

# CASS & YORK FISHER BUILDING LOT 1

COMMUNITY BENEFITS AGREEMENT

October 24, 2018



# **INTRODUCTION**

## **AGENDA**

**5:30 - 5:45 Platform Response to NAC Requests**

**5:45 -7:30 Platform/NAC Discussion and Feedback**



# the Platform

**Our commitment should be:**

- 1) Transparent**
- 2) Measurable**
- 3) Achievable**





# COMMUNITY COORDINATION TEAM



**Debbie Stepnioski**  
Fund Controller



**Myles Hamby**  
Development Manager



**Lisa Hounshell**  
Senior Executive Assistant



**Brandon Hodges**  
Development Manager



**Michael Martin**  
Senior Project Manager



# YOUTH ENGAGEMENT

**The Platform shall commit to hiring four (4) summer interns annually from the impact area.**

- Implementation: Students shall be sourced via open application from Wayne State University and Henry Ford Academy through appropriate outreach facilitated by faculty at each institution.
- Internships shall last for a minimum of 6 weeks.
- Salary/Stipend shall be commensurate with market standard, estimated at \$10.50/hr with a maximum of 29 hours per week.



# RETAIL & SMALL BUSINESS

**1) The Platform shall sponsor one of the \$5,000 awards for the Tech-Town Retail Boot Camp Showcase for a period of 5 years.**

Total amount of commitment (\$25,000).

**2) The Platform shall commit to leasing at least 5,000 sf of new, ground-floor retail space to small, disadvantaged, minority, and women-owned enterprises across the Cass & York, Lot 1, and Fisher Building developments with lease terms of at least 3 years.**

- Implementation: Retailers shall be required to complete at least one of the following small business institutes if they have not already operated a brick and mortar location (Tech Town Retail Boot Camp or BUILD Institute).



# NEW CENTER & SURROUNDING AREA

**The Platform shall fund a rental assistance grant to be administered by Midtown Detroit Inc.'s Stay Midtown initiative.**

Total amount of commitment (\$25,000 to be allocated evenly over a 5 year period).



# COMMUNITY AT LARGE

**1) The Platform shall host an annual meeting facilitated by the City of Detroit Assessors Office and interested neighboring organizations to provide community education around the following topics:**

- 1) NEZ eligibility and application process
- 2) Tax foreclosure avoidance strategies
- 3) Funding opportunities for hardship tax assistance.

**2) The Platform shall provide free event space in the Fisher Building for purposes of hosting the United Community Housing Coalition's (UCHC) annual fundraising dinner, as well as sponsor a table for community members at the event. Platform shall provide this benefit for 3 years with the mutual agreement of UCHC.**



# COMMUNITY AT LARGE

**3) Platform shall sponsor 5 community members to participate in the Better Buildings, Better Blocks real estate class, run by Building Community Value and taught by Platform CEO Dietrich Knoer.**

- o Three sponsorships shall be reserved for members from the impact area. If candidates cannot be sourced from the Impact Area, Platform will fully fund scholarships to students who demonstrate financial need/hardship.
- o Total commitment amount (\$500, \$100/member)



# IMPLEMENTATION: Workforce Training

**1) Platform shall fund three (3) scholarships per year for impact area residents to attend Detroit Training Center’s “Skilled Construction Laborer Program”. The estimated total funding commitment shall be \$75,000 (\$15,000/year for 5 years).**

- The Platform shall work in coordination with CAN CAN to establish an outreach and application process and also track candidates after they graduate from the program, for outcomes related to job placement.
- To the extent eligible candidates cannot be sourced from the Impact Area, Platform will make funds available to adjacent neighborhoods including but not limited to North End, LaSalle Gardens, Boston Edison, Rosa Parks/Clairmount, Arden Park, etc.



# IMPLEMENTATION: Workforce Training

**2) The Platform will coordinate a hiring and information fair with its selected general contractor for upcoming skilled trade opportunities in the Lot 1 and Cass & York developments.**

**3) The Platform will adhere to the requirement of sourcing 51% Detroit Labor for projects receiving public subsidy or the payment of a penalty to be paid into a workforce training fund administered by the City of Detroit.**



# IMPLEMENTATION: Housing Affordability

## **1) The Platform shall commit to the following affordability provisions for its new construction apartment units:**

- **Antoinette Apartments- 20% of units at 80% AMI (~15 units)**
- **Lot 1 Apartments- 7% of units at 60% AMI (~21 units)**

## **2) Platform shall implement a 10% rental discount for the following public service employees in the Lot 1 development:**

- Detroit Public Schools School District employees
- Detroit Police Department employees
- Detroit Fire Department Staff
- Oversight and tracking shall be provided by the management company engaged on the project.



# **IMPLEMENTATION: Community Space**

**1) The Platform will provide a dog friendly park to be incorporated into the streetscape design for the Lot 1 Development to be open to the public and maintained by the Developer.**

**2) The Platform shall make available on a reservation basis, free of charge, meeting space in the Fisher Building Leasing Center to the following community organizations for the purposes of general body meetings and community events:**

- **CAN CAN**
- **Applicable block clubs in the Impact Area**

**Organizations will be allotted 12 reservations per calendar year, subject to availability.**



# IMPLEMENTATION: Community Service

**Platform shall commit to two (2) annual company community service days in the Impact Area, with dates, locations, and tasks to be determined from relevant block clubs.**





# IMPLEMENTATION: Mobility

**The Platform will provide funding for a MoGo station located at the Lot 1 Development to further encourage a multi modal approach to transportation in the impact area.**

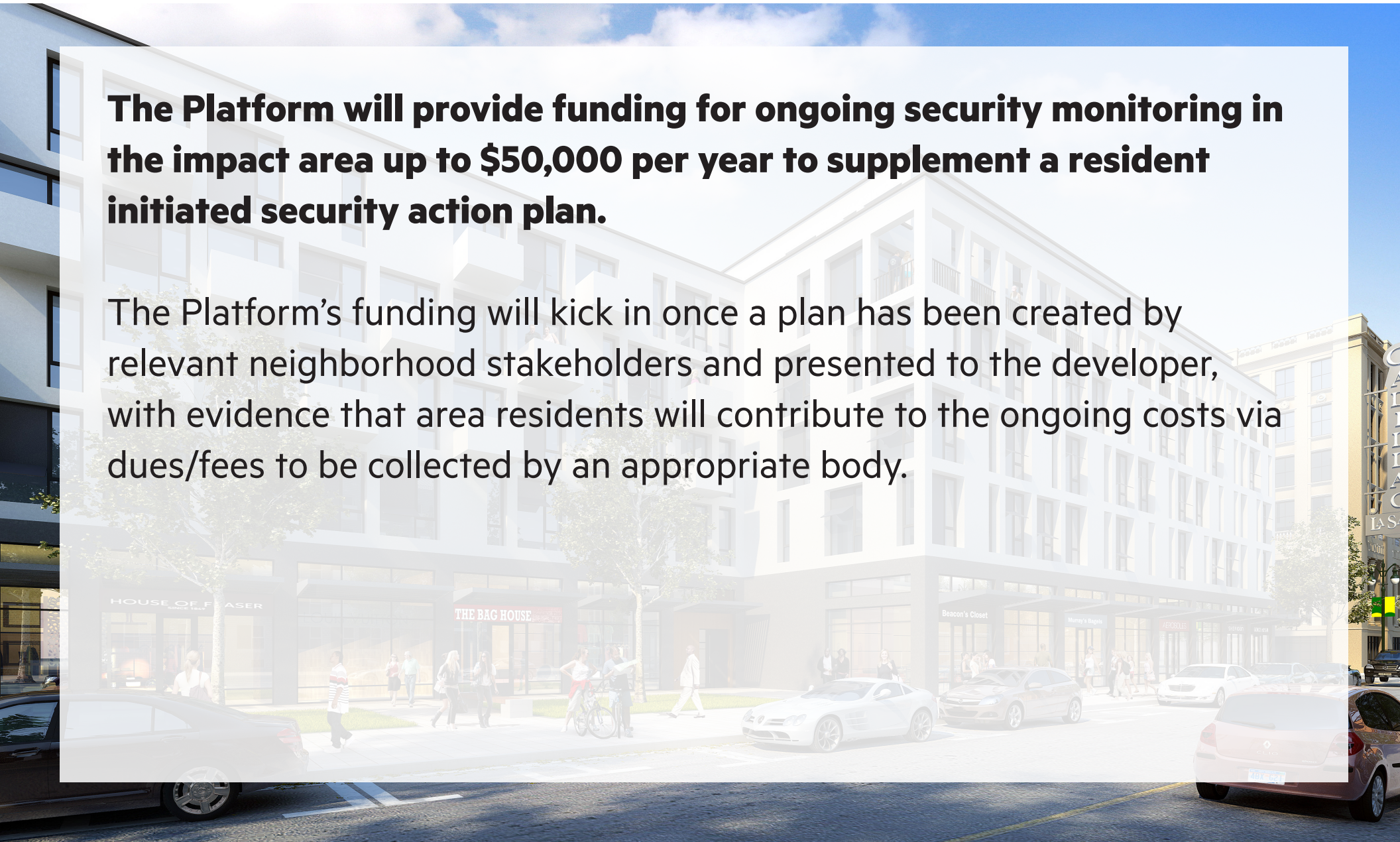




# IMPLEMENTATION: Security

**The Platform will provide funding for ongoing security monitoring in the impact area up to \$50,000 per year to supplement a resident initiated security action plan.**

The Platform's funding will kick in once a plan has been created by relevant neighborhood stakeholders and presented to the developer, with evidence that area residents will contribute to the ongoing costs via dues/fees to be collected by an appropriate body.





# IMPLEMENTATION: Ongoing Communication

**The Platform is committed to ongoing communication with the community and will provide semi-annual construction/progress updates via an agreed upon channel (public meeting, email, web landing page, paper flyers, etc.)**

**Public Notice: The Platform will work with the community to identify the best methods for alerting neighbors about construction related activities in the impact area including:**

- o Commencement of work
- o Street Closures
- o Issues surrounding right of ways and way-finding
- o Any issues that arise surrounding noise concerns
- o Any impacts to the local businesses in the trade area