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DATE: December 19, 2019

TO: Neighborhood Advisory Council, Ford – Corktown / Michigan Central Station

FROM: Aaron Goodman, Manager - Community Benefits Ordinance

CC: Gabby Bruno, Ford Motor Company

SUBJECT: Response to NAC Questions – Submitted November 25th, 2019

Thank you for the questions submitted regarding ongoing implementation of the Community Benefits Provisions agreed to by Ford, the Neighborhood Advisory Council, and the City of Detroit. Please find responses below following each question as well as references to the relevant slides from the Annual Update Meeting presentation on December 10th. Additionally, these responses will be shared with our contact list for the Ford Corktown & MCS Community Benefits process and posted to the City of Detroit Community Benefits Ordinance (CBO) website: www.detroitmi.gov/cbo.

Please reach out if you have any additional questions and have a great holiday season.

Ford Michigan Central Train Station NAC Questions with responses

I. Create and Protect Affordable Housing

- a. Has the developer yet contributed \$2.5M to the Affordable housing Leverage Fund? If not, when is the expected date of the contribution?
 - I. **Answer:** Ford contributed \$1.25M to the Affordable Housing Leverage Fund (AHLF) in 2019. We are expecting another \$1.25M payment in 2020. **Please also refer to slide 51 in the Annual Update Meeting Presentation.**
- b. What funds have been made available for creating and preserving affordable housing in the Impact Area?
 - I. **Answer:** Funds that have been contributed by Ford to date will become available in 2020. **Please also refer to slide 57 in the Annual Update Meeting Presentation.**
- c. How are these funds being dispersed and what projects, if any, have received them?
 - I. **Answer:** Funds that have been contributed by Ford to date will become available in 2020. The City is currently examining its options on how to most effectively deploy these funds and how to best maximize impact (by leveraging multiple sources of funding) to both preserve, and create, new units of affordable housing within the

Impact Area. In the coming months and in alignment with the Greater Corktown Framework study, the City should have a much more thoughtful strategy that achieves these two main goals:

- 1) Leveraging the Ford (\$2.5M) commitment into additional funds;
 - 2) Preserving, existing, and creating new, affordable units within the Impact Area.
- Please also refer to slides 52-57 in Annual Update Meeting Presentation.**

II. Support Neighborhood Development

- a. Has the developer yet contributed \$2.5M to the Strategic Neighborhood Fund? If not, when is the expected date of the contribution?
 - I. **Answer:** Ford will contribute \$1 million to the Strategic Neighborhood Fund (SNF) by the end of 2019. The rest of the funds are on track to be received by year end 2022. **Please also refer to slide 51 in the Annual Update Meeting Presentation.**
- b. How will the City identify which parks in the Impact Area will receive funding, and how will the City identify what park-related improvements will be funded?
 - I. **Answer:** Park investments will be determined through resident input received during the Corktown Planning Framework and previous planning studies which occurred in the Impact Area. Additionally, the Framework planning process will enable the City to leverage the funds committed by Ford to further improve quality of life standards for residents within the Impact Area. **Please also refer to slides 64-71 in the Annual Update Meeting Presentation.**
- c. Has the City identified a lending institution and which specific program will coordinate the home repair loans and grants?
 - I. **Answer:** The City of Detroit Housing and Revitalization Department (HRD) will coordinate and manage the Home Repair Grant program for eligible Impact Area residents. **Please also refer to slide 60 in the Annual Update Meeting Presentation.**

The [0% Home Repair Loan](http://www.detroithomeloans.org/) program is managed by HRD, Detroit LISC and Bank of America in accordance with that program's existing standards and eligibility requirements. More details at: <http://www.detroithomeloans.org/>

- d. Will this home loan program be added to the larger pool of funds administered by the existing 0% Home Loan Program (in partnership with LISC and BOA)? If so, how will program administrators ensure that \$2.5M goes to Impact Area residents?
 - I. **Answer:** The 0% Home Loan program will not receive any additional funds as nearly all single family homes in the Impact Area are already eligible to participate in that existing program. Eligibility information is available at: <http://www.detroithomeloans.org/eligibility-guidelines/>.
 - II. **Answer:** The \$2.5M referenced is dedicated to funding investments in the Impact Area as described in Community Benefits Provision 2. Of that total, one proposed investment is for \$750k to be used to create a Neighborhood Improvement Fund as called for in section 2-A (3). The remaining balance is proposed to be invested into the Impact Area through the Home Repair Grant Program and investments determined by the ongoing Neighborhood Framework Planning Study. **Please also refer to slides 51, and 58-71 in the Annual Update Meeting Presentation.**
- e. When is it anticipated that the home repair program will be announced to local residents?

- I. **Answer:** The Home Repair Grant Program Intake and application is anticipated to be launched and announced to Impact Area residents by March of 2020.

The 0% Home Repair Loan program is already available and more information can be found at www.detroithomeloans.org and at [existing intake centers](#). There is an intake center in the Impact Area at [Southwest Economic Solutions](#) – 2835 Bagley, Suite 800. 313-841-9641. **Please also refer to slide 60 in the Annual Update Meeting Presentation.**

- f. What institution will hold and invest the \$750000 Fund that will be allocated by a Community resident led process? What are the next steps on the implementation of this benefit?
 - I. **Answer:** The City is in discussions with Community Foundation of Southeastern Michigan and other entities to identify the proper structure that meets the parameters as outlined in community benefits provision 2-A (3). Once enough information is gathered, the NAC and other interested community members will receive an update with next steps for engagement. **Please also refer to slides 61-63 in the Annual Update Meeting Presentation.**
- III. Ensure Impact Area Residents Have Increased Access to Training and Job Opportunities
 - a. Has the developer contributed \$1M to Golightly Career Technical Center? If not, when is the expected date for the contribution?
 - I. **Answer:** Ford contributed \$1M to the Detroit At Work Program in 2019. A payment of \$500K to Grow Detroit’s Young Talent is expected in 2020. The rest of the funds, including to the contribution to Golightly Career Technical Center on are track to be received by year end 2022. **Please also refer to slides 37, 51, and 72-74 in the Annual Update Meeting Presentation.**
 - b. Is the City working with the developer to develop a workplan for the \$2M for STEAM workforce development and scholarships? Who will receive and administer this money?
 - I. **Answer:** Ford is working directly with the community on how to disburse these workforce and community development funds. They paid \$250K in 2019 through a community pitch competition and will be announcing another round of grants for 2020. **Please also refer to slides 39 and 51 in the Annual Update Meeting Presentation.**
 - c. Will the \$2M for STEAM workforce development and scholarships be connected to local high schools? If so, how?
 - I. **Answer:** Ford will work directly with the community on how these funds might be spent on workforce and community programs that benefit the impact area.
 - d. How will CRIO ensure that the \$2M dedicated to STEAM workforce development be spent on Impact Area youth, as prescribed in the development agreement?
 - I. **Answer for this and all following questions regarding monitoring and enforcement of Community Benefits Provisions led by the City of Detroit Civil Rights, Inclusion, and Opportunity Department (CRIO). Please also refer to slides 10 – 13 in the Annual Update Meeting Presentation:**

CRIO has follow up actions planned to verify the project update responses received from Ford regarding the Michigan Central Station development. On December 5,

2019, Ford provided updates to the provisions for which they are responsible. Each item is assigned a department partner that assists in commitment completion. CRIO has not only set up an internal system to verify updates with the internal partner, but will also be reaching out directly to the developer to verify information. For example, the question, how will CRIO evaluate whether the developer has fulfilled its commitment to support the creation of a bird habitat? The developer has decided to add a monetary contribution to this commitment and CRIO will request an invoice to confirm.

- IV. Ensure Impact Area Businesses are not Displaced and that all New Retail and Services are available to the Community
 - a. How will CRIO evaluate whether the developer has fulfilled its commitment to patronize local businesses during construction?
 - I. **See above response to question III – d.**
- V. Continue Community Engagement for as long as Developer is in the Neighborhood
 - a. How will CRIO evaluate whether the developer has fulfilled its commitment to seek public input during its Master Plan for Projects?
 - I. **See above response to question III – d.**
- VI. Engage Impact Area Residents in Mobility Planning and Development
 - a. How will CRIO evaluate whether the developer has fulfilled its commitment to engage the public on mobility pilot projects?
 - I. **See above response to question III – d.**
- VII. Commit to Additional Benefits Requested by the Community
 - a. So far, how has the developer worked with the City to establish security options that work for the Impact Area?
 - I. **Answer:** Michigan Central Station and Ford’s Corktown properties are secured and have 24 hour security at the construction sites. Future security plans for the impact area are still being investigated will be created in partnership with the City and specifically the Detroit Police Department.
 - b. How will CRIO evaluate whether the developer has fulfilled its commitment to seek public input to establish security options that work for the Impact Area?
 - I. **See above response to question III – d.**
 - c. Has the City determined whether employees working in the Corktown Area Renaissance Zone will be subject to the City of Detroit Income Tax?
 - I. **Answer:** As part of the Renaissance Zone (RZ) approval and Ford’s development agreement under the RZ, it is explicitly provided that the City’s personal income tax would not be exempted for employees in the RZ in this development. The Renaissance Zone will be activated when the project is ready for use or within 5 years of the approval date in 2018, whichever is earlier. The RZ is not yet activated. When it comes into effect, the development agreement requires that employees working within the development’s RZ will be subject to City Income Tax.
 - d. How will CRIO evaluate whether the developer has fulfilled its commitment to seek public input on the design of the project?

- I. **See above response to question III – d.**
- e. How will CRIO evaluate whether the developer has fulfilled its commitment to not obstruct views of the Michigan Central Station?
 - I. **See above response to question III – d.**
- f. How will CRIO evaluate whether the developer has fulfilled its commitment to support the creation of a bird habitat?
 - I. **As referenced above in response to question III - d:** The developer has decided to add a monetary contribution to this commitment and CRIO will request an invoice to confirm
- g. How will CRIO evaluate whether the developer has fulfilled its commitment to consider participating in a wireless mesh network?
 - I. **See above response to question III – d.**

VIII. Mitigation Requirements

- a. Please provide a report on the Developer’s compliance with the mitigation plan for the demolition of the Lincoln Brass Works site
 - I. **Answer:** Demolition of the old Lincoln Brass Works property at 2051 Rosa Parks Boulevard took place from April – November 2019. The work was done in phases, starting with the installation of safety systems and monitors followed by the cleaning and removal of the interiors, external demolition, and finally foundation and site remediation work.

Ford published an Environmental Protection Plan (EPP) on April 1st, 2019 which is available in English and Spanish [here](#). This plan outlines the work performed and the measures taken to ensure any potential exposure or dust creation is being monitored and controlled. The plan was jointly released by GHD and Brandenburg, which are providing Ford with project management, environmental remediation and demolition services throughout the duration of the work. GHD is one of the world’s leading engineering, architecture, environmental and construction services companies, while Brandenburg is a local demolition contractor specializing in demolition, asbestos abatement, hazardous material removal, soil remediation, asset recovery and site preparation.

The Lincoln Brass Works was demolished in accordance with all city, state and federal environmental standards and regulations. The Environmental Protection Plan outlines the potential risks and hazards anticipated through the course of the demolition, defines the methods and engineering controls that will be implemented to address those risks and hazards, and provides communication pathways for the community to find out information and ask questions.

Project information boards were located at the Ford Resource and Engagement Center at 2826 Bagley Street and at the project site along Dalzelle Street and Vermont Street. In April 2019, Ford held a community meeting where the Brass Factory demolition and EPP was discussed and Ford has established a hotline and portal for concerns through the demolition process, Email: corktown@ford.com and Telephone: +1-313-845-3673 (313-845-FORD).

Please also refer to slide 34 in the Annual Update Meeting Presentation as well as the Ford Corktown Campus website at <https://corporate.ford.com/campuses/corktown-campus.html>) and <https://media.ford.com/content/fordmedia/fna/us/en/news/2019/04/01/ford-environmental-protection-plan-former-brass-factory.html>.

- b. Please provide a report on the developer's plan and timeline for the Book Depository renovation
 - I. **Answer:** Ford has begun construction on the Book Depository renovation and aims to complete construction by April 2021. Ford will follow similar air monitoring and other environmental clean-up protocols for the safety of its construction workers as well as residents. Most of the work is confined to the interior of the building and any regulated substances will be published. For the proposed building use, **please refer to slides 22-23 in the Annual Update Meeting Presentation.**