



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 Department
Date: February 4, 2022
Re: Community Benefits Ordinance Biannual Report for Michigan and Church

The Civil Rights, Inclusion, and Opportunity (CRIIO) 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.

Lafayette West 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	5
Off Track	Commitment not fulfilled	0
Off Track	but Compliance Plan Submitted	0
Not Started	No action taken	57
Additional information requested		1
Completed	Commitment fulfilled	0
Total Commitments		63

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

	Commitment	Findings	Status	City Department
1.	Developer will limit construction hours to the period of 7am to 7pm Mondays through Fridays and 8am to 7pm on Saturdays.	The Developer is aware of this commitment and will comply when it begins construction in January 2022.		
2.	DEVELOPER will meet or exceed BSEED requirements. The general contractor will use best practices for dust mitigation including netting on site fencing, netting on guardrails, regular street sweeping, and diligent on-site clean-up. Developer's dust mitigation efforts will also meet the standards of MIOSHA	The Developer is aware of this commitment and will comply when it begins construction in January 2022.		



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3.	DEVELOPER will provide an online portal for project information, environmental reports, road closure, and other construction information.	The Developer is aware of this commitment and will comply when it begins construction in January 2022.		
5.	DEVELOPER will provide a phone number and email for resident complaints to developer during construction process.	The Developer is aware of this commitment and will comply when it begins construction in January 2022.		
6.	CITY will post BSEED number for construction complaints on Project CBO website at www.detroitmi.gov/michigan-church	City will provide phone number when construction begins.		
7.	DEVELOPER agrees to patronize businesses and vendors within Project Impact Area during construction process. In collaboration with the Corktown Business Association the developer will provide a directory of local businesses in Corktown to all Project construction trades, subcontractors, related consultants, and workers on a quarterly basis during the construction period.	Developer will provide contractor base with a list of businesses at the start of construction.		
8.	DEVELOPER commits that contractor parking will not be on the street or in the neighborhood. DEVELOPER has an existing surface parking lot under contract for staging and contractor parking.	The Developer is aware of this commitment and will comply when it begins construction in January 2022.		



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	Commitment	Findings	Status	City Department
9.	<p>DEVELOPER commits that prior to the start of construction the work site will have a fenced enclosure and the construction site will be fully secured with fencing and cameras.</p>	<p>Active construction sites on the development have fence enclosures.</p>		
10.	<p>DEVELOPER will make best efforts to keep Michigan Avenue bike lanes open during construction in coordination with MDOT and the City of Detroit.</p> <p>a. Safety concerns will take priority in the decision-making process as to whether bike lanes can be remain open during construction.</p>	<p>The Developer is aware of this commitment and states that safety will govern their efforts to keep the bike lanes open.</p>		
11.	<p>DEVELOPERS acknowledges that Godfrey Detroit Propco, LLC an affiliated entity, is constructing a new seven-story boutique hotel at 1401 and 1411 Michigan Avenue, Detroit, Mi in the vicinity of the Project. DEVELOPER and CITY both acknowledge that any commitments and/or obligations regarding the Godfrey Hotel Project are included in separate written commitments that include, but are not limited to: 1) tat certain Tier 2 Project Community Benefits Agreements effective November 17, 2020 and 2) that certain The Godfrey Hotel Detroit Project Summary dated November 2020 and submitted to the Detroit City Clerk.</p>	<p>Developers are constructing a new seven-story boutique hotel at 1401 and 1411 Michigan Avenue. All commitments and obligations regarding the Godfrey Hotel Project are included in this Report, which is published Biannually.</p>		



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12.	<p>DEVELOPER will comply with the terms set forth in City of Detroit Executive Order 2016-1 requiring that at least 51% of the workforce on publicly funded construction projects be bona-fide Detroit residents.</p>	<p>The Civil Rights, Inclusion, and Opportunity Department is monitoring the projects on site. As of January 2022, The Godfrey Hotel has a total of 32.1% of total hours worked by qualified employees.</p>		
13.	<p>DEVELOPER will submit a local hiring plan for permanent jobs as part of its tax abatement application to be evaluated and approved by Detroit Civil Rights, Inclusion, and Opportunity Department (CRIO).</p>	<p>The General Contractor will be providing notice to neighborhood organizations regarding a Job Fair for the site.</p>		
14.	<p>DEVELOPER has committed the following in its local hiring plan submitted to the CITY:</p> <ul style="list-style-type: none"> A. To engage Detroit at Work as its primary staffing partner for both the Godfrey Hotel and any direct employment related to the apartment building and the parking garage for the Project. B. Develop and implement a Detroit at Work Staffing Plan C. Post all Detroit job openings through DetroitatWork.com D. Ban the Box E. Modify pre-employment screening and testing F. Commit to an agreed-upon priority hiring window for all new positions G. Commit to attending a New Employer Introduction meeting for Grow Detroit's Young Talent" 	<p>Detroit @ Work will be the priority staffing partner for FTE jobs at the apartment building and Detroit @ work contact info will be provided to retail tenants.</p>		



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15.	DEVELOPER will share internship and employment opportunities with local non-profits such as Detroit Hispanic Development Corporation, Mercy Education Project and others as appropriate	The Developer will honor this commitment as internship and employment opportunities become available on site.		
16.	DEVELOPER will preserve the entire Downtown Storage Building and submitted this plan to the Detroit Historic District Commission	The Developer will honor this commitment at the appropriate time.		
17.	DEVELOPER confirms that the preservation of the Downtown Storage Building will serve as a buffer between the parking garage and community.	The Developer will honor this commitment at the appropriate time.		



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18.	DEVELOPER will commemorate the site's history as a Saw Mill by installing a commemorative plaque.	The Developer has plans to install a plaque at the completion of construction.		
19.	DEVELOPER will hold 3 community meetings on possible re-use plans for the Downtown Storage Building in keeping with its demonstrated commitment to community engagement.	Once conceptual architecture is complete, The Developer will introduce the design to the community. Expected Q2 2022.		
20.	DEVELOPER will follow the City of Detroit Historic District requirements as applicable to their specific Projects.	The Developer will follow the requirements and has received a certificate of appropriateness		
21.	DEVELOPER will meet the amount of parking spaces as required for the Project by applicable City of Detroit Zoning Ordinance. All required parking will be built prior to Project receiving Certificate of Occupancy.	The Developer will honor this requirement per their site plan approval.		



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22.	DEVELOPER will meet the parking requirements for its Godfrey Hotel development as set forth by the City of Detroit Zoning Ordinance and the Tier 2 Community Benefits Agreement as previously agreed to with the City of Detroit.	The Developer will honor this requirement per their site plan approval.		
23.	DEVELOPER commits that all overnight traffic will be parked in the garage and zero on-street parking will be used by the Godfrey Hotel valet.	The Developer will honor this commitment at the appropriate time.		
24.	DEVELOPER will apply to City of Detroit Public Works to establish 15 minute street parking spaces alongside parking garage on Church Street, between Trumbull and 10th Street.	The Developer will honor this commitment as the project nears the completion of construction.		
25.	DEVELOPER will consider the availability of any underutilized parking spaces in Project and evaluate the opportunity to join the Corktown Business Association's Shared Corktown Parking Program six months after the opening of the Project.	The Developer will honor this commitment as the project nears the completion of construction.		
26.	City, Through its Planning and Development Department commits to convene a committee of Corktown stakeholders to continue a broader parking conversation and support implementing the parking recommendations of the Greater Corktown Framework Plan. PDD	PDD has begun stakeholder interviews with neighborhood developers. These interviews are focusing on understanding the anticipated parking supply and parking programming, being provided by the local developers.		



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	will convene this committee within six months of City Council approval of the Provision.	PDD is finalizing a parking survey designed for local businesses, to further understand their overall community parking needs and opportunities for collaboration. Staff anticipates launching the survey within the next month. Results from the developer interviews and survey, will be the basis for the community discussions that will occur in Q1 2022.		
27.	DEVELOPER confirms the primary ingress and egress for the parking garage is on Trumbull. The garage's secondary ingress and egress is located on Church Street, as far east as possible. This secondary entrance will serve 40 spaces along with bicycle storage, thus significantly reducing the volume of traffic accessing the garage off Church.	The Developer will honor this commitment at the appropriate time of construction.		
28.	DEVELOPER confirms reduced parking garage capacity resulting reduced car volume at the site.	The Developer will honor this commitment at the appropriate time of construction.		
29.	DEVELOPER will install new sidewalks, increase the size of the 10th Street sidewalk, and install street trees along Church, 10th, and Michigan Avenue frontages.	The Developer will honor this commitment at the appropriate time of construction.		



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30.	DEVELOPER will support additional traffic calming measures preferred by the community subject to any necessary studies proving such measures to be effective and that such measures are approved by the appropriate City of Detroit governing body.	The Developer will honor this commitment at the appropriate time.		
31.	CITY will support removing triangle street cut-through at intersection of Church and Trumbull pending results of study by Michigan Department of Transportation (MDOT). If DEVELOPER engages and contracts with a security firm for the apartment building and parking garage, DEVELOPER will commit to providing a neighborhood patrol.	The Developer will honor this commitment at the appropriate time.		
32.	If DEVELOPER engages and contracts with a security firm for the apartment building and parking garage, DEVELOPER will commit to providing a neighborhood patrol.	The Developer will contract a security firm prior to the opening of the apartment building.		
33.	The Corktown Neighborhood COMPSTAT will be administered by the Detroit Police Department at no charge, through their community COMPSTAT program.	The Civil Rights, Inclusion, and Opportunity Department is awaiting additional information regarding this commitment		



	Commitment	Findings	Status	City Department
34.	DEVELOPER commits that Project building facades will be consistent with the renderings as shown to the community. Developer will provide the NAC with the final elevations.	The Developer has had their plans reviewed by the City and will honor their commitment.		
35.	DEVELOPER commits that the townhouse construction along Church Street will continue to match the building heights and setbacks of the neighborhood as currently shown.	The Developer commits to this and will honor this plan at the appropriate phase of construction.		
36.	DEVELOPER confirms that the apartment building amenity deck is raised to approximately 3rd floor level of the townhomes and the roofs of the neighboring properties, obscuring views from the alley and Church Street. Activity in the amenity deck will be 16' above the alley limiting noise impact at street level. Decorative screening and landscaping will buffer the south edge of the amenity deck	The Developer will honor this commitment at the appropriate time of construction.		
37.	DEVELOPER commits that the alley behind the apartment building will connect from 11th to 10th. A public access easement will be provided over the portion of private property that will connect the current dead end public alley to 10th Street. This will result in public access in the alley from 11th street to 10th street.	The Developer will honor this commitment at the appropriate time of construction.		



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<p>38.</p>	<p>DEVELOPER confirms that two alleyways will be completely reconstructed as part of this project. The alleyways include two sections: a 20 ft. wide east-west section that runs from 11th Street and dead ends about 50 ft. west of 10th Street and a 18 ft. wide north-south section that runs from the east-west alley to an alley that runs east-west to 11th Street. These alleys will be constructed and maintained, as follows:</p> <ul style="list-style-type: none"> a. The Project will completely reconstruct the north-south and east-west sections of Public Alley to City Engineering standards adjacent to the 1611 Michigan Avenue and Townhouse projects. The project further will extend the concrete alley pavement to complete the ally's continuity and connect to 10th Street with an ADA accessible concrete alley approach. A public access easement will be provided to allow the public to use this private property to gain access to the alley and the adjacent residents' property. b. The subject portion of public and private alley will be fully demolished with the concrete and soil removed and disposed of off-site. The alley will have new catch basins and manhole connections over the existing DWSD combined sewer installed to capture all storm water runoff from the public alley. All the private 	<p>The Developer will honor this commitment at the appropriate time of construction.</p>		
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property, the two building sites and portion of the private alley will be captured by the storm water detention system. Further the project will enter into an agreement with the City Engineer to maintain the alley, ensuring the alley remains operational and draining property. The public alley will however remain public Right-of-Way and open to the public to use as permitted by the Department of Public Works.

- c. Per the City Engineering standards the alley is to be placed on an aggregate base and be installed with 8" non-reinforced concrete, pitched to the center with catch basins to provide drainage. A zero to 14' wide green space will be provided along the alley. Along the south and western alley edge adjacent to the private residence a typical 6" green space will be placed between the edge of the concrete and the property line / Right-of-Way line. Where garages exist the alley pavement will be brought the property line to the garage driveway pavement edge. The grading of this edge adjacent to the garages will be coordinated with the property owners.



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39.	<p>DEVELOPER will limit light from new developments as described: Limiting light from new developments to 0.1 footcandles as maximum vertical illuminance in any point in the plane of the property line facing residential properties per IES Model Lighting Ordinance for Lighting Zone 1. Subject to applicable City approval.</p>	<p>The Developer will honor this commitment at the appropriate time of construction.</p>		
40.	<p>DEVELOPER will install safety wall mounted light fixtures in the alley behind the garage, facing residences on Leverette.</p>	<p>The Developer will honor this commitment at the appropriate time of construction.</p>		
41.	<p>DEVELOPER will provide sustainable design elements in the Project beyond code minimums and ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers) requirements.</p>	<p>The Developer will honor this commitment at the appropriate time of construction.</p>		
42.	<p>DEVELOPER will provide Energy Star appliances, water-conserving plumbing, and energy efficient lighting in the Project.</p>	<p>The Developer will honor this commitment at the appropriate time of construction.</p>		



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43.	DEVELOPER will provide recycling services to residents in Project apartments and townhouses. Developer intends to provide these services for the life of the building and will report this commitment to the City for a period of 5 years after the Project is completed.	The Developer will honor this commitment at the appropriate time of construction.		
44.	DEVELOPER will provide EV (Electric Vehicle) charging stations in the Project parking garage.	The Developer will honor this commitment at the appropriate time of construction.		
45.	DEVELOPER will practice sustainable design to minimum LEED and WELL standards on this Project. Developer will not be seeking LEED or WELL certification for the Project.	The Developer will honor this commitment at the appropriate time of construction.		
46.	DEVELOPER will adhere to City of Detroit Zoning and Traditional Main Street Overlay (TMSO) requirements for Project.	The Developer will honor this requirement per their site plan approval.		
47.	DEVELOPER commits that pedestrian focused urban design is a primary objective of the architecture and landscape design for Project. The overall design is focused on enhancement of the ground level pedestrian experience through active building frontages and sidewalk improvements.	The Developer will honor this commitment at the appropriate time of construction.		



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48.	<p>Michigan Avenue and 10th Street: The entire length of the Michigan Ave and 10th Street frontage is programmed and designed for uses which will create a comfortable and active street environment day and night. Uses within the apartment building along Michigan Avenue and wrapping around the corner along 10th Street include commercial space, entry lobby and reception, as well as leasing office and apartment amenities. A second apartment building entrance will be located off 10th Street*</p> <ul style="list-style-type: none">a. The facades along Michigan Ave and 10th Street are broken up into smaller building volumes creating visual interest and individualized storefront identities.b. At the center zone along Michigan Avenue the building is set back 5'-0" at the second floor to allow ground level to read independently from the building abovec. Sidewalks will be rebuilt in conformance with the city's landscape standards with street trees, paving, and lighting.d. The sidewalk along the west side of 10th Street will be improved along its length from the corner on Michigan to Church Street.e. Additional landscaping and trees and lighting will also be installed within the townhouse property frontage along the 10th Street.		
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The Developer will honor this commitment at the appropriate time of construction.



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49.	<p>Church Street:</p> <ul style="list-style-type: none"> a. The Church street townhouses will be set back with landscaped yards to correspond to the front yards of the existing homes along Church Street. b. Townhouse units will have front doors set back from Church Street with paved walkways to each unit. c. East of 10th Street along the Storage building and the parking garage, the sidewalk will be improved with landscape and lighting. d. The garage design recalls the look and feel of the historic industrial buildings of Corktown with punched windows in a brick façade. At the ground level gates are inserted in the openings recalling the ballpark gates of old Tiger Stadium. e. At the corner of Church and Trumbull the future retail tenant will provide active frontage and outside sidewalk dining. 	<p>The Developer will honor this commitment at the appropriate time of construction.</p>		
50.	<p>DEVELOPER will provide 10% of Project rental units as affordable to those with incomes of not more than 60% of the Area Median Income as defined by the Michigan State Housing Development Authority (MSHDA) for Wayne County, subject to City of Detroit approval.</p>	<p>The Developer will honor this commitment at the appropriate time.</p>		



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51.	DEVELOPER will seek a waiver from City Council to gain approval for this affordable housing commitment, if required by the City of Detroit Inclusionary Housing Ordinance.	No waiver has been sought.		
52.	DEVELOPER will employ a property management company to market affordable units and verify income of eligible tenants for those units.	The Developer will honor this commitment at the appropriate time.		
53.	DEVELOPER will provide affordable units for the Project as defined above within the full range of unit types available in the Michigan Avenue apartment building.	The Developer will honor this commitment at the appropriate time.		
54.	DEVELOPER will design white box retail spaces for Project with flexibility and infrastructure to incorporate possible restaurant tenants.	The Developer will honor this commitment at the appropriate time.		
55.	DEVELOPER will engage a retail broker at the appropriate time in preparation for leasing the Project retail space. The broker will conduct a market study upon engagement.	The Developer will honor this commitment at the appropriate time.		
56.	DEVELOPER will partner with Motor City Match to identify potential local tenants and entrepreneurs for retail spaces and assist with tenant upfront costs.	The Developer will honor this commitment at the appropriate time.		
57.	DEVELOPER welcomes input from the community on preferred retail uses for Project.	The Developer will honor this commitment at the appropriate time.		



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58.	<p>DEVELOPER will contribute \$100,000 to be paid upon approval of the Provision by Detroit City Council to a Michigan nonprofit entity approved by the PDD. An additional \$50,000 will be contributed by the DEVELOPER within twelve months of the Project receiving its Certificate of Occupancy from the CITY to the same Michigan nonprofit entity approved by the PDD.*</p> <p>a. DEVELOPER'S contributions to such Michigan nonprofit entity must be used to create a permanent endowment fund for neighborhood improvement projects benefiting the Project Impact Area. b. The interest income from the endowment fund will be deployed annually to support neighborhood improvement projects in the Project Impact Area (Historic Corktown Neighborhood) per the procedures and practices of the granting organization with input from neighborhood residents.</p>	<p>The Developer stated that it has not received an invoice or payable to information from the planning department regarding its initial payment. The Community Foundation for Southeast Michigan is preparing and will send invoice in 2022 to establish the endowment fund.</p>		
59.	<p>DEVELOPER will work with the City of Detroit "Detroit Walls" program for mural design and artist selection for the Godfrey hotel murals.</p>	<p>A 'kick off' call with the Developer, Detroit Walls, and the Planning Department took place in December 2021.</p>		



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60.	DEVELOPER will annually meet with Corktown residents concerning Project activities and progress for a period of 7 years, beginning in 2022.	The Developer is intending to hold its first meeting in Q2 2022.		
61.	DEVELOPER acknowledges that Godfrey Propco has committed to support the outreach initiatives of St. Peter's Church as documented in Godfrey Hotel Project Summary. a. Such initiatives and contributions were agreed to as a result of direct discussions and negotiations between the development team and church leadership.	Godfrey Prop Co. has an agreement with the Church as it relates to commitments made.		
62.	DEVELOPER will make available Project's community space for neighborhood meetings or events, free of charge, twice annually, with a maximum capacity of 50 people.	The Developer will honor this commitment at the appropriate time.		
63.	DEVELOPER'S hotel entity, Godfrey Propco, is a member of the Corktown Business Association. In the event a Business Improvement Zone for Corktown is established, DEVELOPER will evaluate the option of participating at that time.	The Developer is committed to evaluating this option if the Business Improvement Zone is established.		