

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



CBO Meeting #8 - June 7, 2022

AGENDA

Welcome and CBO Process Review

Unfinished Business - Environmental Discussion

Developer and NAC Discussion – Resolving Open Items

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

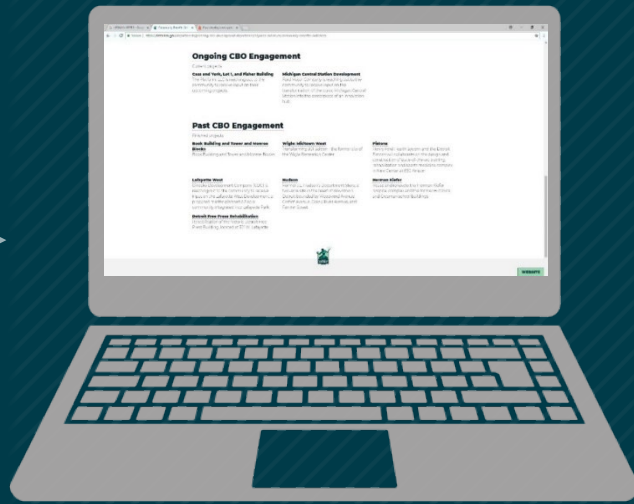
| Meetings | April 2022 | | | | | May 2022 | | | June 2022 | |
|--|------------|--------|------|------|------|----------|------|------|-----------|-------|
| | WK 1 | WK 2 | WK 3 | WK 4 | WK 5 | WK 6 | WK 7 | WK 8 | WK 9 | WK 10 |
| Meeting 1 - Introduction to CBO* | 12-Apr | | | | | | | | | |
| Meeting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

*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



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 and good faith**
- **We are here to work together for the benefit of the community**



Raise Hand via Zoom

Windows, Apple, Phone

- ▶ Phone: press *9
- ▶ Web participants: use the raise hand feature
- ▶ Windows: press [Alt + Y] simultaneously
- ▶ Apple: press [Option + Y]



Environmental Discussion

- **Fisher Lofts 21 – Environmental Consultant**
 - **Applied Environmental**
- **State of Michigan Department of Environment, Great Lakes, and Energy:**
 - **Dr. April Wendling, Detroit District Supervisor – Air Quality Division**
 - **Daniel Gough, Brownfield Coordinator – Remediation and Redevelopment Division**
- **Detroit Water and Sewerage Department**
 - **Sarah Stoolmiller PE, Engineer – Permitting & Stormwater Management**

Fisher Lofts 21 NAC Impact List / Requests - Open Items

- **Affordable Housing Units**
- **Community Investment**
- **Workforce and Wages**
- **Building Design and Public Spaces**

FISHER BODY SOURCES OF CAPITAL - ALL AFFORDABLE UNITS @ 80% AMI

| Source of Capital | Amount | % |
|--------------------------------|---------------|-------|
| Senior Bank Debt | \$72,500,000 | 51% |
| Subordinate Debt | \$13,000,000 | 9.1% |
| State & Federal Loans & Grants | \$15,000,000 | 10.5% |
| Deferred Fees | \$7,244,934 | 5% |
| Historic Tax Credits | \$23,708,502 | 17% |
| Cash Equity | \$10,681,374 | 7.5% |
| Total | \$142,134,810 | 100% |

- All affordable units @ 80% AMI.
- Financing gap is 41% of TDC under this scenario.
- Without both tax abatements and Brownfield TIF, the project could not be financed

DCR w/ Abatement/TIF DCR w/o Abatement/TIF
1.11x **(0.94)x**

FISHER BODY SOURCES OF CAPITAL - ALL AFFORDABLE UNITS @ 50% AMI

| Source of Capital | Amount | % |
|---------------------------------------|--------------------|-------------|
| Senior Bank Debt | \$68,000,000 | 47.8% |
| Subordinate Debt | \$13,000,000 | 9.1% |
| State & Federal Loans & Grants | \$15,000,000 | 10.5% |
| Deferred Fees | \$7,244,934 | 5% |
| Historic Tax Credits | \$23,708,502 | 17% |
| Additional Gap @ 50% AMI Rents | \$4,500,000 | 3.1% |
| Cash Equity | \$10,681,374 | 7.5% |
| Total | \$142,134,810 | 100% |

- All affordable units @ 50% AMI decreases YR1 NOI \$344,000 and creates an additional **\$4.5 Million** financing gap.
- Financing gap is 44% of TDC under this scenario.
- Without both tax abatements and Brownfield TIF, the project could not be financed

DCR w/ Abatement/TIF DCR w/o Abatement/TIF
1.11x **(0.73)x**

**Debt Coverage Ratio (DCR) is the ratio of available income to service debt.*

Discussion



CBO TIER 1 PROCESS

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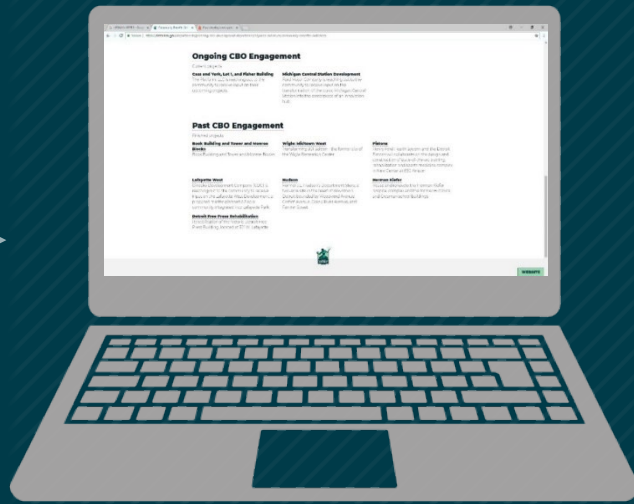
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What Comes Next

Next CBO Meeting: Tuesday June 14th at 6pm

- *Finalized Agreement and Support Letter*
- *Monitoring and Enforcement Process with CRIO*
- **In-person meeting at: Ford Piquette Plant Factory – 461 Piquette**
- **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

