



City of Detroit

CITY COUNCIL

MARY SHEFFIELD
CITY COUNCIL PRESIDENT
DISTRICT 5

MEMORANDUM

TO: Antione Bryant, Director, Planning and Development Department
Rich Haddad, Detroit Pistons
Marc Coniveau, Henry Ford Health System

FROM: Mary Sheffield, President, Detroit City Council

THRU: James Tate, Chair, Planning and Economic Development Committee

DATE: February 8, 2024

RE: Future of Health Development Questions

Please provide answers to the following questions on the Future of Health Development Project:

- 1) Will Henry Ford continue to own the land at One Ford Place after it is converted to a residential building?
 - a. If so, will the land still be tax exempt?
- 2) What is the total value of benefits initiated solely by the NAC, and not already required by applicable executive orders or City policies?
- 3) Please provide more details on the specific changes to the zoning classification and how they align with the Master Plan of Policies for the parcels at 1115 West Milwaukee Avenue, 6310 Lincoln, and 6480 Sterling Street?
- 4) How does the proposed map amendment contribute to the overall goals of the Henry Ford Health Systems in terms of the expansion of the hospital campus and the construction of new facilities?

- 5) What is the timeframe for the Developer to spend \$100 million on goods and services from historically disadvantaged businesses?
 - a. How will this spending be monitored?
 - b. Will the City post the developers spending progress online?
- 6) What constitutes “reasonable efforts” to pursue a viable redevelopment plan for the Fairbanks School?
 - a. What happens to the site if no development plan is finalized within 12 months?
 - b. Has HFHS received any proposals regarding Fairbanks?
 - c. Will they issue an RFP?
- 7) When will the new South Campus parking garage be completed?
 - a. How does the developer plan to alleviate parking concerns in the Impact Area while the garage is under construction?
- 8) How does the developer plan to partner with Historically Black Colleges and Universities on a pipeline for healthcare positions?
- 9) How will the \$500,000 rental assistance funds be disbursed?
 - a. Will the funds be limited to the Impact Area?
- 10) How much does Henry Ford Health spend on uncompensated care for Detroiters per year?
 - a. How many Detroit residents overall does Henry Ford see annually- both insured and uninsured?
- 11) Please explain why the contribution to the home repair fund and the rental assistance fund is coming from contributions that would have went into the executive order 2021-2 compliance fees?
- 12) Please explain how the rental assistance fund will work.
 - a. Who will qualify?
 - b. How many residents will it serve?
 - c. Who will administer it?
- 13) Can Henry Ford Health provide a shuttle that will provide transportation for senior buildings to and from local grocery stores and activities twice per month?
- 14) Who is the General Contractor for each portion of the project? Are these labor contractors?
- 15) Can you please break down in more detail the \$55 million that will be spent on infrastructure improvements?

- a. What roadways, crosswalks, streetscapes and other landscaping is planned and what is the associated cost of each?
 - b. What costs are reimbursable under the Transformational Brownfield and which are not?
- 16) What are the benchmarks for the \$100 million that will be spent at local minority and disadvantaged-owned businesses?
- a. Please clarify if this is pre and/or post construction?
 - b. We would like to see an effort that a least half is spent post construction.
- 17) Please explain in more detail the proposed retail shops and dining set aside for 725 Amsterdam, 675 Amsterdam and One Ford Place.
- a. What business are slated for these spaces?
 - b. Can a portion be set aside for Detroit based businesses?
- 18) Please break down the Greenspace and how it will be programmed. This seems to be already apart of the development of the hospital and not a new benefit.
- 19) Will there be a fitness center located inside of the residential buildings?
- 20) Please break down the 700 new proposed new jobs. Please include job titles and salaries.
- 21) According to Exhibit A, the Pistons are checked for several items that are related to getting credit towards the executive order 2021-2. The value can be offset from the fines for failure to comply with already existing requirement to hire 51% of Detroiters. Hence this is not a benefit, but a credit towards money owed to the City.
- a. How is this the case considering the Pistons are technically required to adhere to the executive order but Henry Ford is voluntarily complying?
- 22) Please provide details of the Nurse and Medical Assistant apprenticeship program.
- a. Is this a new or existing program?
 - b. How many students can enroll at a time?
- 23) The Real Estate Association of Developers (READ) issued a letter outlining their concerns with the Transformational Brownfield Plan (TBP) for the Future of Health (FOH) Project. They are concerned that the FOH Project lacks “adequate measures to promote equity in Detroit’s community and economic development ecosystem.” Equity Disparities Within TBP Legislation exist. Cities with populations over 600,000 require a minimum of \$500 million in capital investment to be eligible for TBP consideration. This high capital investment threshold effectively blocks many of its developers, overwhelmingly Detroit residents and business owners, from accessing this valuable real estate development tool. To-date, only uber-wealthy development entities have been

able to successfully access the TBP. READ members simply lack the capital levels and finance-market relationships to bring forward projects that meet this minimum \$500 million threshold. Adding insult to injury, because access to the TBP is limited to only the very wealthy, READ developers also miss out on the capacity-building, experience cultivation and networking that comes with developing large-scale projects backed by public incentives.

- a. Please explain how the proposed community benefits proposal and development addresses the concerns raised by READ regarding inclusion of small Detroit developers to help address the issue of equity.

Please contact Ari Ruttenberg from my office at ruttenberga@detroitmi.gov if you have any questions.

Cc: Honorable Colleagues
City Clerk