

*Referrals*  
*3-3-20*

**INTERNAL  
OPERATIONS  
STANDING  
COMMITTEE**



Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1126  
Detroit, Michigan 48226

Phone 313•224•3400  
Fax 313•224•4128  
www.detroitmi.gov

29

February 15, 2020

The Honorable City Council  
City of Detroit  
Coleman A. Young Municipal Center  
Detroit, MI 48226

Re: Appointment to the Board of Police Commissioners

Dear Honorable City Council Members:

It gives me great pleasure to inform you that I have appointed Jesus M. Hernandez, pursuant to your approval to the Board of Police Commissioners.

<u>MEMBER</u>	<u>ADDRESS</u>	<u>TERM COMMENCES</u>	<u>TERM EXPIRES</u>
Jesus M. Hernandez	1150 Campbell St. Detroit, MI 48209	Upon Confirmation	February 15, 2025

Regards,

Michael E. Duggan  
Mayor  
City of Detroit



**Mayor's Office**

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1126  
Detroit, Michigan 48226

Phone 313•224•3400  
Fax 313•224•4128  
www.detroitmi.gov

February 15, 2020

**BY ALL COUNCIL MEMBERS**

RESOLVED, that the appointment by His Honor the Mayor, of the following individual to serve on the Board of Police Commissioners for the corresponding term of office indicated below and the same is hereby approved.

<u>MEMBER</u>	<u>ADDRESS</u>	<u>TERM COMMENCES</u>	<u>TERM EXPIRES</u>
Jesus M. Hernandez	1150 Campbell St. Detroit, MI 48209	Upon Confirmation	February 15, 2025

Adopted as follows:

Yeas: \_\_\_\_\_

\_\_\_\_\_

Nays: \_\_\_\_\_

\_\_\_\_\_

**WAIVER OF RECONSIDERATION**



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Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1126  
Detroit, Michigan 48226

Phone 313•224•3400  
Fax 313•224•4128  
www.detroitmi.gov

February 15, 2020

Jesus M. Hernandez  
1150 Campbell St.  
Detroit, MI 48209

Dear Jesus,

Congratulations on your recent appointment to the Board of Police Commissioners.

Melanie White, Secretary of the Board, will contact you to arrange meeting schedules and provide you with pertinent board and membership information. Pending City Council approval, your appointment will begin immediately and expire February 15, 2025.

Thank you for your willingness to serve the citizens of Detroit. We look forward to working with you and expect great things from your appointment.

Should you have any questions or need any additional information please contact Elisa Malile by phone at (313) 628-2285 or by email at [Malilee@detroitmi.gov](mailto:Malilee@detroitmi.gov).

Regards,

A handwritten signature in black ink that reads 'Michael E. Duggan'.

Michael E. Duggan  
Mayor  
City of Detroit

cc: James Craig, Police Chief, City of Detroit  
Alexis Wiley, Chief of Staff, Mayor's Office  
Elisa Malile, Deputy Chief of Staff, Mayor's Office

## Overview

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Engagement-driven professional specializing in program management and strategy, communications, corporate diversity and community partnerships.

## Key Qualifications

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- Exceptional communicator with ability to navigate multi-level leadership
- Strong analytical, event planning, and organizational skills
- Excellent interpersonal and relationship-building acumen
- Proficient with Microsoft Office Applications
- Aspire, SharePoint, Taleo, PeopleSoft, PowerPlan
- Fluent in Spanish

## Education

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WAYNE STATE UNIVERSITY  
**MIKE ILITCH**  
SCHOOL OF BUSINESS

– *Bachelor of Science: Accounting*

2013

## Experience

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### **DTE** – *Federal Compliance and Planning: Tax Advisor*

10/2019 – Present

Responsible for supporting the federal compliance and planning lifecycle across the enterprise for sales and use tax, as well as property tax; which includes twenty-six (26) states.

Prepare quarterly Harbor Maintenance Fee Collection report for management review and submission to U.S. Customs and Border Protection.

Tracking and reporting of rendition filings, as well as tax bill review and reconciliation.

Contribute to successful conclusion of tax projects through use of tax research and analytical skills, business unit knowledge, and tax law procedures.

Continuously seek lean opportunities, through research and technology, to significantly improve tax compliance and accounting performance model.

### **HR Operations: Diversity and Inclusion Specialist**

03/2018 – 10/2019

Responsible for driving the implementation of sustainable initiatives to support the growth and development of a culture of diversity & inclusion across the enterprise.

Partnered with internal and external stakeholders and provided guidance to activate leader strategies.

Worked collaboratively on the development and monitoring of metrics focused on measuring the effectiveness of diversity & inclusion initiatives.

Reported on key diversity metrics; created executive summaries and developed proposals.

Served as advisor to eight (8) Employee Resource Groups, which included defining and implementing support processes, establishing program development, and ensuring output goals.

Developed culture recommendations based on Gallup engagement survey results.

Prepared data, reports and presentations for management review.

Administered Aspire learning plans and custom reports.



Civil Rights, Inclusion  
and Opportunity



COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.343

**To:** Honorable Detroit City Council  
Neighborhood Advisory Councils  
**From:** Charity R. Dean, Esq., Director, CRIO  
**Date:** February 20, 2020  
**Re:** **Community Benefits Ordinance Biannual Report -Executive Summary**

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The Civil Rights, Inclusion, and Opportunity (CRIO) Department has been given the responsibility of monitoring CBO's.

The CBO requires a biannual compliance report be submitted to City Council and each NAC associated with a Tier 1 Project within the City of Detroit. The report details compliance with each Community Benefits Provision commitment.

Nine projects are currently in the enforcement phase and included in this report:

1. The **Herman Kiefer** development has a total of *12 commitments*, with **75%** of their commitments in the "On Track" or "Completed" status and 0 commitments "Off Track"
2. The **Hudson's** development has a total of *19 commitments*, with **78%** of their commitments in the "On Track" or "Completed" status and 0 commitments "Off Track"
3. The **Michigan Central Station** development has a total of *43 commitments*, with **81%** of their commitments in the "On Track" or "Completed" status and 0 commitments "Off Track"
4. The **Book Building and Tower & Monroe Blocks** development has a total of *32 commitments*, with **28%** of their commitments in the "On Track" or "Completed" status and 0 commitments "Off Track"
5. The **Detroit Pistons Performance Facility and Headquarters** development has a total of *24 commitments*, with **91%** of their commitments in the "On Track" or "Completed" status and 0 commitments "Off Track"
6. The **Wigle: Midtown West** development has a total of *23 commitments*, with **47%** of their commitments in the "On Track" or "Completed" status and 0 commitments "Off Track"
7. The **Fiat Chrysler Automotive** development has a total of *67 commitments*, with **82%** of their commitments in the "On Track" or "Completed" status and 0 commitments "Off Track"
8. The **Lafayette West** development has a total of *55 commitments*, with **75%** of their commitments in the "On Track" or "Completed" status and 0 commitments "Off Track"
9. The **Mid** development has a total of *26 commitments*, with **19%** of their commitments "On Track" or "Completed" and 0 commitments "Off Track"

If you have any questions, do not hesitate to contact my office at 313-224-4950

Respectfully,

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

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



**Civil Rights, Inclusion  
and Opportunity**

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DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

CITY CLERK 2020 FEB 27 04:10:40

**To:** Honorable Detroit City Council  
Neighborhood Advisory Councils

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

**Date:** February 20, 2020

**Re:** **Community Benefits Ordinance Biannual Report for Hudson's**

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 Hudson's 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	12
●	Off Track- Commitment not fulfilled	0
●	Not Started- No action taken	4
●	Additional information requested	0
Completed	Commitment fulfilled	3
<b>Total Commitments</b>		<b>19</b>







If you have any questions, do not hesitate to contact my office at 313-224-4950

Respectfully,



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

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

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

	<b>Commitment</b>	<b>Finding</b>	<b>Status</b>
5.	Developer will comply with City traffic requirements including those related to the safety of pedestrians.	Bedrock works with the city on all traffic management issues. Bedrock is aware of this commitment and intends to continue to comply with traffic requirements.	
6.	The persons responsible for flagging traffic will be trained in the Department of Transportation's Uniform Traffic Control Measures	Bedrock has trained in accordance with the Department of Transportation's Uniform Traffic Control Measures the persons given this responsibility	Completed
7.	Developer, and all relevant parties, will comply to the City's noise ordinances and MIOSHA requirements as appropriate for construction of the Project (subject to any variance)	No reports from the Building Safety, Engineering and Environmental Department's inspectors that Bedrock is not compliant. No Request for a variance on file.	
8.	Time constraints will be placed on activities known to meet or exceed the acceptable sound pressure level readings and appropriate alternative methods for certain construction activities will be considered (e.g. welding machines with mufflers or containment and enclosures for louder activities)	No reports from the Building Safety, Engineering and Environmental Department's inspectors that Bedrock is not compliant.	
9.	Construction schedule is based on the City's ordinance No 02-16, Chapter 36 which allows working hours from 7am-10pm, with the majority of work completed by late afternoon (unless the City grants a variance)	No reports from the Building Safety, Engineering and Environmental Department's inspectors that Bedrock is not compliant. No Request for a variance on file.	
10.	Bedrock will complete light pollution and shadow studies as required by the City for permitting and other approvals	Not appropriate for the current stage of construction. Upon Finalization of Bedrock's design for the Hudson's Site a light pollution and shadow study will be conducted as required by the City for permitting and other approvals.	
11.	While the type of work will determine the appropriate methods of controlling fugitive dust, the Developer will comply with applicable City ordinances when managing fugitive dust. The Developer will also comply with all applicable City ordinances and MIOSHA regulations that define acceptable engineering controls for controlling silica dust	The City's Building Safety Engineering and Environmental Department report no violations.	



	<b>Commitment</b>	<b>Finding</b>	<b>Status</b>
17.	Bedrock has requested an economic impacts study for all four of Bedrock transformational development projects, including Hudson's	The Developer completed the required study in partnership with the University of Michigan as part of the Transformational Brownfield Plan review and approval process. The study was completed in 2018 by the University of Michigan's Research Seminar in Quantitative Economics (RSQE).	Completed
18.	Developer, or developer affiliates, will commit any City Income Tax that the developer or its affiliates receives pursuant the Transformational Brownfield Plan for the Project site due to the Renaissance Zone on such sit to the City of Detroit to support neighborhood development initiatives.	Bedrock is still in process of securing a Renaissance Zone	
19.	Bedrock is considering all options for the name of the building, including paying tribute to J.L. Hudson.	Bedrock is continuing to explore the appropriate name.	



**Civil Rights, Inclusion  
and Opportunity**

**To:** Honorable Detroit City Council

Neighborhood Advisory Councils

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

**Date:** February 20, 2020

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

CITY CLERK 2020 FEB 27 10:10:40

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

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	6
●	Off Track- Commitment not fulfilled	0
●	Not Started- No action taken	3
●	Additional information requested	0
●	Commitment fulfilled	3
<b>Total Commitments</b>		<b>12</b>

If you have any questions, do not hesitate to contact my office at 313-224-4950

Respectfully,






Charity R. Dean, Esq.

Director

Civil Rights, Inclusion and Opportunity

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

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

Commitment	Finding	Status
<p>5. Continued Collaboration with the City of Detroit Planning Commission and Development Department for Workforce Development maximizing the employment of Detroit-Based contractors and local residents</p>	<p>70% of HDK's full time employees reside in the neighborhood, or were residents at time of hire. Hiring forms and job sign-up sheets are present at community meetings and local hiring fairs. Job postings have also been available at the Joseph Walker William Recreational Center. The last Thursday of the month, HKD can be found at Joseph Walker William Recreational Center collecting job applications. 58% of contractors engaged in 2019 were Detroit- Based.</p>	
<p>6. HKD expects to open an on-site resource center where local residents will be able to learn more about training and job opportunities related to the Project.</p>	<p>The Security Booth on site currently functions as the resource center. Individuals can leave questions, request the developer's contact and fill out job applications.</p>	
<p>7. HKD expects to work with a local instructor to create a skilled trades training program for local residents.</p>	<p>Instructor Tony Maclean has been selected and will be brought in as a partner once home construction begins.</p>	
<p>8. 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>HKD has begun preserving site buildings by maintaining buildings, making needed repairs to preserve the structure and by filing and receiving approval on part 1 of the National Parks Service Historic Preservation Certificate application for the Herman Kiefer Hospital District, Hutchings School and Crossman School.</p>	
<p>9. 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>To date, the work onsite focuses on recruiting potential tenants, maintenance, repairs and site transfers. Establishing, installing, and developing educational, cultural and recreational facilities has not yet started.</p>	



Civil Rights, Inclusion and Opportunity

To: Honorable Detroit City Council

Neighborhood Advisory Councils

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

Date: February 20, 2020

Re: Community Benefits Ordinance Biannual Report for Michigan Central Station

CITY CLERK 2020 FEB 27 04:10:40

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

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	28
●	Off Track- Commitment not fulfilled	0
●	Not Started- No action taken	8
●	Additional information requested	0
●	Commitment fulfilled	7
<b>Total Commitments</b>		<b>43</b>

If you have any questions, do not hesitate to contact my office at 313-224-4950

Respectfully,




Charity R. Dean, Esq.  
Director






Civil Rights, Inclusion and Opportunity






*Lawrence Garcia*





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

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






	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>
	<p>to be determined through a neighborhood planning process to mitigate or address the specific impacts raised by the NAC.</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: Mobility improvements need to be identified through a planning study. The Planning Study is scheduled to be completed in mid-summer, 2020.</p> <p>2-B: Developer has attended the majority of all community meetings for planning study and has been committed to the planning process overall. The Planning Study is Complete</p> <p>2-C: The City has initiated meetings between MDOT and Ford.</p> <p>2-D: The development of a traffic control plan during and after construction is in process</p>	
3.	<p>Developer will contribute \$1M to the Golightly Career Technical Education Center to train both adult and youth for emerging technology jobs</p>	<p>A pay-in schedule has been created and agreed upon amongst all parties involved. Ford's initial payments will be in 2021</p>	
4.	<p>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 need.</p>	<p>Ford has not yet confirmed a space to establish a local hiring hall</p>	
5.	<p>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>	<p>Ford paid out \$250K in 2019 via the community pitch competition <i>City One Challenge</i>. \$250K is scheduled to be paid in 2020; \$500K in 2021; and \$100K in 2022.</p>	

<b>Commitment</b>	<b>Findings</b>	<b>Status</b>
<p>11. 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>	<p>The Renaissance Zone has not yet been developed and participation in Motor City Match has not been started.</p>	
<p>12. Developer commits that all retail and service amenities in Developer-owned buildings within the Projects will be accessible to the public. Developer will take into account a retail gap analysis to balance expected future Developer and community retail needs</p>	<p>At this time building rehabilitation is underway and Ford is studying the retail and service needs in the area and may be needed once the project is complete. The project site planning and the community gaps in service offerings is an ongoing study, both by Ford and Detroit planning department. Anything more specific is not yet available.</p>	
<p>13. 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 so, and will encourage employees to patronize local businesses following completion of the projects.</p>	<p>Employees already working in the Factory site in Corktown are encouraged to patronize nearby businesses; the Ford site does not offer its own cafeteria/ on site food service for example. Ford also utilizes local restaurants for catering for events such as the Community Meetings on the project held in April, Sept. and the December 2019 NAC meeting.</p>	
<p>14. 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.</p>	<p>Ford launched Creating Together newsletter (published in Spanish and English) and distributed to residences and businesses throughout. Developer also held community meetings to provide construction and project updates on April 3, 2019 and September 26, 2019.</p> <p>Ford conducted Community meetings that were held on April 3, 2019 and September 26, 2019.</p>	
<p>15. 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>	<p>Topical boards were posted at the community meetings and written comments from community members were submitted. Community input consistently available at the Info Center opened in June 2019. Ford project staff actively engages in community events, presentations to local groups and meets with community members as requested to discuss various aspects of the project.</p>	

	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>
21.	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.	Now called the City One Challenge, the final award is expected 1Q 2020 from over 100 applicants and 12 finalists. There were three winners selected.	
22.	Developer will support the 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.	Ford is having ongoing meetings with Stakeholders such as the Detroit Riverfront Conservancy, and others.	
23.	Developer will participate in Greater Corktown neighborhood planning process and support initiatives through its investment in SNF.	The Greater Corktown neighborhood Planning Study has commenced. Ford representatives attend scheduled meetings and have weekly scheduled calls with the Planning and Development Department.	
24.	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.	Ongoing meetings among team members. Ford City Solutions Team and Corktown Development Team have assigned their members to City, State and Federal Outreach for traffic and related infrastructure needs.	
25.	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.	Ongoing meetings among team members. Ford City Solutions Team and Corktown Development Team have assigned their members to City, State and Federal Outreach for traffic and related infrastructure needs.	

Commitment	Findings	Status
<p>30. 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</p>	<p>The PDD Community Input process includes:</p> <ul style="list-style-type: none"> <li>• <b>Annual Update Meetings</b>- Ford conducted an annual update meeting on 12/10/2019</li> <li>• <b>Engagement with PDD's Greater Corktown Neighborhood Framework</b>- Ford is regularly engaged and actively participating</li> <li>• <b>Historic District Commission (HDC) review and comment</b>- Ford has not yet met with the HDC</li> <li>• <b>PDD Design Review</b>- the Michigan Central Station and Book Depository buildings were reviewed by PDD. A design for the Brass Factory has not yet been submitted to PDD for review</li> </ul>	
<p>31. 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.</p>	<p>Parking location and deck design under discussion. Ford shared updated concepts at the September 26th community meeting. Information from this meeting can be found in the newsletter at <a href="https://corporate.ford.com/campuses/corktown-campus.html">https://corporate.ford.com/campuses/corktown-campus.html</a></p>	
<p>32. Developer Commits to ensuring that the Projects adhere to current codes and allowances for light pollution. Light plans for the Projects shall be publically shared.</p>	<p>Building construction is underway but not complete. There is no exterior lighting plans in process at this time.</p>	
<p>33. 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).</p>	<p>This is ongoing commitment and to date, Ford has funded and completed sidewalks along Brass Factory site following demolition</p>	



	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>
39.	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.	If you have any questions about Ford's Michigan Central Station and Corktown campus transformation project, you can email <a href="mailto:corktown@ford.com">corktown@ford.com</a> or leave a message at +1-313-845-3673.	Completed 
40.	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.	Ford's standard working hours are 7am to 5:30pm Monday-Friday. No violations have been reported. Ford has published 4 Creating Tomorrow Newsletters filled with construction updates.	Completed 
41.	Developer commits to ensuring that it provides enough parking on Developer lots for construction workers that work on the projects.	Ford requires construction worker to park on company's project site at the 17th St. lot. The Civil Rights, Inclusion and Opportunity Department has received no complaints.	Completed 
42.	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 and also at the April 3, 2019 community meeting presentation. Security plan has been implemented, including patrols and appropriate security cameras.	Completed 
43.	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 a an online portal with Project updates and other pertinent information and can be found at <a href="https://corporate.ford.com/campuses/corktown-campus.html">https://corporate.ford.com/campuses/corktown-campus.html</a>	Completed 



**Civil Rights, Inclusion  
and Opportunity**

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PHONE: 313.224.4950  
FAX: 313.224.3434

**To:** Honorable Detroit City Council  
Neighborhood Advisory Councils

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

**Date:** February 20, 2020





**Re:** **Community Benefits Ordinance Biannual Report for Book Building and Tower & Monroe Blocks**

CITY CLERK 2020 FEB 27 AM 10:40

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.

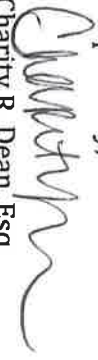
The **Book Building & Monroe Tower** project currently has **0** of their commitments considered "Off Track."

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	8
	Off Track- Commitment not fulfilled	0
	Not Started- No action taken	23
	Additional information requested	0
	Completed	1
	<b>Total Commitments</b>	<b>32</b>

If you have any questions, do not hesitate to contact my office at 313-224-4950

Respectfully,





  
Charity R. Dean, Esq.  
Director








Civil Rights, Inclusion and Opportunity





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

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

Commitment	Findings	Status
<p>5 Developer provided information on construction and related activity in connection with the development projects to the City to mitigate the impact of construction on the downtown community</p>	<p>Bedrock reaches out to the NAC to share updates regarding activities that will impact areas around the project. Bedrock also participates in the Downtown Detroit Partnership's Traffic &amp; Construction Coordinating monthly committee meetings.</p>	
<p>6 Developer will work with the City to identify appropriate locations for CBO meetings</p>	<p>Bedrock consulted with the Planning and Development Department and the facilitator of the Monroe Blocks and Book Tower projects to determine that CAYMC would be the most convenient place to meet for NAC members and those interested from the community.</p>	<p>Completed</p>
<p>7. Compliance with City traffic ordinances that may impact access points to the Rosa Parks Transit Center, including access from Grand River Ave., during construction of the project</p>	<p>Bedrock has been complaint with City traffic ordinances that may impact access points to the Rosa Parks Transit Center during construction.</p>	
<p>8. Restoration of the National Theater building facade</p>	<p>Stabilization of the facade has taken place. Restoration has yet to begin. <b>(Monroe Blocks)</b> 8.5 % of the total hours worked on construction related to the Monroe Blocks Project were worked by Detroit Residents. <b>\$9,780.00</b> has been paid in contribution for the shortfall.</p>	
<p>9. Developer compliance with Executive Order 2016-1</p>	<p><b>(Book Tower)</b> 12% of the total hours worked on construction related to the Monroe Blocks Project were worked by Detroit Residents. <b>181,097.00</b> has been paid in contribution for the shortfall. Executive Order 2016-1 sets a workforce target of 51% of the hours worked on publically funded construction projects are worked by Detroit residents.</p>	

Commitment	Findings	Status
	to the Book Tower & Building. This process is ongoing and a final number is not yet known.	
16. Bedrock will continue to comply with MDOT and City requirements for all sidewalk signage and road shutdowns to ensure access is always maintained.	Bedrock is and will continue to comply with MDOT and City requirements for all sidewalk signage and road shutdowns.	
17. Bedrock will work with the City's Traffic & Engineering Department to understand how more handicap parking can be added on the street.	Bedrock and the City's Traffic & Engineering Department have not yet discussed how handicap parking can be added on the street.	
18. Bedrock plans to restore the façade and incorporate it into the new development as an entrance to almost 1 acre of public space where Bedrock plans to host arts and culture events.	Stabilization of the façade has taken place. Restoration has yet to begin. Plans remain to incorporate the façade into the new development	
19. Bedrock will collaborate with Pewabic Pottery to salvage any material from the National Theater	To date, no salvageable Pewabic material has been found. Developer would be happy to initiate a partnership with Pewabic if significant material is found in the future during the restoration phase.	
20. Creation and maintenance of significant green space at the Monroe Blocks project.	Decisions not yet finalized. Bedrock intends to incorporate and maintain green space in the Monroe Blocks. Bedrock has considered several kinds of green spaces throughout the various design phases.	
21. Work with the City and DPP, if on public property, to add appropriate signage to the project's green spaces to ensure pet owners are remembering to clean up	The developer is aware of the commitment and at the appropriate construction phase, the developer intends to take the usual and customary measures as an owner to address pet owner responsibilities such as appropriate signage.	
22. Sidewalk reconstruction, upon approval by the City, with newly planted trees and landscaping	Sidewalk reconstruction and landscaping has yet to begin. The developer intends to restore and replace the sidewalk abutting the Monroe Blocks to at least their condition prior to construction. Bedrock will be able to provide a timeline at the appropriate construction phase.	

	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>
31.	Energy Star appliances (as available) at the Monroe Blocks project	At the appropriate construction phase, all energy efficient options will be taken into consideration.	
32.	Bedrock's SMART building standards, such as energy use monitoring to optimize building efficiency at Book Tower	At the appropriate construction phase, all energy efficient options will be taken into consideration.	



**Civil Rights, Inclusion  
and Opportunity**

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

**To:** Honorable Detroit City Council  
Neighborhood Advisory Councils

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

**Date:** February 20, 2020

**Re:** **Community Benefits Ordinance Biannual Report for Detroit Pistons Performance Facility and Headquarters**

CITY CLERK 2020 FEB 27 04:10:40

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 **Detroit Pistons** 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	13
●	Off Track- Commitment not fulfilled	0
●	Not Started- No action taken	2
●	Additional information requested	0
Completed	Commitment fulfilled	9
<b>Total Commitments</b>		<b>24</b>

If you have any questions, do not hesitate to contact my office at 313-224-4950





Respectfully,



Charity R. Dean, Esq.  
Director

Civil Rights, Inclusion and Opportunity


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

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

Commitment	Findings	Status
<p>5. Will provide the City, at least once per year and starting on or before February 15, 2020, with anonymized data about the number of persons PS&amp;E has employed at the time of reporting who are Detroiters.</p>	<p>The official report has not been received but PS&amp;E has reported 248 full time employees and 17 are Detroiters.</p>	
<p>6. PS&amp;E will work closely with the City to publicize relevant PS&amp;E job openings. This includes holding one career or contracting fair where interested Detroiters can learn more about the types of jobs and contracting opportunities that exist within PS&amp;E and can apply for any such available jobs.</p>	<p>PS&amp;E held a Contract Fair on 12/19/2017 and a Career Fair 10/10/2018</p>	
<p>7. PS&amp;E will also work with local private sector and non-governmental entities to publicize relevant PS&amp;E job openings.</p>	<p>PS&amp;E publicizes jobs on Teamwork Online, a sports jobs website, Detroit at Work, and Handshake, the career website used by Wayne State University.</p>	
<p>8. When appropriate, PS&amp;E will partner with the City and workforce development agency to promote the hiring, training and employability of Detroit residents, consistent with State and Federal law.</p>	<p>The Detroit Employment Solutions Corporation provided PS&amp;E instructions on how to post available positions onto their website. Opens positions can now be seen on <a href="https://detroitatwork.com/jobs/jobs-listing?field_category_value=&amp;field_description_value=pis_tons+">https://detroitatwork.com/jobs/jobs-listing?field_category_value=&amp;field_description_value=pis_tons+</a></p>	
<p>9. PS&amp;E will make a one-time donation of \$100,000 to the Detroit Employment Solutions Corporation, a Michigan domestic nonprofit corporation, in support of workforce development opportunities for City of Detroit residents.</p>	<p>In November of 2017 PS&amp;E made a \$100,000 donation to the Detroit Employment Solutions Corporation to support workforce development.</p>	<p>Completed</p>

	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>
		<p>PS&amp;E hosted a Jr. Pistons Clinic on 10/14/19 at Joy Preparatory Academy and a Jr. Pistons Special Olympics Clinic for special needs kids on 10/21/19 at Wayne State University.</p> <p>PS&amp;E has hosted free Pistons Academy Basketball clinics at the following locations: Erma L Henderson Elementary School, David L. Mackenzie Elementary School, Amelia Earhart Middle School, Wayne Elementary, Brenda Scott Academy, Ronald Brown Academy, S.A.Y. Detroit Play Center, Lasky Recreation Center.</p>	
14.	<p>Beginning with (or during) the 2017-18 NBA season and continuing for six (6) years, PS&amp;E will develop a program to enable City of Detroit youth and other residents to attend Detroit Pistons NBA basketball games in support of an in connection with community educational programs and initiatives, including by making available twenty thousand (20,000) tickets per season for regular season games, free of charge to City of Detroit youth and other residents.</p>	<p>PS&amp;E has programmed a way to increase youth and resident attendance at Detroit Pistons's games by making available at least 20,000 free regular season tickets per season to Detroit youth and residents. During the 2017-18 season PS&amp;E provided 33,400 tickets and during the 2018-19 season, PS&amp;E provided 36,398 tickets.</p>	
15.	<p>PPLLC or its affiliates will facilitate within the City of Detroit at least one (1) Detroit Pistons practice per NBA season that is open to the public and free of admission costs.</p>	<p>This is the first year the Pistons Practice Facility is open. The Commitment is scheduled to be complete before the end of the season in April of 2020.</p>	
16.	<p>PPLLC will use commercially reasonable efforts to include public-facing retail on the ground level of the Headquarters.</p>	<p>Retail Lease Agreements have been signed by Plum Market and Blink Fitness.</p>	<p>Completed</p>



	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>
22.	PPLL.C, and its affiliate the Detroit Pistons Foundation ("DPF"), will continue to engage the Detroit Public Schools Community District and its students through it grantees and non-profit partners, including but not limited to: DPF's annual scholarship competitions to include Detroit Public Schools Community District students.	PS&E hosted their 14 <sup>th</sup> Annual Black History Month Scholarship Event, which included 14 Detroit Public School Community District students competing. PS&E is currently planning its 15 <sup>th</sup> annual 2020 scholarship competition.	
23.	PS&E will appoint and maintain a liaison to meet, communicate and engage regularly with the Events Center Neighborhood Advisory Committee.	PS&E has appointed Awante Cobbina.	Completed
24.	PS&E and the City each designate the official representative for purposes of administering the terms of the Agreement.	PS&E has appointed Awante Cobbina.	Completed



**Civil Rights, Inclusion  
and Opportunity**

**To:** Honorable Detroit City Council  
Neighborhood Advisory Councils

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

**Date:** February 20, 2020

**Re:** **Community Benefits Ordinance Biannual Report for Wigle: Midtown West**

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

CITY CLERK 2020 FEB 27 AM 10:40

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.

**Wigle** 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	6
●	Off Track-Commitment not fulfilled	0
●	Not Started- No action taken	11
●	Additional information requested	1
●	Commitment fulfilled	5
<b>Total Commitments</b>		<b>23</b>

If you have any questions, do not hesitate to contact my office at 313-224-4950

Respectfully,




  
Charity R. Dean, Esq.  
Director





Civil Rights, Inclusion and Opportunity




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

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

Commitment	Finding	Status
4. Developer will adhere to the local marketing plan for affordable units	Construction anticipated for mid-2020. At the appropriate time the Developer plans to adhere to the local marketing plan for affordable units.	
5. Developer will use renowned professionals to design the Project	The Developer has retained internationally acclaimed architect Daniel Libeskind to design Parcel 1, Phase 1 of the development.	Completed
6. Developer agrees that the project will follow a pedestrian focused urban design.	Construction permits have been approved. The project hides parking and provides active retail storefront spaces on building frontages. As well as reconnecting the cities street grid for better accessibility to the site by pedestrians.	Completed
7. Developer agrees that the Project will have a unit mix of studio, 1 BR, 2 BR and 3Br apartments that comply with federal accessibility requirements and will be proportionally distributed amongst the affordable and market rate units in the Project. The affordable units will be mixed through the rental building in the Project. In its discretion, the Developer may also construct condominium units and or townhomes.	Parcel 1 will contain a mix of studios, 1, 2, and 3 bedroom rental apartments. The affordable units will be mixed throughout the building. Parcel 2 will be 26 condominiums containing a mix of studios (2), 1 bedrooms (14) and 2 bedrooms (10). The condominiums are for sale only and not for rent, thus there are no affordable units.	
8. Developer will provide non-monetary support of art within the City's public part that is to be created by the adjacent to the Project.	The Developer intends to research strategies in the arts and not for profit communities to strategically support local art within both its development and the park.	

Commitment	Finding	Status
<p>13. Developer will, to the extent possible, hire a minimum of 51% local contractors that will perform construction of the Project.</p>	<p>The Developer has provided a Local Business Outreach Plan. The Civil Rights, Inclusion and Opportunity Department is awaiting a list from the Developer of local contractors who are performing construction on the project.</p>	
<p>14. Developer agrees that design of the Project will be sensitive to storm water mitigation. Developer will study sustainable methods for the Project, such as storm water retention.</p>	<p>Storm water management will be included in the site design. Parcel 1 triggers the City's Storm Water Management Ordinance. The site plan for Parcel 1 has yet to be approved.</p>	
<p>15. Developer commits to including certain Enterprise Green Communities Standards into the Project, including energy star appliances, water conserving plumbing fixtures and energy efficient lighting.</p>	<p>The Developers intent is to follow Green Communities Guidelines where appropriate. The design team has been informed of this intent.</p>	
<p>16. Developer will offer recycling services for all buildings within the Project. Developer will study local providers for composting services to determine if composting is a feasible service to offer.</p>	<p>The design for Parcels 1 &amp; 2 is to have trash rooms on each floor. The developer plans to contract with local carting firms that separate and recycle at their facilities.</p>	

	<b>Commitment</b>	<b>Finding</b>	<b>Status</b>
21.	<p>Land identification for Additional Midtown Parks</p> <ol style="list-style-type: none"> <li>1. GSD/Recreation will secure no less than 1.5 acres of land to provide park space in west Midtown</li> <li>2. The 1.5 acres of park will be provided within a 12 minute walk of Wigle</li> </ol>	<ul style="list-style-type: none"> <li>• The City has an agreement for a new playground to be built on DWSD land at 4<sup>th</sup>-Calumet (0.17 acres, 0.2 miles away)</li> <li>• John R-Watson park expansion (0.57 acres, 0.6 miles away)</li> <li>• 4<sup>th</sup>-Charlotte park expansion (0.76 acres, 0.3 miles away)</li> </ul>	Completed
22.	<p>GSD will engage residents through a public design process to develop park amenities and programming within 90 days of the closing of the land sale for the Midtown West project</p>	<p>The General Services Department has engaged residents through a public design process within 90 days of the closing of the land sale.</p>	Complete
23.	<p>GSD will begin construction on additional parkland within 12-months of the land sale closing.</p>	<p>The General Services Department will begin construction this summer or fall on Wigle and 4<sup>th</sup>-Calumet parks.</p>	



**Civil Rights, Inclusion  
and Opportunity**

**To:** Honorable Detroit City Council  
Neighborhood Advisory Councils

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

**Date:** February 20, 2020

**Re:** **Community Benefits Ordinance Biannual Report for Fiat Chrysler Automotive**

CITY CLERK 2020 FEB 27 4:40:49

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

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 Fiat Chrysler Automotive project currently has **0** of their commitments in the "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	27
●	Off Track-Commitment not fulfilled	0
●	Not Started- No action taken	12
●	Additional information requested	0
●	Commitment fulfilled	28
<b>Total Commitments</b>		<b>67</b>

If you have any questions, do not hesitate to contact my office at 313-224-4950





Respectfully,







  
Charity R. Dean, Esq.  
Director

Civil Rights, Inclusion and Opportunity







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





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




	Commitment	Findings	Status
6.	Priority and accelerated demolition of vacant structures in the impact area of Beniteau to McClellan bordered by Mack and East Warren	13 demolitions have been completed in the impact area of Beniteau to McClellan. Future demolitions in the area are as follows: Twenty-three properties are currently in demo procurement with an estimated demo timing between April and September 2020. An additional 45 properties will be released for demo RFP in February, with an estimated demo timing between August 2020 and January 2021.	
7.	\$500,000 will be dedicated to home rehabilitation of DLBA owned homes within the impact area	At the conclusion of a planning study in 2021, single family rehabs will begin.	
8.	FCA US LLC commits to invest \$1,800,000 in home repair grants up to \$15,000 per grant in the impact area.	On November 18, 2019 the first payment of \$900,000 was made to the City of Detroit - Housing Rehabilitation Department. The second payment of \$900,000 is scheduled to be paid by April 1, 2020.	
9.	Approximately \$700,000 will be directed to a specific grant program to support Beniteau Street residents who are acutely impacted by the construction along the project perimeter in repairing homes to prevent noise pollution.	Of the 1.8 million dollars, \$700,000 dollars will be set aside to support home repair grants for Beniteau residents. The City is aware and budgeting for the set aside. Home repair intake began in August of 2019 and 64 applications have been received.	
10.	The grant process will be led by Detroit Housing & Revitalization Department who will manage program eligibility requirements and granting of awards.	Housing and Revitalization Department has assigned a staff to monitor and manage the eligibility requirements and granting of awards.	Completed
11.	Housing and Revitalization Department staff will use maximum leniency allowed in resolving eligibility conflicts, ex. home insurance with program guidelines	Housing and Revitalization Department has created a policy that uses maximum leniency in resolving eligibility conflicts such as deed not in the name of applicant, unpaid taxes, etc.	Completed
12.	Residents who fall outside the income eligibility guidelines for home repair grants will be encouraged to apply for 0% home repair loans	Residents who fall outside the income eligibility guidelines are encouraged to apply for 0% home repair loans. The City of Detroit promotes how to apply at community meetings.	Completed

Commitment	Findings	Status
<p>22. The City of Detroit will request DTE to complete a full analysis of the electrical infrastructure of the impact area of Beniteau to McClellan bordered by Mack and East Warren within 60 days of this agreement.</p>	<p>Preliminary conversation were held with DTE within 60 days of this agreement. The City requested DTE to complete a full analysis of the electrical infrastructure. DTE has completed a full analysis of the electrical infrastructure of the impact area. DTE's analysis did not reveal reliability issues and there is adequate electrical supply for the neighborhood in the impact area following the upgrade to FCA.</p>	<p>Completed</p> 
<p>23. Tree and weed removal in City and DBLA owned vacant lots and regular and continued maintenance in the impact area.</p>	<p>GSD will continue tree and weed removal using the Departments normal cadence.</p>	
<p>24. From the time of this agreement, City of Detroit Water and Sewerage Department will postpone service interruptions in the impact area for two weeks to allow residents who have delinquent water bills to apply for funds through the Water Residential Assistance Program (WRAP).</p>	<p>Department of Neighborhoods have held conversation with Detroit Water and Sewerage Department and there were no service interruptions in the impact area for the first two weeks following this agreement. Any resident can avoid service interruptions once they apply for WRAP dollars. Once customers apply, their account is taken is taken off the service interruption list.</p>	<p>Completed</p> 
<p>25. The Building Safety Engineering and Environmental Department will enter into consent agreements (which creates leniency and the potential for waiver) to those homes that are in the process of securing a home renovation grant or loan.</p>	<p>The Building Safety Engineering and Environmental Department is monitoring 48213, 48214, and 48215 Zip Codes for residents that are qualified for Consent agreement. As of today there are 650 consent agreements for those Zip Codes.</p>	
<p>26. FCA US LLC commits \$800,000 to fund recommended projects that result from neighborhood planning process in Chandler Park, West End and Riverbend neighborhoods.</p>	<p>The first scheduled payment of \$400,000 to Invest Detroit will be paid in 2020. And the second payment of \$400,000 to Invest Detroit will be paid in 2021.</p>	
<p>27. Please describe types of projects that have been funded using the \$800,000.</p>	<p>The \$800,000 in funds has not yet been disbursed. Projects and the funding of these projects will be determined at the completion of the planning schedule.</p>	



	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>
35.	FCA US LLC commits to working with the City to recruit Returning Citizens from targeted community-based training and support service programs	FCA, in partnership with Detroit Employment Solutions Corporation has engaged in targeted community-based training and support service programs in order to recruit returning citizens.	
36.	FCA US LLC commits to provide work readiness training for new hires	FCA, in partnership with Detroit Employment Solutions Corporation provides work readiness training to applicants and new employees receive safety and basic manufacturing methodology training.	
37.	Detroit Employment Solutions Corporation commits to providing quarterly updates and metrics regarding pre-employment and workforce development within the impact area	The Detroit Employment Solutions Corporation is awaiting hiring results from the first phase of applications. The first quarterly report was completed in January of 2020.	
38.	Specific set asides shall be required for residents in the impact area.	Impact Area residents received priority access to events and applications.	Completed
39.	FCA US LLC commits to \$4,000,000 to fund manufacturing career academy programs at Southeastern High School / CTE facilities for youth and adults in partnership with the City and Detroit Public School Community District (DPSCD)	FCA's first scheduled payment of \$1.5M is due in 2020 with \$500,000 due in January and \$1M due in April for the adult education. In 2021 FCA will provide \$1.25M and will provide another \$1.25M in 2022	
40.	City commits to fundraise \$4,000,000 from public and private sources in additional support to manufacturing career academy CTE programs, in addition \$2M contributed by the City for adult training	Using Foundation funds the City has committed to raise \$1M to CTE programs at Southeastern Manufacturing Career Academy over the next three years. Using's its own budget, Detroit Employment Solutions Corporation is committing \$3M to adult training.	
41.	The funds will be administered by Detroit Employment Solutions Corporation, working as the City's fiscal agent for workforce development under existing and future potential partnership agreements with DPSCD	Detroit Employment Solutions Corporation is the acting entity fiduciary	

	Commitments	Findings	Status
49.	The City has an enforcement committee that will meet for the duration of the time period identified in the Community Benefits Provision and will inform and include the Neighborhood Advisory Council in this enforcement process	The City enforcement committee meets for the duration of the time period identifies in the Community Benefits Provision. The Civil Rights, Inclusion, and Opportunity Department has sent a 6-Month report to The Neighborhood Advisory Council (NAC) to update and include the Neighborhood Advisory Council in the enforcement process.	
50.	FCA US LLC 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	FCA has submitted all required site plans for approval. FCA will submit drawings to the Department for landscaping within the plant confines.	
51.	FCA US LLC commits to publishing its Environmental Protection Plans (EPP) and will make that report accessible and available to the public.	FCA is in the process of obtaining environmental permits and approvals.	
52.	FCA US LLC will abide by and comply with all existing ordinances and federal, state and local laws, including the City's Community Benefits Ordinance	FCA is currently abiding by and complying with all existing ordinances and federal, state and local laws, including the City's Community Benefits Ordinance.	
53.	FCA US LLC committed to hosting a minority supplier Matchmaking event in the impact area community within 90 days of the council approval	FCA held a two day Minority Match Making Event on September 11th and 12th at its Auburn Hills, MI. headquarters. The City granted FCA an extension to host this event after the 90 day requirement. Transportation was provided both days to and from the event to any impact area business that pre-registered. Impact area businesses were provided with lunch vouchers for each day. Day one of the event included workshops on how to do business in the automotive industry, procurement, maximizing internet use, networking, business planning and other topics. Day two included personal introductions to FCA's COO and VP of Purchasing as well as networking with FCA direct and indirect buyers, and buyers from large Tier 1 suppliers. All activities were at no cost to impact area businesses. *FCA contacted the Civil Rights, Inclusion, and Opportunity Department informing the Department of the event change location from the impact area to Auburn Hills, MI. Transportation was provided from the impact area to Auburn Hills, MI.	Completed

	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>
61.	FCA US LLC will add fencing around the retention pond as a security measure to prevent any accidents.	A security fencing was scheduled be installed around the retention pond by December 31, 2019. Security fence has been installed.	Completed
62.	FCA US LLC commits to improvements around plant (green buffer) and retention pond by adding natural sustainable landscaping and vegetation, low-impact grass, plantings and trees	Construction of the retention pond is complete including preliminary erosion control measures. Final landscaping, vegetation and green buffer construction will be completed as weather conditions permit and construction.	
63.	FCA US LLC approves truck routing and targets certain times for increased truck and vehicle operations to accommodate impact area schools and other non-industrial traffic demands.	The FCA Logistics department has established predetermined traffic routes consistent with the comprehensive traffic study commissioned by the City of Detroit. Preferred routes have been communicated to the carrier base. Alternate routes have also been established to support existing traffic volume and further reduce operational impact.	Completed
64.	FCA US LLC commits to establishing a live person managed toll-free number for residents to report problems related to plant traffic	The FCA has established a live person managed toll-free number, 1-800-737-6789. The service number will field calls associated with both FCAT and commercial carriers' operations and provide feedback for any operational or safety issues related to plant traffic.	Completed
65.	The City Department of Public Works will continue to work with the FCA US LLC truck routing and area residents to develop a plan for preferred neighborhood traffic calming measures.	Detroit Public Works has deployed speed bumps as a preferred neighborhood traffic calming measure.	
66.	Detroit Public Works will install preferred traffic calming to ensure trucks do not drive along residential streets. This includes: speed cushions, one-way street conversions, and posted signage.	Detroit Public Works has installed Speed cushions to Beniteau street as well as other streets as a common traffic manner.	Complete
67.	The St. Jean route of the Iron Belle Trail will be removed as part of this project. New routing of the Iron Belle Trail will be considered as part of the proposed Neighborhood Planning efforts.	The new routing of the Iron Belle Trial will be determined at the conclusion of the planning study.	



**Civil Rights, Inclusion  
and Opportunity**

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

**To:** Honorable Detroit City Council  
Neighborhood Advisory Councils

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

**Date:** February 20, 2020

**Re:** **Community Benefits Ordinance Biannual Report for Lafayette West**

CITY CLERK 2020 FEB 27 10:42 AM

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 Lafayette West 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	29
●	Off Track- Commitment not fulfilled	0
●	Not Started- No action taken	14
●	Additional information requested	0
Completed	Commitment Fulfilled	12
<b>Total Commitments</b>		<b>55</b>






If you have any questions, do not hesitate to contact my office at 313-224-4950





Respectfully,




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


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

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


	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>
4.	Developer will work with its construction partners to limit as much noise-making activities at the Project as possible after 9 a.m.	Developer provided noise limiting requirements in the contract with the demolition contractor. Subsequent contracts will also contain noise limiting provisions. The Civil Rights, Inclusion, and Opportunity Department has requested copies of the demolition contracts, however the contracts are not available to the public.	
5.	48 hour notice will be given by Developer through the Communication Sources for unique activities or unscheduled work as needed during Sunday hours.	The Developer is aware of the commitment and does not anticipate having work occur at the project on Sunday hours. However a 48 hour notice will be given by the developer through the communication sources if work is performed on Sunday hours	
6.	Developer will not perform any disruptive/loud work on Sunday. Should work on Sunday become necessary, it will be restricted to low decibel activities.	No work was performed on Sundays. Any future work planned for Sundays will be restricted to low decibel activities.	
7.	Developer will not perform any construction work on Sundays when any scheduled Detroit Lions football game occurs.	No work was or will be performed on Sundays when a Detroit Lions football game occurred.	
8.	If Sunday work hours are necessary, Developer commits to a maximum of 2 Saturdays per month.	No work was required on a Sunday however Developers intends that if required in the future, Sunday work will be limited to 2 Sunday's per month maximum.	





Commitment	Findings	Status
<p>12. The City will be engaging with residents to garner further input on updates to the ordinance; specifically with those neighborhoods, such as Lafayette Park, where permitted parking has been a request. Developer will ensure that the Project complies with any such updates to the ordinance.</p>	<p>e. Visitor parking accommodations are compliant with zoning requirements. Residential Parking Ordinance was approved by Council. Lafayette Park residents must submit an application and petition to opt in. The Developer intends to support in any way but there is a process that the community must participate in to implement the program.</p>	
<p>13. Developer will support any petition related to designating the block faces along Rivard and the Chrysler Service Drive to be designated as a Residential Permit Parking Area.</p>	<p>Residents have yet to initiate such petition.</p>	
<p>14. Developer will enforce parking along the planned Nicolet and Lafayette Plaisance private streets within the Project.</p>	<p>Developer intends to enforce the parking restrictions along Nicolet and Lafayette Plaisance private streets.</p>	
<p>15. Project qualifies for a 0.75:1 parking ratio for the multi-family rental dwellings to be constructed at the Project. To the extent that the total Project budget is increased by \$2 Million over the initial estimated Project budget of \$11.8 Million and as a last resort in mitigating construction costs, Developer may lower the above references parking ratios to accommodate Project feasibility, so long as Developer is compliant with the law and documentation to the NAC evidencing the construction costs increases and other attempts to defray those costs have been attempted by Developer. Notwithstanding anything to contrary contained herein, the parking ratio for the Project shall not fall below 0.75 cars per dwelling unit for the entire project.</p>	<p>The parking ratios are 0.75 spaces per unit. The overall cost of the project has increase by \$2Million over the estimated budget, allowing developer to lower the parking ratios to accommodate project feasibility</p>	<p>Completed</p>
<p>16. Developer will not, at any time, cause the total closure of Rivard unless such a closure is required for utility connections related to the Project. In the event a total lane closure of Rivard is necessary, Developer will do everything possible to minimize any potential disruption, including scheduling and paying for overtime work.</p>	<p>There were no closures of Rivard that required during demolition. For future total lane closures along Rivard, the developer intends to comply with these requirements.</p>	

	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>
22.	<p>Developer and its affiliates that are associated with the Project, including Lafayette Class A Partners, LLC, will be named as additional insureds on all professional liability insurance policies of contractors, subcontractors, suppliers and professionals working on the Project.</p>	<p>Developer intends that all contracts and all future contracts will require that Developer and its affiliates are named as additional insureds. The Civil Rights, Inclusion, and Opportunity Department has verified using the certificate of liability insurance posted to the Lafayette website.</p>	
23.	<p>Developer shall provide a copy to the NAC through the Communication Sources of the insurance certificates and riders for all the insurance that is required by this Section of the Provision. If deemed necessary by the NAC, the NAC may also forward such documents to the Mies Cooperative's attorney for informational review.</p>	<p>The demolition contractor's insurance certificate was provided in mid-December 2018, prior to the start of demolition activity. The Developer has made the certificate of insurance public on their website. <a href="https://www.lwdetroit.com/#info">https://www.lwdetroit.com/#info</a></p>	
24.	<p>Developer will ensure all required insurance remains active through the entire demolition and construction periods of the Project.</p>	<p>Developer maintains active monitoring of supplier and vendor insurance programs, including confirming the current and accurate insurance certificates are provided and active.</p>	

	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>
30.	<p>Developer will hire AKT Peerless to provide oversight for all Project related demolition activities to ensure compliance with all environmental regulations and Applicable Laws.</p> <p>Developer will develop a fugitive dust control plan in alignment with current environmental safety regulations and Applicable Laws for demolition and implement perimeter air monitoring for lead and cadmium dust</p> <p>a. Such fugitive dust control plan, which includes dust suppression, should be outlined in writing by the Developer and submitted to the NAC for information purposed only</p>	<p>AKT Peerless was hired to oversee the pre-demolition abatement to ensure compliance with all environmental regulations and Applicable Laws.</p> <p>a. The dust plan was submitted to the Neighborhood Advisory Council prior to the commencement of demolition and can be found at the project website: <a href="http://www.lwdetroit.com">www.lwdetroit.com</a></p> <p>b. Perimeter air monitoring was done throughout demolition and ensured that particulate matter were below all environmental requirements.</p> <p>c. A fugitive dust control plan was developed in alignment with environmental safety regulations and Applicable Laws.</p> <p>d. All demolition contractors utilized wetting to suppress dust in accordance with applicable laws</p>	Completed
31.	<p>b. Such fugitive dust control plan shall require that a particulate matter monitor be used and demolition stopped if elevated particulate matter is detected during extreme wind or weather events</p> <p>c. All demolition related activities for the Project will proceed in accordance with NESHAP</p> <p>d. All demo contractors working on the Project will use wetting to suppress dust in accordance with Applicable Laws.</p>	<p>a. All demolition contractors utilized wetting to suppress dust in accordance with applicable laws</p>	
32.	<p>Due to the verified building ad soil contamination mentioned in the Brownfield application, Developer shall adhere to the following special pre-demolition notification(s) regarding any removal of hazardous materials, information regarding the best methods to mitigate exposure to hazardous substances and other important pre-demolition information for residents:</p> <p>a. Developer shall document and post on the Communication Sources the specific date/time of all demolition activity for the Project.</p> <p>b. Developer shall post the fugitive dust control plan on the Communication Sources.</p>	<p>The demolition notice and the fugitive dust control plan was posted to the Lafayette West website. <a href="https://www.lwdetroit.com/#info">https://www.lwdetroit.com/#info</a></p>	Completed



	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>
38.	Developer will continuously monitor the development fencing for intrusions and forcible entry and repair any such areas as soon as possible to prevent trespassing and occupancy of the Project site or vacant buildings therein by trespassers.	Development is monitoring and will continue to monitor throughout the construction period.	
39.	Developer will consider providing barricades at standard entrances of the Project or prevent cross-traffic or event parking on site.	The Developer has taken into consideration barricades as a part of the site planning process.	Completed
40.	Developer will work diligently to demolish the buildings at the Project site by the end of 2018.	The former buildings were significantly demolished by 12/31/18. The remaining demolition, and site clearing occurred during the first few months of 2019.	Completed
41.	Developer will provide security at the project site. Developer has hired Signal 88 Security to provide such security, including overnight roving patrols.	Developer provides security at the project site. Signal 88 Security provides overnight roving patrols.	Completed
42.	Developer will work with Signal 88 and/or other qualified security team to implement a construction-period security program. This may include the use of perimeter barricades, monitored cameras, sensor technology, and/or roving security patrols.	Developer works with Signal 88 and has implemented a construction-period security plan.	Completed

	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>
47.	Developer will maintain light levels that are appropriate to a typical residential neighborhood to ensure comfort and safety at night for all.	The Developer intends to complete a photometric study by the contractors' electrical supplier to ensure that the exterior lighting levels are appropriate and provide typical night-time exterior lighting.	
48.	Developer will provide and install rodent-resistant trash cans along Rivard as soon as possible and maintain the through the construction period of the Project.	The Developer intends to install rodent resistant trash cans at the beginning of the construction period.	
49.	Developer will incorporate rodent-resistant trash cans into the landscape and streetscape improvement plans for the Project	Rodent resistant trash cans are included in the project specifications and at the appropriate construction phase the Developer intends to implement.	
50.	Developer will maintain acceptable and appropriate sanitary standards related to controlling and disposing of trash, garbage and recyclables at the Project.	Developer intends to meet acceptable and appropriate sanitary standards for trash, garbage and recycling.	
51.	Developer will schedule one weed trimming to ground level by mid-October 2018 and a second before demolition some time in 2019, if necessary. Additional weed control measures will be provided by Developer in the event that demolition and/or construction continues past the Spring of 2019.	Weed control was implemented in both 2018 and mid-2019.	Completed



**Civil Rights, Inclusion  
and Opportunity**

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

**To:** Honorable Detroit City Council  
Neighborhood Advisory Councils

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

**Date:** February 20, 2020






**Re:** **Community Benefits Ordinance Biannual Report for The MID**

CITY CLERK 2020 FEB 27 AM 10:42

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 **MID** 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	5
	Off Track- Commitment not fulfilled	0
	Not Started- No action taken	21
	Additional information requested	0
	Commitment fulfilled	0
<b>Total Commitments</b>		<b>26</b>






If you have any questions, do not hesitate to contact my office at 313-224-4950





Respectfully,




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

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

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

Commitment	Findings	Status
<p>5. DEVELOPER will limit construction hours to the period of 7am to 7pm.</p>	<p>The Developer is aware of the obligation and will comply upon commencement of construction. It shall be included in the work plan</p>	
<p>6. Other than in cases of emergency, DEVELOPER will provide 48 hours advance notice to the public of any Saturday or Sunday work</p>	<p>The Developer is aware of the obligation and will comply upon commencement of construction. It shall be included in the work plan. The Developer has brainstormed the following ways to communicate: Postings on the perimeter site fencing as well as possibly taking out ads in local newspapers and online.</p>	
<p>7. DEVELOPER commits that work will rarely, if ever, be conducted on Sundays.</p>	<p>The Developer is aware of the obligation and will comply upon commencement of construction. It shall be included in the work plan</p>	
<p>8. DEVELOPER will be responsible for any construction or demolition related damage for which it is liable.</p>	<p>The Developer is aware of the obligation and will comply upon commencement of construction. It shall be included in the work plan</p>	
<p>9. DEVELOPER will work with the following five (5) neighboring properties: The Plaza Midtown, The Ellington, Bicentennial Tower, McLaughlin Hall and Max M. and Marjorie S. Fisher Music Center to contribute to their window cleaning expense. Assuming mutual agreement, DEVELOPER shall contribute up to \$18,000 for each of the identified neighboring properties (to be adjusted based on actual square footage).</p>	<p>The Developer is aware of the obligation and will comply upon commencement of construction. It shall be included in the work plan</p>	

	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>
15.	DEVELOPER acknowledges that the Project plans do not require use of any parking spaces beyond those fronting the Project site.	The Developer is aware of the obligation and will comply upon commencement of construction. It shall be included in the work plan	
16.	DEVELOPER shall design and construct the valet area such that vehicle queuing will be positioned internal to the Project site.	This design feature has been included in the project design. Construction not started.	
17.	DEVELOPER will adhere to the Property plan presented to the CITY on 06-04-2019 with respect to valet queuing.	The Developer intends to adhere at the proper construction phase.	
18.	DEVELOPER will designate a minimum of 12,000 square feet of the available 80,000 square feet of retail space for local and small businesses.	The Developer intends to designate the committed square footage at the proper construction phase. Currently, not officially designated.	
19.	DEVELOPER will maintain its own list of potential retail tenants, however DEVELOPER will also request the NAC's assistance in soliciting and compiling retail tenant suggestions.	The Developer is aware of the obligation and will comply. It has been included in the project plan.	

	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>
24.	DEVELOPER will consider use of historic street names.	The Developer has considered the use of historic street names. No decision has yet to be made.	
25.	DEVELOPER will work to deliver a Project design that is inspiring and welcoming. DEVELOPER will see that the Project has outstanding public spaces, including areas for dogs.	The Developer is aware of the obligation. It has been included in the project design.	
26.	DEVELOPER will see that a pet relief area includes a dedicated dog park with a lit and fenced in area. DEVELOPER will work with the CITY to create the dog park within the public space in the northwest quadrant of the Project site. This will also address concerns regarding the pedestrian walkway	At the proper construction phase the Develop intends to comply with the pet relief area to include a dog park with a lit and fenced in area.	



**City of Detroit**  
**Office of Councilman Roy McCalister, Jr.**

2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226  
Phone: (313) 224-4535

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**TO:** Charity Dean, Director  
Civil Rights, Inclusion & Opportunity Department

**CC:** Council Member Raquel Castaneda- Lopez`  
District 6  
Tonja Long  
Law Department

**FROM:** Roy McCalister, Jr.  
Council Member- District 2

**DATE:** February 28, 2020

**RE:** Language Access Plan Ordinance Fiscal Feasibility questions

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Director Dean,

I respectfully request a response from your Department to the following questions:

1. According to the responses from CRIO regarding "Language Access Implementation," after a City department's allocated \$1,000 has been spent down, CRIO covers any remaining cost to provide language access services. Thus, can CRIO provide the amount it has spent to date to accommodate the cost for Language Access Implementation?
2. Has there been any kind of estimate or fiscal analysis done as to what the training for each department's language access coordinator will cost?
3. On February 1, 2021 will the City stop contracting with Telelanguage and Blessed Hands? Will the various departments' language access coordinators assume all the responsibility of providing language access services?
4. With the response from the CFO, regarding the cost impact this ordinance will have on the various City Departments, what is your recommendation as to the approval of the proposed ordinance? Could you also provide an explanation for your recommendation?

Respectfully,

**Roy McCalister, Jr.**  
Detroit City Council

CITY CLERK 2020 FEB 28 PM 2:45



District Office: 11000 W. McNichols Rd., Ste. 117 • Detroit, Michigan 48221 • (313) 340-2073

[councilmembermccalister@detroitmi.gov](mailto:councilmembermccalister@detroitmi.gov)