



**Civil Rights, Inclusion
and Opportunity**

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 1240
DETROIT, MICHIGAN 48226
PHONE: 313.224.4950
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To: Honorable Detroit City Council
Neighborhood Advisory Councils

From: Kimberly Rustem, Director, Civil Rights, Inclusion and Opportunity

Date: February 4, 2022

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

The Civil Rights, Inclusion, and Opportunity (CRIO) Department has been given the responsibility of monitoring the Community Benefits Ordinance. The report details the developer's compliance with each Community Benefits Provision (CBP) commitment.

The **Herman Kiefer** project currently has "0" of their commitments considered "Off Track"

Below, you will find a key to reference when reviewing the status of each commitment listed in the Community Benefits Provision.

Status Update	Explanation	Commitments
On Track	Actions taken towards satisfying commitment	9
Off Track	Commitment not fulfilled	0
Off Track but Compliance Plan submitted		0
Not Started	No action taken	0
	Additional information requested	0
Completed	Commitment fulfilled	3
Total Commitments		12

Respectfully,

Kimberly Rustem
Director
Civil Rights, Inclusion and Opportunity Department

Approved as to form:

Chuck Raimi
Interim Corporation Counsel
City of Detroit Law Department



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Biannual Community Benefits Report

Project Name/Location: Herman Kiefer Development (HKD) / 1151 Taylor St., Detroit, MI 48202

Agreement Approval Date: February 7, 2018

Developer Name/Address: Herman Kiefer Developer, LLC, 1151 Taylor St., Detroit, MI 48202

Commitment	Finding	Status	City Department
1 Neighborhood Stabilization			
1. Herman Kiefer Development (HKD) will board up as necessary, secure and maintain existing improvements in accordance with the development agreement, including but not limited to Hutchins School Building and the Crossman School Building	The Herman Kiefer Development properties were boarded up within 6 months of closing. The properties were secured using fencing, security cameras and 24-hour security.	Completed	Housing and Revitalization Department
2. Herman Kiefer will secure vacant DLBA residential property located on land acquired by Herman Kiefer Development located on DLBA property	The 115 Detroit Land Bank Authority properties were boarded up within 6 months of closing the Kiefer site as required by HKD's agreement with DLBA.	Completed	Detroit Land Bank Authority
3. HKD shall partner with, or otherwise contract with one or more Detroit-based non-profit organizations, community development corporations, or residents to rehabilitate not less than 20% of the improved lots of the DLBA	According to the Detroit Land Bank, the first phase of rehabs are complete, in accordance with the Land Bank Agreement. The Developer has rehabbed 15 homes and		Detroit Land Bank Authority



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<p>Property which HKD has elected to rehabilitate in accordance with the Land Bank Agreement</p>	<p>the homes were released in November 2021.</p> <p>Addresses of those homes are: 1436, 1454, 1460, 1461, 1466, 1473, 1490, 1496, 1497, 1502, 1503, 1509, 1527, 1617 West Philadelphia & 1671 Lee Place.</p> <p>The Developer provided a list of contractors used on the project. Please see below:</p> <table border="0"> <tr> <td>Electricians</td> <td>Plumber</td> <td>Roofer</td> </tr> <tr> <td>Diversified</td> <td>Dabest</td> <td>Lakestar</td> </tr> <tr> <td>Streamline</td> <td></td> <td>EITTI</td> </tr> <tr> <td>IAE Solutions</td> <td></td> <td></td> </tr> <tr> <td>HVAC</td> <td>Siding & Gutters</td> <td></td> </tr> <tr> <td>EITTI</td> <td>MAE Builders</td> <td></td> </tr> <tr> <td>Desert in Alaska</td> <td>HardHat</td> <td></td> </tr> <tr> <td>Exterior Paint</td> <td></td> <td></td> </tr> <tr> <td>GP Solutions</td> <td></td> <td></td> </tr> <tr> <td>Carpentry, interior finishes, windows</td> <td></td> <td></td> </tr> <tr> <td>CS FarmerGlass Block Express</td> <td></td> <td></td> </tr> <tr> <td>Grading + Demolition</td> <td></td> <td></td> </tr> <tr> <td>Ken Jackson Clean-Up</td> <td></td> <td></td> </tr> <tr> <td>Interior finishes and prep work</td> <td></td> <td></td> </tr> <tr> <td>Action Works</td> <td></td> <td></td> </tr> </table>	Electricians	Plumber	Roofer	Diversified	Dabest	Lakestar	Streamline		EITTI	IAE Solutions			HVAC	Siding & Gutters		EITTI	MAE Builders		Desert in Alaska	HardHat		Exterior Paint			GP Solutions			Carpentry, interior finishes, windows			CS FarmerGlass Block Express			Grading + Demolition			Ken Jackson Clean-Up			Interior finishes and prep work			Action Works			
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	Commitment	Finding	Status	City Department
4.	General maintenance plan, land stewardship plan for DLBA plan in accordance with DLBA Agreement for any portion of the DLBA Property acquired by Herman Kiefer Development	According to the DLBA, the Developer is compliant with the DLBA Agreement. The Developer is maintaining the grounds every one to two weeks, weather permitting.		<p align="center">Detroit Land Bank Authority</p>
2 Work Force Development				
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	The Developer continues to work with organizations such as Emerging Training Industries Institute, and Detroit at Work to maximize the employment of Detroiters.		<p align="center">Detroit at Work Department of Neighborhoods</p>



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6.	HKD expects to open an on-site resource center where local residents will be able to learn more about training and job opportunities related to the Project.	The Developer currently utilizes the on-campus security booth, located on the corner of Byron and Taylor, as a temporary resource center. At this location, community members can leave questions, connect with the developer, or submit job applications. Upon completion of construction, the Developer will have a full-time resource center located within the main building.		<p>Detroit at Work Department of Neighborhoods</p>
	Commitment	Finding	Status	City Department
7.	HKD expects to work with a local instructor to create a skilled trades training program for local residents.	<p>The Developer intends to create training programs as more construction begins.</p> <p>The Developer is currently working with EITTI to build out those training programs.</p>		<p>Detroit at Work</p>
8.	HKD will continue to work with the Mayor's Office to create youth employment opportunities and training and job opportunities related to the Project	The Developer continues to work with the Mayor's office to discuss the creation of youth employment		<p>Mayor's Office</p>
3 Site Programming				



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9.	<p>HKD will make good faith effort to preserve the historically designated buildings located on the HKD Property (except as may be necessary for the preservation of public health, safety, and welfare)</p>	<p>The Developer continues tactical preservation at 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, Hutchins and Crosman School. The Developer has not yet received the NPHS approval as of December 2021.</p>		<p>Department of Neighborhoods Historic District Commission</p>
10.	<p>HKD will make good faith effort to activate the HKD Property by means of establishing, installing, and developing educational, cultural and recreational facilities, recruiting and retaining commercial tenants and forming programming for community-accessible workshops, food truck rallies and movie screenings</p>	<p>The developer continues to make a good faith effort to activate the HKD property by means of recruiting and retaining tenants. The Developer has a new tenant, REEF Technologies. REEF Technologies rents a portion of the site. The Developer plans to announce a cultural venue, along with Spring and Summer parades and workshops.</p>		<p>Housing and Revitalization Department</p>
<p>4 Recreational Facilities</p>				



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<p>11. Prior to the Effective Date, HKD began to restore existing recreational amenities on the HK Property and will make good faith efforts to continue to do so, including by performing an initial clean-up of the Hutchins playground, basketball and tennis courts and by restoring the Hutchins field for community sports and recreational use</p>	<p>The Developer has restored the recreation amenities on the Hutchins playground, basketball courts and tennis courts.</p> <p>The Developer is maintaining the Hutchins football field and has restored fencing for the dugout</p>	<p>Completed</p>	<p>Housing and Revitalization Department</p>
<p>5 Community Engagement</p>			
<p>12. HKD intends on meeting quarterly with local stakeholders and residents to provide project updates and to receive feedback and ideas about programming and events.</p>	<p>The Developer ceased its monthly virtual office hours during the 4th quarter. However, there were meetings held with the community during the 4th quarter, around negotiations of the Herman Keifer Development Agreement. Meetings were as follows:</p> <p>October 5th, 2021, a meeting was held with two community members to discuss updates on the proposed Herman Keifer agreement (In Person at The Congregation Coffee Shop)</p> <p>October 20th, 2021, a zoom meeting was held with the community and city staff (https://cityofdetroit.zoom.us/j/82696810938)</p>		<p>Department of Neighborhoods Planning and Development Department</p>



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	<p>October 25, 2021, a zoom meeting was held with the community and city staff (https://cityofdetroit.zoom.us/j/85255455688)</p>		
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