that the townhouse construction along Church Street will continue to match the building heights and setbacks of the neighborhood as currently shown.	The townhouses are completed and do match the heights and setbacks of the neighborhood.	Complete	Planning Department (PDD)



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35	DEVELOPER confirms that the apartment building amenity deck is raised to approximately 3rd floor level of the townhomes and the roofs of the neighboring properties, obscuring views from the alley and Church Street. Activity in the amenity deck will be 16' above the alley limiting noise impact at street level. Decorative screening and landscaping will buffer the south edge of the amenity deck	The amenity deck is raised to the required point as specified in the agreement. The amenity deck is not visible from the alley and to this point CRIO has not received any complaints regarding noise coming from the deck. Landscaping buffers the south edge of the deck.	Complete	Planning Department (PDD)
36	DEVELOPER commits that the alley behind the apartment building will connect from 11th to 10th. A public access easement will be provided over the portion of private property that will connect the current dead end public alley to 10th Street. This will result in public access in the alley from 11th street to 10th street.	The alley now fully connects from the 10 th to 11 th street. Cars are able to drive east-west through the alley. A public easement runs between Michigan Avenue and Chruch street and connects to the alley.	Complete	Department of Public Works (DPW)



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37	<p>DEVELOPER confirms that two alleyways will be completely reconstructed as part of this project. The alleyways include two sections: a 20 ft. wide east-west section that runs from 11th Street and dead ends about 50 ft. west of 10th Street and a 18 ft. wide north-south section that runs from the east-west alley to an alley that runs east-west to 11th Street. These alleys will be constructed and maintained, as follows:</p> <ul style="list-style-type: none"> a. The Project will completely reconstruct the north-south and east-west sections of Public Alley to City Engineering standards adjacent to the 1611 Michigan Avenue and Townhouse projects. The project further will extend the concrete alley pavement to complete the ally's continuity and connect to 10th Street with an ADA accessible concrete alley approach. A public access easement will be provided to allow the public to use this private property to gain access to the alley and the adjacent residents' property. b. The subject portion of public and private alley will be fully demolished with the concrete and soil removed and disposed of off-site. The alley will have new catch basins and manhole connections over the existing DWSD combined sewer installed to capture all storm water run-off from 	<ul style="list-style-type: none"> a. The Development reconstructed the Public Alley to the City's engineering standards. It connects to the required areas and is ADA accessible. The public easement is provided, however, residents have provided photo evidence of construction trucks blocking the alleyway. b. Community members reported to CRIO that damage had occurred in the alleyway, this included complaints on flooding, rat sightings, and damage to public infrastructure. These complaints were investigated by the City. The Department of Neighborhoods has requested the installation of rodenticide in the alleys and for increased rodent checks in the neighborhood. To reduce flooding, the Detroit Water and Sewage Department has added an additional layer of asphalt to the alley to level it. Concrete 	Complete	Department of Public Works (DPW)
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	<p>the public alley. All the private property, the two building sites and portion of the private alley will be captured by the storm water detention system. Further the project will enter into an agreement with the City Engineer to maintain the alley, ensuring the alley remains operational and draining property. The public alley will however remain public Right-of-Way and open to the public to use as permitted by the Department of Public Works.</p> <p>c. Per the City Engineering standards the alley is to be placed on an aggregate base and be installed with 8" non-reinforced concrete, pitched to the center with catch basins to provide drainage. A zero to 14' wide green space will be provided along the alley. Along the south and western alley edge adjacent to the private residence a typical 6" green space will be placed between the edge of the concrete and the property line / Right-of-Way line. Where garages exist the alley pavement will be brought the property line to the garage driveway pavement edge. The grading of this edge adjacent to the garages will be coordinated with the property owners.</p>	<p>was discovered in the alley's drains. This was removed and the alley's catch basin was completely repaired with new piping.</p> <p>c. The alley fits the description that was agreed upon in this provision.</p>		
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	Commitment	Findings	Status	City Department
38	DEVELOPER will limit light from new developments as described: Limiting light from new developments to 0.1 footcandles as maximum vertical illuminance in any point in the plane of the property line facing residential properties per IES Model Lighting Ordinance for Lighting Zone 1. Subject to applicable City approval.	The Developer has followed the guidelines of this commitment, and the lighting follows city ordinances and requirements.	Complete	Building, Safety and Engineering Department (BSEED)
39	DEVELOPER will install safety wall mounted light fixtures in the alley behind the garage, facing residences on Leverette.	The Developer has installed these fixtures as required, completing the provision.	Complete	Building, Safety and Engineering Department (BSEED)



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40	DEVELOPER will provide sustainable design elements in the Project beyond code minimums and ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers) requirements.	<p>The Developer has included ASHRAE requirements as well as other sustainable design elements in its building. These include:</p> <ul style="list-style-type: none"> • Electrical vehicle charging stations in parking garage • Recycling services to residents in apartments • Water saving plumbing fixtures • Bicycle Facilities (Located at the Parking Deck for Residents) • Design elements beyond code minimums and ASHRAE requirements <ul style="list-style-type: none"> ○ Daylighting (Large Windows for Occupiable Space) 	Complete	Building, Safety and Engineering Department (BSEED)
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41	DEVELOPER will provide Energy Star appliances, water-conserving plumbing, and energy efficient lighting in the Project.	The Energy Star appliances are part of the Development's GE compliance package for the development's residential buildings. These include refrigerators, dishwashers, and laundry units.	Complete	Building, Safety and Engineering Department (BSEED)
	Commitment	Findings	Status	City Department
42	DEVELOPER will provide recycling services to residents in Project apartments and townhouses. Developer intends to provide these services for the life of the building and will report this commitment to the City for a period of 5 years after the Project is completed.	The townhomes and apartments both include recycling services. The Developer has shown no signs of removing these services at any point.		Building, Safety and Engineering Department (BSEED)
43	DEVELOPER will provide EV (Electric Vehicle) charging stations in the Project parking garage.	The parking garage is equipped with EV charging stations, completing the provision.	Complete	Building, Safety and Engineering Department (BSEED)



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44	DEVELOPER will practice sustainable design to minimum LEED and WELL standards on this Project. Developer will not be seeking LEED or WELL certification for the Project.	The Development included minimum LEED and WELL standards. It did not seek LEED or WELL certification. The opening of the buildings with these minimum requirements completes the provision.	Complete	Building, Safety and Engineering Department (BSEED)
45	DEVELOPER will adhere to City of Detroit Zoning and Traditional Main Street Overlay (TMSO) requirements for Project.	The project' zoning and other related designs were approved and built in accordance with TMSO.	Complete	Planning Department (PDD)
46	DEVELOPER commits that pedestrian focused urban design is a primary objective of the architecture and landscape design for Project. The overall design is focused on enhancement of the ground level pedestrian experience through active building frontages and sidewalk improvements.	Project built consistent with approvals. Includes retail, frontage on the street, smaller building volumes, streetscape improvements - sidewalks, street trees, lighting.	Complete	Planning Department (PDD)



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47	<p>Michigan Avenue and 10th Street: The entire length of the Michigan Ave and 10th Street frontage is programmed and designed for uses which will create a comfortable and active street environment day and night. Uses within the apartment building along Michigan Avenue and wrapping around the corner along 10th Street include commercial space, entry lobby and reception, as well as leasing office and apartment amenities. A second apartment building entrance will be located off 10th Street*</p> <ol style="list-style-type: none"> The facades along Michigan Ave and 10th Street are broken up into smaller building volumes creating visual interest and individualized storefront identities. At the center zone along Michigan Avenue the building is set back 5'-0" at the second floor to allow ground level to read independently from the building above Sidewalks will be rebuilt in conformance with the city's landscape standards with street trees, paving, and lighting. The sidewalk along the west side of 10th Street will be improved along its length from the corner on Michigan to Church Street. Additional landscaping and trees and lighting will also be installed within the townhouse property frontage along the 10th Street. 	<ol style="list-style-type: none"> The design meets this commitment. The retail spaces on ground level of Michigan avenue appear individualized. The design meets this commitment. The sidewalks on Michigan Avenue and on other portions of the project have been rebuilt. The developer has made repairs to the sidewalk on 10th The lawns and other areas around the townhomes have been landscaped according to the plans detailed in the agreement. 	Complete	Planning Department (PDD)
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	Commitment	Findings	Status	City Department
48	<p>Church Street:</p> <ul style="list-style-type: none"> a. The Church street townhouses will be set back with landscaped yards to correspond to the front yards of the existing homes along Church Street. b. Townhouse units will have front doors set back from Church Street with paved walkways to each unit. c. East of 10th Street along the Storage building and the parking garage, the sidewalk will be improved with landscape and lighting. d. The garage design recalls the look and feel of the historic industrial buildings of Corktown with punched windows in a brick façade. At the ground level gates are inserted in the openings recalling the ballpark gates of old Tiger Stadium. e. At the corner of Church and Trumbull the future retail tenant will provide active frontage and outside sidewalk dining. 	<ul style="list-style-type: none"> A. The Church Street townhouses are complete. Each has a front yard which corresponds with those of the existing homes on the street. B. The front doors of the townhomes are set back and are connected to the sidewalk with a walkway. C. Sidewalks and lighting have been included surrounding the parking garage. The Red Arrow lofts are currently under construction but will include required lighting and sidewalk improvements. D. The parking garage has a brick facade which, like the Godfrey and Perennial, blend in with the industrial buildings in the surrounding neighborhood. Gates are included in the openings. E. The retail tenant is planning active frontage. 	Complete	Planning Department (PDD)



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49	DEVELOPER will provide 10% of Project rental units as affordable to those with incomes of not more than 60% of the Area Median Income as defined by the Michigan State Housing Development Authority (MSHDA) for Wayne County, subject to City of Detroit approval.	As of June 2025, the affordable units, provided at this rate were fully occupied.		Housing Revitalization Department (HRD)
	Commitment	Findings	Status	City Department
50	DEVELOPER will seek a waiver from City Council to gain approval for this affordable housing commitment, if required by the City of Detroit Inclusionary Housing Ordinance.	Council approved 10% occupancy at 60% AMI. The approval of this waiver completed this commitment.	Complete	Housing Revitalization Department (HRD)
51	DEVELOPER will employ a property management company to market affordable units and verify income of eligible tenants for those units.	Friedman Real Estate was hired to be the property manager and is undertaking this and other tasks. The affordable units were marketed and are now fully occupied, completing this provision.	Complete	Housing Revitalization Department (HRD)
52	DEVELOPER will provide affordable units for the Project as defined above within the full range of unit types available in the Michigan Avenue apartment building.	The Developer notes that all 18 affordable units were made available. The units are a mix of studio, 1-bedroom floorplans and a 2 bedroom plan have been leased.	Complete	Housing Revitalization Department (HRD)



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53	DEVELOPER will design white box retail spaces for Project with flexibility and infrastructure to incorporate possible restaurant tenants.	Leases for all retail spaces have been executed and were executed prior to completion of construction. Restaurant user is taking 8000 sqf at Perennial Corktown. Coffee shop taking 3000 sqf at the Parking Garage and a small format grocer taking 2,000 sqf at corner 10th MI. All neighborhood focused retail consistent with prior public presentations completing this provision.	Complete	Detroit Economic Growth Corporation (DEGC)
54	DEVELOPER will engage a retail broker at the appropriate time in preparation for leasing the Project retail space. The broker will conduct a market study upon engagement.	The Developer worked with Friedman Real Estate to complete a study prior to the opening of the buildings, completing this provision.	Complete	Detroit Economic Growth Corporation (DEGC)
55	DEVELOPER will partner with Motor City Match to identify potential local tenants and entrepreneurs for retail spaces and assist with tenant upfront costs.	The Developer spoke with Motor City Match, with retail spaces being filled quickly with neighborhood retailers. Planned tenants include a small grocery store.	Complete	Detroit Economic Growth Corporation (DEGC)
56	DEVELOPER welcomes input from the community on preferred retail uses for Project.	The community provided feedback during public project presentations. The Developer decided to focus on neighborhood retail. The Developer has opened restaurants in the hotel. A coffee shop and a community grocer are signed for its additional retail spaces completing this provision.	Complete	



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	Commitment	Findings	Status	City Department
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57	<p>DEVELOPER will contribute \$100,000 to be paid upon approval of the Provision by Detroit City Council to a Michigan nonprofit entity approved by the PDD. An additional \$50,000 will be contributed by the DEVELOPER within twelve months of the Project receiving its Certificate of Occupancy from the CITY to the same Michigan nonprofit entity approved by the PDD.*</p> <p>a. DEVELOPER'S contributions to such Michigan nonprofit entity must be used to create a permanent endowment fund for neighborhood improvement projects benefiting the Project Impact Area. The interest income from the endowment fund will be deployed annually to support neighborhood improvement projects in the Project Impact Area (Historic Corktown Neighborhood) per the procedures and practices of the granting organization with input from neighborhood residents.</p>	<p>The developer made its initial \$100,000 contribution to the Community Foundation of Southeast Michigan (CFSEM) in 2022 as part of the "Corktown, North Corktown, and Hubbard Richard" Neighborhood Improvement Fund - publicized as the "Michigan Central / Church St. Fund".</p> <p>The developer made the final \$50,000 required payment in April 2025.</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</p>	Complete	Planning Department (PDD)
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58	DEVELOPER will work with the City of Detroit “Detroit Walls” program for mural design and artist selection for the Godfrey hotel murals.	<p>A 'kick off' call with the Developer, Detroit Walls, and the Planning Department took place in December 2021.</p> <p>The Developer is actively engaged with Zach Meers from the Walls program. He attended a community meeting on 6-15-22 and provided the community with an overview of the walls program.</p> <p>Trae Isaac and Jonathan Dwyer awarded murals through City Walls. A press conference announcing this took place on 4-12-23.</p> <p>The mural was unveiled in July 2023, completing this commitment.</p>	Complete	Planning Department (PDD)
	Commitment	Findings	Status	City Department
59	DEVELOPER will annually meet with Corktown residents concerning Project activities and progress for a period of 7 years, beginning in 2022.	The Developer has hosted its annual meetings. The Developer is looking forward to working with the City’s Planning Department to organize a 2025 meeting.		Planning Department (PDD) Department of Neighborhood (DON)



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60	<p>DEVELOPER acknowledges that Godfrey Propco has committed to support the outreach initiatives of St. Peter's Church as documented in Godfrey Hotel Project Summary.</p> <p>a. Such initiatives and contributions were agreed to as a result of direct discussions and negotiations between the development team and church leadership.</p>	The Ministries Coordinator at St. Peter's was able to confirm that the Developer has fulfilled its commitment of paying parking lot, made monthly lease payments, as well as presented interviewing opportunities via their Head of Human Resources.	Complete	<p>Planning Department (PDD)</p> <p>Department of Neighborhood (DON)</p>
61	DEVELOPER will make available Project's community space for neighborhood meetings or events, free of charge, twice annually, with a maximum capacity of 50 people.	The Developer hosted a Corktown Business Association meeting in 2024. At the time this report was prepared, the Developer hosted a community meeting in the Red Arrow Lofts Community Space in June 2025.		<p>Planning Department (PDD)</p> <p>Department of Neighborhood (DON)</p>
62	DEVELOPER'S hotel entity, Godfrey Propco, is a member of the Corktown Business Association. In the event a Business Improvement Zone for Corktown is established, DEVELOPER will evaluate the option of participating at that time.	The Developer is committed to evaluating this option if the Business Improvement Zone is established. The Developer is currently a member of the Corktown Business Association.	Complete	<p>Planning Department (PDD)</p> <p>Department of Neighborhood (DON)</p>



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