

# Welcome to the **FISHER BODY PLANT 21** **COMMUNITY BENEFITS MEETING**

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CBO Meeting #7 – May 31, 2022

# **AGENDA**

**Welcome and CBO Process Review**

**NAC Project Impacts and Community Benefits Presentation**

**Developer Initial Responses**

**Developer and NAC Discussion**

**General Q & A**

# CBO TIER 1 PROCESS

## Identifying Project Impacts and Mitigations



THE  
NEIGHBORHOOD  
ADVISORY  
COUNCIL (NAC)  
9 RESIDENTS  
FROM THE  
IMPACT AREA



THE NAC MEETS  
WITH **PLANNING &  
DEVELOPMENT,**  
**THE DEVELOPER,**  
**AND COMMUNITY**  
TO IDENTIFY  
PROJECT IMPACTS



THE NAC  
DEVELOPS  
**SUGGESTIONS**  
TO IDENTIFIED  
IMPACTS AND  
THE  
DEVELOPER  
RESPONDS



THE CITY AND  
DEVELOPER  
GENERATE AN  
**AGREEMENT IN**  
**RESPONSE TO**  
**THE IMPACTS**  
WITH THE  
NAC'S SUPPORT

# ANTICIPATED FISHER BODY 21 PROJECT CBO SCHEDULE

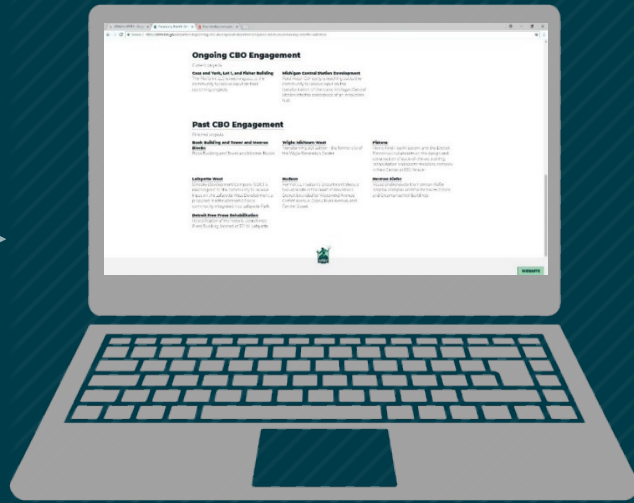
Meetings	April 2022					May 2022			June 2022	
	WK 1	WK 2	WK 3	WK 4	WK 5	WK 6	WK 7	WK 8	WK 9	WK 10
<b>Meeting 1 - Introduction to CBO*</b>	12-Apr									
<b>Meeting 2 - NAC Selection (2 members selected by the public)</b>		26-Apr								
<i>Bye Week - City Selection Week + NAC Orientation</i>										
<b>Meeting 3 - Developer Project Presentation to NAC</b>										
<i>Meeting 4 - NAC Working Session: Drafts Project Impacts &amp; Community Benefits</i>										
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<b>Meeting 9 - Continued Developer / NAC Discussion (if needed)</b>										

\*Please note that this schedule might change and will be updated as we progress.

# THROUGHOUT THE PROCESS

**THE CBO WEBSITE IS UPDATED REGULARLY WITH PUBLIC MEETING TIMES, DATES, & PRESENTATIONS + THE SIGNED COMMUNITY BENEFITS PROVISION**

**[WWW.DETROITMI.GOV/FISHERBODY21](http://WWW.DETROITMI.GOV/FISHERBODY21)**



**YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE**

## **DISCUSSION – GROUND RULES**

- **Respect: for each other + the process**
- **Listen actively: focus on understanding others' perspective**
- **Focus on ideas, not individuals**
- **Keep an open mind**
- **Assume good intentions**
- **We are here to work together for the benefit of the community**



# Fisher Body Plant 21 Neighborhood Advisory Council (NAC)

Project Impact List  
May 31, 2022

# Who Is on the Fisher Body 21 NAC?

D.R. Castelow

Ronald Chapman II

Detonya Clark

Chenita Gary

Sheila Hamilton

Patricia Linklater

John Patrick

Lynnette Roberson

Malik Wali

Halima Cassells (Alternate)



## How to Contact Us?

1. Email us @[FisherLofts21NAC@gmail.com](mailto:FisherLofts21NAC@gmail.com)
2. Come to the Meetings! **Tuesdays at 6pm at 461 Piquette Ave.**
3. Join on Zoom - sign up [www.Bit.ly/FisherBody21-CBO](http://www.Bit.ly/FisherBody21-CBO)
4. Dial by phone: +1 312 626 6799 Meeting ID: 875 4586 0571



# **NAC PROJECT IMPACT LIST AND BENEFITS**

**The NAC has submitted a list of project impacts and desired community benefits to the Fisher 21 Development Team:**

**Community Investment**  
**Housing Stability + Affordability**  
**Safety + Community Well Being**  
**Jobs + Employment**  
**Food Security**  
**Public Space + Amenities**  
**Building Design + Maintenance**  
**Transportation + Construction**  
**Communication**

# NAC Project Impact Requests: Community Investment

- Allocate 10% of profits derived prior to paying the Development team from the Fisher 21 Lofts on an annual basis to (TBD Fund) for the duration of tax abatement (15 years) and TIF refunds (30 years) which may include the following:
  - 1) Home improvement grant for homeowners demonstrating a need to improve health & safety (e.g. roof repairs, tree trimming, etc.)*\*updated\**
  - 2) Senior and Youth programs serving the Impact Area
  - 3) Detroit Affordable Housing and Preservation Trust Fund - which supports secure housing for Detroit Residents making less than \$35k / year
  - 4) Local Emergency Food Pantry serving the Impact Area
  - 5) Programs that do job training and prioritizing of high school age youth from the Impact Area and surrounding area

# NAC Project Impact Requests: Housing Stability and Affordability

- Make 100% of the affordable units (20% of total units in the building) to be rented at affordable rates to income-qualified people based on 50% Area Median Income
- Maintain affordable units for the duration of tax abatement and TIF refunds for a total of 30 years
- Renters who are living in affordable units at the expiration of the affordability period (30 years) will be able to continue to rent at the previously required affordable rate in perpetuity as long as they are residents of the building (aka grandfathered in)
- Create and implement a plan to directly market affordable units to Impact Area residents

# NAC Project Impact Requests:

## Safety and Community Wellbeing

- Ensure all required insurance remains active through the entire demolition and construction periods of the Project ***\*updated\****
- In order to ensure that the Fisher Body Plant 21 will never again be a blighted nuisance for the neighborhood, developer will take out a bond or insurance coverage to provide for proper maintenance of building (up to the cost of demolition) if the Fisher Lofts 21 project fails or becomes vacant in the future
- Comply with all federal, state, and local laws including having all of its contractors, subcontractors, suppliers and professionals carry all appropriate general and/or professional liability insurance for any and all activities related to the Project ***\*updated\****
- Conduct frequent testing completed by an independent 3rd party qualified environmental agency of all on-site workers who are exposed to toxic materials/waste to prevent unhealthy working conditions that lead to long-term health issues ***\*updated\****
- Developer make publicly available its rodent control plan and will employ adequate rodent control measures during construction and post construction, including monitoring and remediation of any infestations

# **NAC Project Impact Requests: Safety and Community Wellbeing**

- Keep the interior of the building non-smoking
- Any security employees or contractors employed before, during, or after construction will receive racial, disability, and neurodivergence sensitivity training
- All hazardous materials identified on the site will be safely and properly removed by qualified environmental professionals
- All environmental reports and results of associated monitoring will be posted to communication sources and communicated to the NAC
- Create a fugitive dust plan to be shared with NAC and community, including but not limited to: dust suppression, particulate matter monitoring and in accordance with existing laws and regulations
- Removal, transportation, and disposal of all hazardous materials from site will be done by qualified environmental professionals in accordance with all applicable laws. Vehicles transporting hazardous materials off-site will be secured / covered so that no dust or debris escapes into surrounding neighborhood and will utilize only the City of Detroit approved designated routes / does not travel on residential streets

# **NAC Project Impact Requests:**

## **Jobs + Employment**

- Pay full-time construction workers an annual salary of at least prevailing wages as defined by the State of Michigan
- Pay part-time construction workers an hourly wage of at least prevailing wages as defined by the State of Michigan
- Pay all building operations & maintenance employees an hourly wage equivalent to an annual salary of at least 80% of the Area Median Income
- Provide support for local neighborhood entrepreneurs through discounted commercial rental space or other subsidy / support to business owners from the surrounding neighborhood / Impact Area
- Provide opportunities for mentorship for vocational tech students from DPSCD to apprentice on the site

# NAC Project Impact Requests: Food Security

- Close parking lot(s) at least 1x per month (during market season) for community farmer's market
- Developer and/or market operator will recruit local fruit and vegetable growers, specifically from the Impact Area and North End to participate in the market as vendors

# NAC Project Impact Requests: Public Space + Amenities

- Redesign parking lot for community benefit
- Connect all parking lots via a walking-running loop (recreation/health) which includes at least two food/beverage kiosks to be run as part of building operations --> all vegetables & fruit to be contracted/sourced through North End farms (jobs/economy) --> all food beverage to be subsidized for low-income senior & youth (affordability/food security) --> adds convenience for market-rate tenants (building amenities) --> boosts overall safety & security of everybody in the neighborhood
- Open the swimming pool for community benefit including water aerobics (adults) in the morning (7-9AM) and swimming classes (children) in mid-afternoon (2-4PM) lieu of the impact study area not having a City of Detroit-operated community rec center
- Provide free public space (inside and exterior) at Fisher 21 Lofts which includes access to restrooms and drinking fountains



# NAC Project Impact Requests: Building Design + Maintenance

- Preserve existing graffiti in areas of the building that will be utilized for circulation corridors, elevator shafts, public restrooms, bicycle parking, etc. to retain Detroit's history and creative class
- Utilize sustainable performance elements and practices for the site & building to reduce energy use and carbon impact (solar, passive heating & cooling, geothermal, clean electrification)
- Ensure that ADA accessible units are available on all floors of the Fisher 21 Lofts and design ingress and egress and all public spaces as ADA accessible
- Create a "Building Retirement Plan" *\*updated\**

# NAC Project Impact Requests: Transportation + Construction

- The standard construction schedule for the Project will be 7AM - 5PM on weekdays, with Saturdays only being worked as necessary and no more than 2x per month *\*updated\**
- Developer will work with its construction partner to limit as much noise-making activities at the Project as possible to occur after 9AM *\*updated\**
- Comply with all local ordinances related to the Project *\*updated\**
- Developer will request an increase in DDOT bus services (additional routes and / or frequency of service) in order to serve the increased number of residents in the neighborhood upon completion of the Fisher 21 Lofts
- Developer will not, at any time, cause the total closure of major thoroughfares such as Harper, Beaubien, and Piquette (leading to overpasses) unless such a closure is required for utility connections related to the Project. In the event a total lane closure of major thoroughfares such as Harper is necessary, Developer will do everything possible to minimize any potential disruption, including scheduling and paying for overtime work *\*updated\**

# **NAC Project Impact Requests: Communication**

- Establish communication sources including, but not limited to an email list-serve, website, and neighborhood information station, and placards posted at the project site to communicate with residents about construction progress, roadway closures, environmental issues, leasing and business opportunities related to the Fisher 21 Lofts
- Provide regular updates to the community through the communication sources and directly with management agents for Genesis Villas, Piquette Square, Palmer Court, and other Impact Area apartment communities on construction progress, project updates, leasing and business opportunities for Fisher 21 Lofts

# NAC Project Impact Requests:

## Communication

- Provide 48-hour notice to community of any impacts or changes in local road accessibility or bus schedules / routes as a result of construction or post-construction site activities by these communication sources *\*updated\**
  - 1) Direct communication via current City of Detroit project website
  - 2) Direct communication with the management agents for the Genesis Villas, Piquette Square, Palmer Court and other Impact Area apartment communities
  - 3) An email listserv which will be made functional by the Developer and includes all email addresses provided by the NAC and the City for such email listserv"
- Provide 48-hour notice through communication sources for unique activities or unscheduled work as needed during Sunday hours. Developer agrees to not perform any disruptive/loud work on Sunday. Should work on Sunday become unnecessary, it will be restricted to low decibel activities *\*updated\**

# Thank you!

**Fisher Body Plant 21**

**Neighborhood Advisory Council (NAC)**

**[FisherLoftsNAC@gmail.com](mailto:FisherLoftsNAC@gmail.com)**

# Fisher Body Plant 21 Neighborhood Advisory Council Identified Impacts

Impact List Issued May 26, 2022

Fisher 21 Lofts Responses Added May 31, 2022

## NAC REQUEST / IMPACT

## FISHER 21 LOFTS RESPONSE

A Community Investment	
1	<p>Developer commits to allocating 10% of profits derived from the Fisher 21 Lofts on an annual basis to (TBD Fund) for the duration of tax abatement (15 years) and TIF refunds (30 years) which may include the following:</p> <ul style="list-style-type: none"> <li>a) Senior and Youth programs serving the Impact Area</li> <li>b) Detroit Affordable Housing and Preservation Trust Fund - which supports secure housing for Detroit Residents making less than \$35k / year</li> <li>c) Local Emergency Food Pantry serving the Impact Area</li> <li>d) Programs that do job training and prioritizing of high school age youth from the Impact Area and surrounding area</li> </ul>
	<p>We intend to support these programs in other ways, see below:</p> <p>We intend to partner with Detroit at Work, DPSCD and other local Youth programs to provide opportunities to work at the site and apprentice alongside skilled trades. We are open to exploring opportunities to work alongside programs benefiting Seniors in the area.</p> <p>The purchase of the building includes a 20% allocation to Detroit HRD which directly supports the HRD's efforts.</p> <p>Developer is open to donating directly to food pantries in the area.</p> <p>See response a) above.</p>
B Housing Stability and Affordability	
2	<p>Developer commits to 100% of the affordable units (20% of total units in the building) to be rented at affordable rates to income-qualified people based on 50% Area Median Income</p>
	<p>The project believes in producing units that allow for a benefit to the 100,000+ Detroiters who earn at or slightly below the 80% AMI. Lowering the % AMI would require additional funding considerations from the City in order to maintain balanced financing.</p>
3	<p>Developer commits to maintain affordable units for the duration of tax abatement and TIF refunds for a total of 30 years</p>
	<p>The Developer will be spending over \$20 million in cleanup, environmental and demolition costs. The TIF is a loan from the Developer for this cost to the City. The City then repays the Developer through the TIF period out of the taxes paid by Developer to the City.</p>
4	<p>Developer commits that renters who are living in affordable units at the expiration of the affordability period (30 years) will be able to continue to rent at the previously required affordable rate in perpetuity as long as they are residents of the building (aka grandfathered in)</p>
	<p>At the end of the affordability period, the owner of the property will consult with the Housing &amp; Revitalization Departments plans and needs for the area. Developer cannot commit to grandfathering in previous affordability rates.</p>
5	<p>Developer will create and implement a plan to directly market affordable units to Impact Area residents</p>
	<p>Yes</p>
6	<p>Developer will ensure that ADA accessible units are available on all floors of the Fisher 21 Lofts and design ingress and egress and all public spaces as ADA accessible</p>
	<p>Yes</p>

<b>C Safety and Community Wellbeing</b>		
7	Developer agrees to comply with all federal, state, and local laws	Yes
8	Developer commits to frequent testing completed by an independent 3rd party qualified environmental agency of all on-site workers who are exposed to toxic materials/waste to prevent unhealthy working conditions that lead to long-term health issues	Testing of on-site workers is currently included in EGLE regulations, during the course of construction.
9	Developer commits to keeping the interior of the building non-smoking	Yes
10	In order to ensure that the Fisher Body Plant 21 will never again be a blighted nuisance for the neighborhood, developer will take out a bond or insurance coverage to provide for proper maintenance of building (up to the cost of demolition) if the Fisher Lofts 21 project fails or becomes vacant in the future.	The City will demolish the building if the project is not completed and when the construction financing is closed the banks, and state of Michigan will ensure adequate funding to complete and operate. Therefore a bond is not necessary.
11	Developer make publicly available its rodent control plan and will employ adequate rodent control measures during construction and post construction, including monitoring and remediation of any infestations	Yes
12	Developer commits that any security employees or contractors employed before, during, or after construction will receive racial, disability, and neurodivergence sensitivity training	Yes
13	Developer will establish communication sources including, but not limited to an email list-serve, website, and neighborhood information station, and placards posted at the project site to communicate with residents about construction progress, roadway closures, environmental issues, leasing and business opportunities related to the Fisher 21 Lofts	Yes
14	Developer will provide regular updates to the community through the communication sources and directly with management agents for Genesis Villas, Piquette Square, Palmer Court, and other Impact Area apartment communities on construction progress, project updates, leasing and business opportunities for Fisher 21 Lofts	Yes
15	Developer will communicate any traffic disruptions caused by the project via the communication sources in advance / as early as possible	Yes
16	All hazardous materials identified on the site will be safely and properly removed by qualified environmental professionals	Yes
17	All environmental reports and results of associated monitoring will be posted to communication sources and communicated to the NAC	Yes
18	Developer will create a fugitive dust plan to be shared with NAC and community, including but not limited to: dust suppression, particulate matter monitoring and in accordance with existing laws and regulations	Yes, during the course of hazardous material removal and abatement.
19	Removal, transportation, and disposal of all hazardous materials from site will be done by qualified environmental professionals in accordance with all applicable laws. Vehicles transporting hazardous materials off-site will be secured/covered so that no dust or debris escapes into surrounding neighborhood and will utilize only City of Detroit approved-designated routes/does not travel on residential streets	Yes

<b>D Job + Employment</b>		
20	Developer commits to paying full-time construction workers an annual salary of at least prevailing wages as defined by the State of Michigan	Developer commits to paying a minimum of a living wage for all direct employees & will encourage the same for contractors and tenants.
21	Developer commits to paying part-time construction workers an hourly wage of at least prevailing wages as defined by the State of Michigan	Developer commits to paying a minimum of a living wage for all direct employees & will encourage the same for contractors and tenants.
22	Developer commits to paying all building operations & maintenance employees an hourly wage equivalent to an annual salary of at least 80% of the Area Median Income	Developer commits to paying a minimum of a living wage for all direct employees & will encourage the same for contractors and tenants.
23	To provide support for local neighborhood entrepreneurs, developer will provide discounted commercial rental space or other subsidy / support to business owners from the surrounding neighborhood / Impact Area	Developer is open to discuss a percent discount for local neighborhood entrepreneurs living or operating within the Impact Area. Such potential commercial tenants would be committing to space prior to the completion of construction.
24	To provide opportunities for mentorship for vocational tech students from DPSCD to apprentice on the site	Yes

<b>E Food Security</b>		
25	Developer commits to closing parking lot(s) at least 1x per month (during market season) for community farmer's market	Developer is open to discuss the area's needs for market space and could help locate space. Developer cannot displace parking for its 700 residential and commercial tenants without severely impacting quality of life, tenant business operations & traffic patterns.
26	Developer and/or market operator will recruit local fruit and vegetable growers, specifically from the Impact Area and North End to participate in the market as vendors	This ask is best handled by community farmer's market organizers. Developer is not skilled in organizing and recruiting farmer's market vendors.

<b>F Public Space and Amenities</b>		
27	Redesigning parking lot for community benefit:	Developer is required to provide a minimum quantity of parking for all uses of the building. Future MDOT development and projected commercial use of the space push the parking capacity to the low end. Providing community use of the commercial space is the best way to support the neighborhood.
	Connect all parking lots via a walking-running loop (recreation/health) which includes at least two food/beverage kiosks to be run as part of building operations	
	all vegetables & fruit to be contracted/sourced through North End farms	
	all food beverage to be subsidized for low-income senior & youth	
	adds convenience for market-rate tenants (building amenities), boosts overall safety & security of everybody in the neighborhood	
28	Developer commits to opening the swimming pool for community benefit including water aerobics (adults) in the morning (7-9AM) and swimming classes (children) in mid-afternoon (2-4PM) lieu of the impact study area not having a City of Detroit-operated community rec center	Developer is open to the water aerobics classes but would need to study the constraints and code implications of the change from a private facility vs. a public facility. Swimming classes would not be viable.
29	Developer will provide free public space (inside and exterior) at Fisher 21 Lofts which includes access to restrooms and drinking fountains	Public space will be subject to hours of operations of nearby tenants and only exterior to the property.



<b>G Building Design</b>		
<b>30</b>	Developer commits to preserving existing graffiti in areas of the building that will be utilized for circulation corridors, elevator shafts, public restrooms, bicycle parking, etc. to retain Detroit's history and creative class	All surfaces including all graffiti to date has been scanned with a plan to use appropriate graffiti as art displays within the building where the design fits.
<b>31</b>	Developer will utilize sustainable performance elements and practices for the site & building to reduce energy use and carbon impact (solar, passive heating & cooling, geothermal, clean electrification)	Developer will continue to investigate the viability of all available methods to reduce the buildings carbon footprint.

<b>H Transportation</b>		
<b>32</b>	Developer will provide notice to community of any impacts or changes in local road accessibility or bus schedules / routes as a result of construction or post-construction site activities	Yes
<b>33</b>	Developer will request an increase in DDOT bus services (additional routes and / or frequency of service) in order to serve the increased number of residents in the neighborhood upon completion of the Fisher 21 Lofts	Yes

# Discussion

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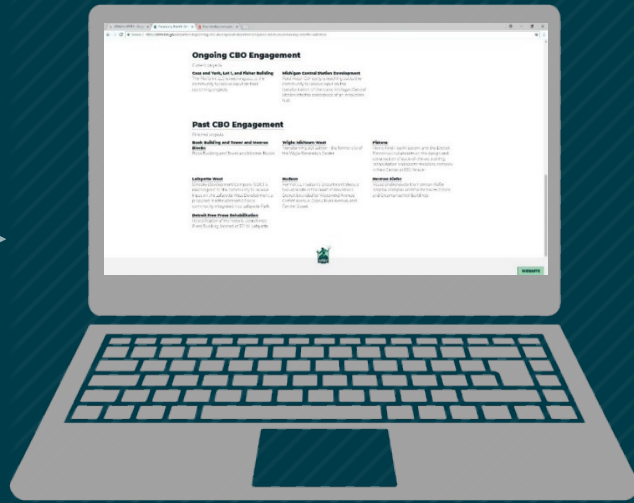
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# **Detroit Brownfield Authority Local Public Hearing – June 6<sup>th</sup> at 5pm**

- ***Monday June 6<sup>th</sup> at 5pm: Local Public Hearing***
  - ***Join Zoom Meeting:***  
***<https://us06web.zoom.us/j/83954253545?pwd=SThSZ0YwclpOTURN0XZtUTVuT2ZRdz09>***
  - ***Meeting ID: 839 5425 3545***
  - ***Passcode: 210130***
  - ***Dial by Phone: 1 312 626 6799***
  
- ***Next steps:***
  - ***Project Approval by DBRA Board***
  - ***City Council consideration of Brownfield TIF, Tax Abatement, and Land Sale in July***

# What Comes Next

**Next CBO Meeting:  
Tuesday June 7th at 6pm**

- *Developer Response and Proposed Agreement*
- **LOCATION CHANGE - In-person meeting at: Tangent Gallery – 715 E. Milwaukee Ave.**
- **Remote access via Zoom**
- **Meeting registration at:  
<https://bit.ly/FisherBody21-CBO>**
- **All project notices and documents will be available at  
[www.detroitmi.gov/FisherBody21](http://www.detroitmi.gov/FisherBody21)**

