

ISSUE  
NO.1

CREATING  
**TOMORROW**  
TOGETHER

A NEIGHBORHOOD  
NEWSLETTER  
FROM FORD

*The iconic Michigan Central Station served as one of America's busiest transit hubs from 1913 until 1988.*

# A PLACE OF POSSIBILITY

When Ford announced its vision for Michigan Central Station last June as the centerpiece of a new innovation hub that will shape the future of mobility, we promised to “create tomorrow together.” This means we want the community actively involved in making our Corktown campus the next great anchor of Detroit’s comeback. The goal of this newsletter is to keep you updated on our progress along the way.

The new campus will bring together Ford employees and other entrepreneurs to ensure that Detroit is the mobility capital of the world. In Corktown, new mobility solutions will be created and tested that will address the way people will live and get around tomorrow, ensuring that we don’t cede this future to anyone. Ultimately, we will work with others to create a southeast Michigan Avenue mobility corridor that spans from Detroit to Ann Arbor.

The ambitious project, which includes Michigan Central Station and several surrounding properties, will be developed over the next four years into a magnet for high-tech talent and a regional destination with modern workspaces and locally inspired retail and restaurants. Our intention is to be a good neighbor and help build a vibrant and inclusive place where the community will gather and enjoy.

Our work is just getting started. In December, we began the first phase of restoring Michigan Central Station: enclosing and winterizing the entire structure, much of which has been open to the elements for decades. This will help preserve the remaining historic features while protecting our workers and the structure. The second phase of construction begins this spring with the replacement of mechanical and electrical systems and restoring exterior masonry.

We have also been working with our designers at Gensler and other urban planning experts to advance our development plan for the station and surrounding Ford-owned properties. The plan will define the usage and programming of each of these parcels, as well as identify infrastructure and facility needs for the mobility work of Ford and its partners. Central to this plan is not only creating a launchpad for our work, but also a vibrant, inviting place for local entrepreneurs and the community.

Ford has built this way since the beginning. From Henry Ford’s Piquette Plant to River Rouge and World HQ, we’ve always been rooted in our community. In Corktown and Mexicantown, we have committed to supporting our neighbors via a Community Benefits Agreement, but Ford’s goals are much more. We seek to model a new approach to community partnership — one of constant dialogue and cooperation with our neighbors, where we can elevate their potential through access to mobility and opportunity. Most importantly, we aim to be a part of a community with a rich past and exciting future.

## ¿HABLA ESPAÑOL?

Ford está lanzando “Creating Tomorrow Together” como una manera de mantener a la comunidad al día con información sobre la restauración de la Estación Central de Michigan y el proyecto de desarrollo general. Las copias impresas estarán disponibles en inglés y en español en el “Ford Resource and Engagement Center” en 2826 Bagley Street.

WE WANT TO HEAR FROM YOU ABOUT OUR DEVELOPMENT...

ANY QUESTIONS, COMMENTS OR CONCERNS?  
EMAIL [CORKTOWN@FORD.COM](mailto:CORKTOWN@FORD.COM) OR CALL 313.845.FORD (3673)





# PLUMB GIG

## FORD HIRES HISTORY-MAKING DETROIT PLUMBER TO PRESERVE STATION

As Ford works to rebuild the historic Michigan Central Station, it is only fitting that one of its contractors has herself made history.

Four decades ago, when Adrienne Bennett earned her plumber's license, she became the first woman in Michigan to complete a plumbing apprenticeship program in the state. A few years later, she was the first woman in the U.S. or Canada to become a licensed master plumber and plumbing contractor in the 340,000-member United Association of plumbers, fitters, welders and service techs.

Bennett has since turned her expertise with copper pipes and HVAC systems into a growing construction and maintenance business, Benkari LLC. The firm, and its roughly dozen workers, has worked on some of the biggest projects in the city. Now, it can add Michigan Central Station to the list.

In the fall, Ford hired Benkari as a plumbing contractor to help winterize and dry out the iconic station, which has sat empty for more than 30 years. Benkari has installed a temporary system to get water out of the building and protect it from any further deterioration.

"I've always been awestruck by the train station,"

Bennett said. "It's an honor to be involved in its restoration and play a part in bringing it back to life."

Bennett is one of the first of many contractors and construction workers in Detroit that Ford has committed to hiring at the site — part of a goal, set out in the Community Benefits Agreement, to make half the station's workforce Detroit residents. Ford has also earmarked \$5 million for workforce training and development to build a pipeline of talent to meet the different needs on site, including stone masonry, mechanical and electrical work.

It was just such a program that brought Bennett into the industry. At a 1976 presidential campaign rally, Bennett was approached by a recruiter looking to promote minority women in the construction trades.

Other female recruits in the program dropped out, but Bennett persevered, overcoming many challenges: working in extreme weather, being a young woman in a male-dominated industry and even traveling two hours each way for her first job. Her determination helped Bennett not only earn her historic licenses, but also become a plumbing inspector and a code enforcement officer for the city, all before founding Benkari a decade ago with her son, A.K. Bennett.



Adrienne Bennett and her son, A.K. Bennett, run Benkari LLC.

Along the way, Bennett has had a front seat to Detroit's rebirth, helping build the Millender Center apartments downtown, a major expansion at Henry Ford Hospital and the restoration of the Theodore Levin Federal Courthouse. She was plumbing inspector for the restoration of the Fox Theatre in the 1980s. And not long after founding Benkari, the Bennetts landed a job on Little Caesars Arena.

Now, the renovation of Michigan Central has brought Bennett, and Detroit, full circle.

When she was a child, her family moved here from Chicago. Like so many, her first experience of Detroit was through the marble grandeur of the station. "It used to serve millions of people and was then thrown away," Bennett said. "And now it's being restored. It's a blessing for the city."

# BRASS FACTORY SITE DEMOLITION

As part of our development, Ford will begin demolition work at the old Lincoln Brass Works property at 2051 Rosa Parks Boulevard to make way for a new mixed-use building. The sprawling 87,000-square-foot complex will be demolished in accordance with all city, state and federal environmental standards and

regulations, as outlined in Ford's Environmental Protection Plan. The work will be done in phases, starting with the installation of safety systems and monitors. Then the interiors will be cleaned and removed, followed by external demolition. Finally, foundation and site remediation work will take place. After several

site reviews with community leaders, preservationists and contractors, it was determined that the John L. Warren home, which was built into the factory complex decades ago, could not be salvaged because of its numerous past structural alterations.



The former Lincoln Brass Works will become a future Ford development.

## DEMOLITION TIMELINE

**Mid-March:** The site's Environmental Protection Plan will be released online (<https://corporate.ford.com/campuses/corktown-campus.html>) and at the FREC Southwest (2826 Bagley Street).

**Late March:** An eight-foot fence will be constructed around the site.

**Early April:** Ford will install air-quality monitoring system at the site; cleanup and abatement work begins inside.

**Mid-April:** Work on tearing down the structure will begin.

**End of June:** Tear down and disposal work should be complete.

**July:** Foundation removal and soil remediation process begins.

**End of September:** All demolition and remediation work is expected to be finished on the site.

IN THE NEW DEVELOPMENT,  
I AM CONCERNED ABOUT...

SEND US YOUR RESPONSES  
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# COMMUNITY + CULTURE REQUEST FOR PROPOSALS

As part of our commitment to the area, Ford is investing \$2 million over the next four years through the Community Benefits Agreement to support a variety of nonprofit projects in workforce training, education and community development. For our inaugural grants, we are now requesting proposals that celebrate and build upon the unique legacy and culture of the surrounding neighborhoods.

Ford understands that culture and legacy are at the heart of this community and we are looking for programs that share this vision. Projects should clearly identify an innovative idea that leverages local culture to build community in a sustainable fashion. We encourage solutions that reflect and support the culture and diversity of the neighborhood. Proposals should also promote the empowerment of the residents while effecting positive change in the community. An example might be an arts program that celebrates one, or many, of the diverse communities in the area. Future grant requests will cover: Streetscapes + Neighborhood Beautification; Entrepreneurship + Job Creation; Mobility + Innovation.

Proposals must be from nonprofit 501(c)3 organizations and be implemented within the Community Benefits Agreement impact area. The impact area is generally bounded by Martin Luther King Jr. Boulevard to the north; Grand River/M-10 Freeway to the east; West Lafayette Boulevard to the south; and I-75 Freeway to the west. Visit the Detroit Planning Department website for information about the pre-

cise impact area (<https://detroitmi.gov/departments/planning-and-development-department>).

A maximum of ten finalists will be selected and they will then present their ideas to the community, who will help pick the winners. The maximum grant available for any one proposal is \$100,000, with a total of \$250,000 awarded this round. Winners will be announced in June 2019 and projects are to be completed before June 2020.

## HOW TO SUBMIT

Please visit <http://community.ford.com> to submit your proposals. Entrants should click on “Apply for Funding,” and login or create a profile. Please title applications “Celebrating Community & Culture RFP” and select Shawn Thompson as the Ford Fund Manager. Please direct any questions to [Corktown@ford.com](mailto:Corktown@ford.com).

## GRANT SCHEDULE

- April 1** – Grant submissions open
- April 30** – Submission process closes
- May 15** – Finalists announced
- May 30** – Finalists pitch the community
- June 15** – Grant winners announced
- June 2020** – Projects completed

## WHAT'S THE FREC?

Did you know Ford has been a part of the Southwest Detroit community for years, well before our purchase of the station? One of our biggest projects has been the Ford Resource and Engagement Center, or FREC, at 2826 Bagley Street. The FREC is a major initiative of the Ford Motor Company Fund — Ford’s philanthropic arm — which invests \$20 million each year to strengthen the metro Detroit community. For the past five years, FREC Southwest has been offering community and social services including workforce development, free legal assistance, arts programs, English-language classes and even yoga at 2826 Bagley Street. It has proven so popular, we opened FREC Eastside at 15491 Maddelein Street. You can find some upcoming programs at the FREC Southwest in the events listings at right, or just drop by any time to say, “Hi.”



The FREC has been serving Southwest Detroit since 2013.

## UPCOMING EVENTS

MARCH 1 - APRIL 17 9AM - 4PM

Every Tuesday through Saturday until Tax Day, the Accounting Aid Society will offer **free tax preparation and translation services**.

@FREC Southwest, 2826 Bagley Street

MARCH 10 11AM - 2PM

Ford hosts “**Factory Fun Zone**” as part of Corktown’s St. Patricks Parade, with face painting and table activities run by the Michigan Science Center.

@The Factory, 1907 Michigan Avenue

MARCH 26 8AM - 4PM

Black Family Development, Inc. will provide basic **first aid and CPR training**.

@FREC Southwest, 2826 Bagley Street

4:30PM - 7PM

The **GO BAT workshop** invites local youth to play softball after school.

@FREC Southwest, 2826 Bagley Street

APRIL 5 10AM - 3PM

Southwest Solutions **Property Tax Workshop** shares strategies to help pay taxes and avoid foreclosure.

@FREC Southwest, 2826 Bagley Street

APRIL 10 9AM - 6PM

As the city rolls out simplified bus fares, the **Transit Fare Info Session** will explain the new options.

@FREC Southwest, 2826 Bagley Street

APRIL 27 9AM - 2PM

The **Dia Del Niño celebration** will offer lots of free activities for children and their families throughout the FREC.

@FREC Southwest, 2826 Bagley Street

FIND MORE AT  
[FRECCITY.ORG/EVENTS](http://FRECCITY.ORG/EVENTS)

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I WOULD LIKE TO SEE...

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# PARADING INTO HISTORY

Ford is a proud sponsor of local Detroit traditions, such as the Ford Fireworks, America’s Thanksgiving Parade and the upcoming St. Patrick’s Parade on March 10. While this year marks the United Irish Societies’ 61st marching of the parade in Detroit, celebrations of the holiday in the city date back to 1808. That is almost three decades before Michigan became a state, and 105 years before Ireland would play host to its first parade for its patron saint.

“In addition to the celebration of our Irish heritage, we want this to be a celebration of all that America has given the Irish, all the opportunities, the education, a middle-class life,” said James M. Cassidy, a member of the parade organizing committee. “In a lot of ways, it’s a parade for the American Dream, a parade for everyone, not just the Irish.”

And while there may be no more fitting neighborhood to celebrate the American Dream than in Detroit’s oldest, and most Irish, Corktown has not always been home to the festivities. Following Prohibition, the parade ceased for nearly 40 years, before being revived in Northwest Detroit in 1958 with the help of Father Patrick O’Sullivan and a dozen parishioners — among them James Cassidy’s father. The following year, the parade moved to Dearborn, drawing 3,000 revelers, before returning to Detroit in 1960, where it would traverse Woodward Avenue for the next



Model-T’s and shamrocks at last year’s parade.

quarter century.

Wanting a more neighborly setting — most businesses closed on weekends, leaving downtown empty — local Corktown heritage groups helped organize the parade’s move to its current home. This year, as many as 100,000 spectators are expected to attend the largest ethnic parade in the city, according to organizers. And rather than the dozen or so marchers who celebrated 61 years ago, more than 100 marching corps now pass by alongside dozens of floats.

As part of the March 10 festivities around Corktown, Ford will be opening up the garage at The Factory (1907 Michigan Avenue) from 11 am to 2 pm. The “Factory Fun Zone” will have face painting for the kids, family-friendly activity stations run by the Michigan Science Center and Irish-themed giveaways. We hope to see you there.

## INFO CENTER OPENING



A storefront at the corner of Michigan Avenue and Rosa Parks Boulevard will soon be home to a Ford information center.

In the coming months, Ford will be opening an information center inside The Factory at 1907 Michigan Avenue. As part of our commitment to keeping the community informed about Ford’s work here, the center will display highlights of our development plan, provide updates on other Ford-related activities in the area, as well as showcase a vision for the project. We invite you to come learn about our work and share your ideas.

# SOCIAL SPOTLIGHT

We want the community actively involved in making our project a cornerstone in Detroit’s comeback.

It may be a few years before Michigan Central Station is open to the public again, but we’re going to look for as many ways as we can to bring it to life in the meantime. Here are some photos from recent events and activities. We hope to include yours in the future.

Next time you post a shot of the train station or the neighborhood in action on social media, tag it #ForDetroit and #CreatingTomorrowTogether, and you might find it here (with your permission, of course).



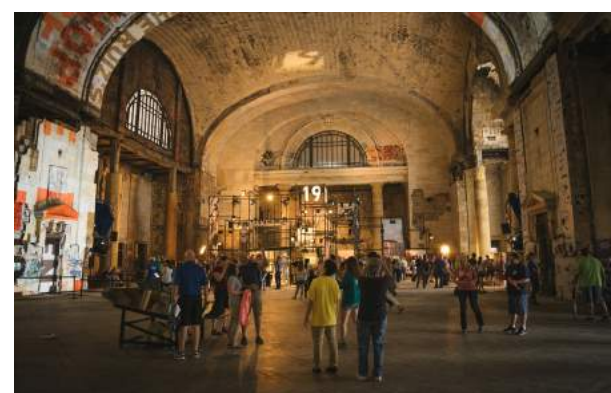
WINTER FESTIVAL, JANUARY 2019



HALLOWEEN, OCTOBER 2018



REBEL NELL’S MCS GRAFFITI JEWELRY



OPEN HOUSE, JUNE 2018

I THINK CORKTOWN NEEDS...

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