



COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
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## CRIO Monitoring

### Community Benefits Ordinance: 2021-4

- **Requirement Trigger:** Tier 1 Projects. \$75m or more in construction costs + \$1m or more in City Tax Abatements in the City of Detroit or \$1m or more in value of City property sale or transfer for below market value and without open bidding.
- **CRIO's Role:** CRIO monitors, investigates, and enforces the Community Benefits Provisions.
- **Monitoring:** CRIO reviews compliance of provisions by way of visiting CBO Development sites, questioning developers, and meeting with City Departments.
- **Reporting:** CRIO produces Compliance Reports that are shared with City Council, NAC, Developer, and posted online.
- **Compliance:** If a commitment is determined to be "off track" CRIO provides an opportunity for the Developer to cure compliance, with a compliance plan, prior to the next reporting period. Should the Developer fail their compliance plan the City will take appropriate steps, as necessary.
- **Complaints:** Citizens can submit complaints on CRIO's website. Formal complaints may be submitted by the NAC. To investigate the Enforcement Committee (EC) is convened by Corporation Counsel – including PDD, CRIO, LPD, and a NAC representative. CRIO will submit investigation findings to the NAC. If the NAC is not satisfied, it may send notice to the EC. EC will have 14 days to respond. If NAC is not satisfied with subsequent information, it may petition City Council.

### Executive Order 2021-2

- **Requirement Trigger:** Construction projects with over \$3m in City funding for Executive Order 2021-2.
- **CRIO's Role:** CRIO monitors and enforces construction project compliance, calculates workforce contributions, and reports on the status of projects on a monthly or quarterly basis to various departments.
- **Monitoring:** CRIO reviews the certified payrolls and proofs of residency for all contractors and subcontractors on the construction site to verify 51% of qualified hours are being worked by bona-fide Detroiters Residents.
- **Reporting:** CRIO shares Executive Order Compliance data monthly on a publicly accessible portal;
  - <https://detroitmi.maps.arcgis.com/apps/dashboards/da787e76aff2440fb696e398fe09a34f>
- **Compliance:** If the project falls below the workforce target, a workforce contribution is calculated, and the contractor is invoiced.
  - A contractor will be deemed non-compliant if it fails to submit documentation or make workforce contribution payments.



**Civil Rights, Inclusion  
and Opportunity**

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- Non-compliance may result in: withholding of payments, refusal of future bids, and/or debaring the contractor for doing business with the City for up to one year.

### **Tax Abatement**

- **Requirement Trigger:** When a developer applies for a Tax Abatement, the developer must create full time employment opportunities and recruit and hire City of Detroit residents in accordance with specified targets as set forth in the City of Detroit Employment Clearance Plan submitted by the Applicant to the City as part of the Application and approved by CRIO.
- **CRIO's Role:** Monitors post-construction full time jobs, the Detroit resident jobs, and construction completion dates.
- **Reporting:** CRIO publishes annual Tax Abatement Reports.
- **Compliance:** A Developer will be deemed non-compliant if it fails to report its hiring numbers, fails to meet the numbers agreed to in its employment agreement, or fails to complete construction within the dates specified in the agreement.
  - If non-compliant, CRIO allows an opportunity to cure all non-compliance with a detailed compliance plan. If the developer fails to comply with the compliance plan, the City may, in its sole discretion and by resolution of Detroit City Council, revoke the Tax Abatement Exemption certificate or initiate a claw back (Payment to the City).

### **CRIO Contact Information:**

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