

# Welcome to the Fisher Body Plant 21

## COMMUNITY BENEFITS ANNUAL UPDATE MEETING



December 14, 2023

# **AGENDA**

**Welcome & Introductions**

**CBO Process Review**

**CBO Monitoring and Enforcement**

**Construction & Project Update**

**Community Benefits Provision Update**

**NAC Q & A + Discussion**

**General Q & A**

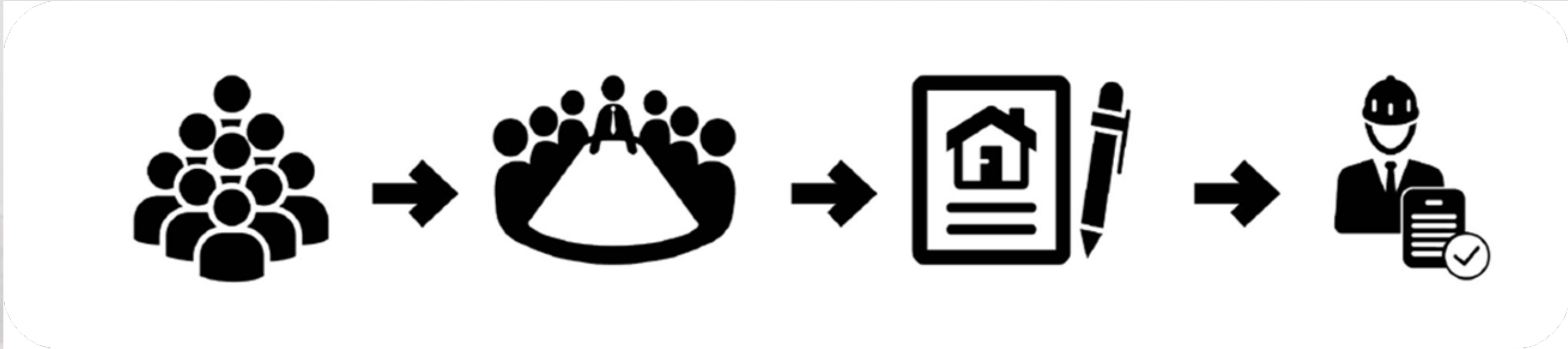


# **THANK YOU NEIGHBORHOOD ADVISORY COUNCIL!**

- **Ron Chapman II**- Elected by Impact Area Residents
- **Sheila Hamilton**- Elected by Impact Area Residents
- **Dirra D.R. Castelov**- Appointed by Council President Mary Sheffield (District 5)
- **Detonya Clark** - Appointed by Council Member Mary Waters
- **Chenita Gary**- Appointed by Council Member Coleman A. Young II
- **Malik Wali** - Appointed by Planning & Development
- **Patricia Linklater** - Appointed by Planning & Development
- **Lynette Roberson** - Appointed by Planning & Development
- **John Patrick** - Appointed by Planning & Development
- **Halima Cassells** - Alternate

# CBO Engagement Process

## Developing the Community Benefits Provision



↑

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

↑

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

↑

**THE NAC  
DEVELOPS  
**SUGGESTIONS  
TO IDENTIFIED  
IMPACTS****

↑

**THE  
DEVELOPER  
GENERATES AN  
**AGREEMENT IN  
RESPONSE TO  
THE NAC'S  
INPUT****

# **CBO Engagement Process**

## ***What we heard from the community***

**9 CBO  
MEETINGS  
HOSTED BY  
CITY**

**180+  
Attended  
In Person or  
Via Zoom**

**APRIL – JUNE  
2022**

Mitigate  
Construction  
and  
Environmental  
Impacts

Project  
Design and  
Sustainability

Workforce  
and Local  
Hiring

Public Space  
and  
Amenities

Affordable  
Housing

Community  
Support and  
Investment

# **COMMUNITY BENEFITS PROVISION CONTENT**

## **Enforcement Mechanisms for the Community Benefits Provision**

Ex. Claw-back of City-provided-benefits,  
revocation of land transfers or  
land sales, penalties and fees

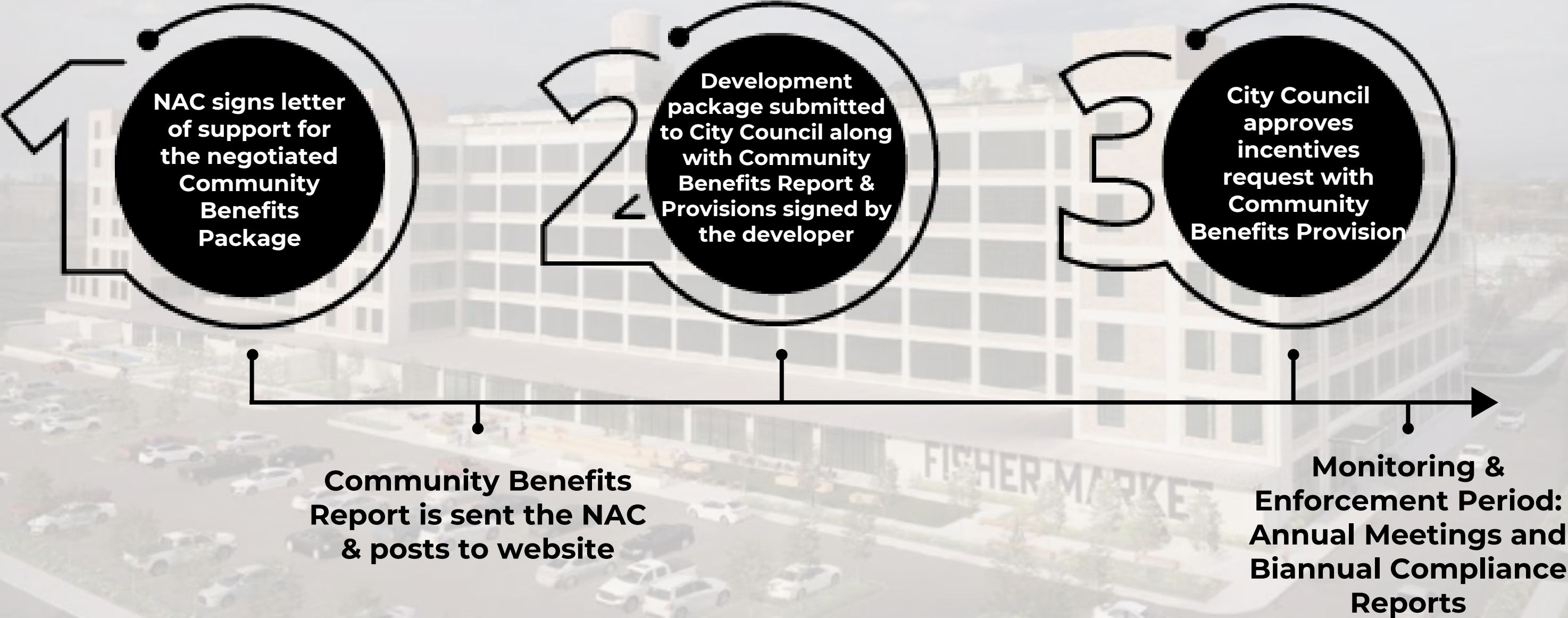
## **List of Benefits That Developer Has Agreed to Provide**

## **Requirement for Developer to Submit Compliance Reports**

## **Community Engagement Requirements**

*The Community Benefits Provision Agreement remains in effect throughout the duration of the project*

# ONCE CBO MEETINGS ARE COMPLETED



# ONCE CBO MEETINGS ARE COMPLETED

All documents and reports are posted on City of Detroit Website:  
[www.detroitmi.gov/fisherbody21](http://www.detroitmi.gov/fisherbody21)

PDD hosts Public Annual Update Meeting with NAC and Developer (at least 2 years)



BUSES DEPARTMENTS GOVERNMENT JOBS PAY WATER

ENGLISH ESPAÑOL BENGALI العربية MORE

SEARCH



Where am I: [Home](#) / [Planning and Development Department](#) / [Design and Development Innovation](#) / [Community Benefits Ordinance](#) / [Ongoing CBO Engagement](#)

## Fisher Body 21

The Developer ("Fisher Lofts 21, LLC"), which consists of Jackson Asset Management, Lewand Development, and Hosey Development is seeking to rehabilitate the Fisher Body Plant 21. Originally built in 1919, the Fisher Body Plant 21 is a 600,000 square foot former auto plant on a 4.7 acre parcel of land owned by the City of Detroit. The former auto body plant has been vacant since 1993 and is located at 6051 Hastings Street. The existing structure is proposed to be preserved and redeveloped into approximately 435 rental apartments; 38,000 square feet of commercial space; outdoor and indoor amenities; and up to 139 interior and 646 adjacent surface parking spaces. At least 20% of rental units will be affordable to those earning no more than 80% of Area Median Income (\$51,200 or less for a two-person household). Units will range in size from 490SF to 1,040SF and will include a mix of studio, 1 bedroom, 2 bedroom, 3 bedroom, and loft units. Proposed commercial uses include a ground-level market / food hall, café, a second-floor co-working space, plus residential amenities such as internal courtyard / atrium, fitness center, swimming pool, bicycle parking, and rooftop terrace.

**The 2023 Fisher Body Plant 21 Annual Update Meeting will take place at Oakland Ave. Missionary Baptist Church (309 Harper Ave.) on Thursday, December 14th, 2023 at 6:00 PM**

• [Download Meeting Flyer](#)

### CONTACTS

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 Edwina King  
Associate Director - Legislative Affairs & Equitable Development  
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 Planning and Development  
Department Coleman A. Young Municipal Center 2  
Woodward Avenue - Suite 808  
Detroit, MI 48226  
(313) 224-1339

Monday - Friday 9:00 am - 5:00 pm

Save yourself a trip! Most questions can be resolved by phone.





# **Community Benefits Monitoring and Enforcement by CRIO**

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## THE ORDINANCE

# The Civil Rights, Inclusion, and Opportunity Department (CRIO) monitors Tier 1 Projects under the Community Benefits Ordinance

## TIER 1 PROJECTS ARE:



**\$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 &  
WITHOUT  
OPEN BIDDING

# CRIO is responsible for monitoring and enforcing Community Benefits Provisions

- CRIO sends the developer a biannual CBO status request letter and a reporting form with targeted questions. This form requires the developer to provide specific updates on all commitments
- CRIO reviews the submitted information, requests a project walkthrough, documented proofs and/or additional clarification within 14 days of the submission to verify commitments, if necessary
- CRIO meets with various departments to verify submitted information
- CRIO then generates a report. Reports can be found online at: <https://detroitmi.gov/departments/civil-rights-inclusion-opportunity-department/about-crio/compliance-team>

## **Stage 1: Citizen Submitted Complaints**

**Resident  
submits inquiry  
or complaint  
regarding a  
CBO project via  
online  
smartsheet  
form**



**Submitted  
complaint is shared  
with Neighborhood  
Advisory Council  
(NAC) and reviewed  
by City staff**

**Inquiries are made  
with relevant  
departments and  
response prepared**



**Response sent  
to resident with  
copy to NAC.  
The NAC is  
advised on  
process to  
request formal  
investigation by  
Enforcement  
Committee**

**Submit Public Comments for CBO Projects at:  
<https://bit.ly/CBOPublicComment>**

## **Stage 2: Formal Investigation Requested by NAC**

**NAC submits  
request for  
complaint to  
be formally  
investigated by  
Enforcement  
Committee**



**Enforcement  
Committee (EC)  
is convened by  
Corporation  
Counsel –  
including PDD,  
CRIO, LPD, and a  
NAC  
representative**



**Within 21 days  
of receipt of  
formal request,  
the EC  
completes  
investigation  
and submits  
findings\* to NAC  
as well original  
complainant**

***\*Enforcement Committee findings shall include:***

- 1. Whether the Developer is in compliance with the Community Benefits Provision***
- 2. How the Community Benefits Provision will be enforced or how violations will be mitigated***

## **Stage 3: NAC disagrees with Enforcement Committee findings**

**If NAC disagrees with findings or determines that the EC is not diligently pursuing enforcement - NAC may send notice to EC which will have 14 days to respond**



**If NAC is not satisfied with subsequent response from EC, NAC may petition City Clerk to request a City Council hearing with both the NAC and EC**



**City Council may elect to hold a hearing to determine if the EC has made reasonable efforts to ensure developer compliance.**

**Based on its findings, City Council can require follow up action from the EC and/or developer.**

**Anthony Zander**

*Director*

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**Tenika Griggs**

*Deputy Director*

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**Jacob Jones**

*Incentives Compliance*

*Manager*

[Jacob.Jones@detroitmi.gov](mailto:Jacob.Jones@detroitmi.gov)

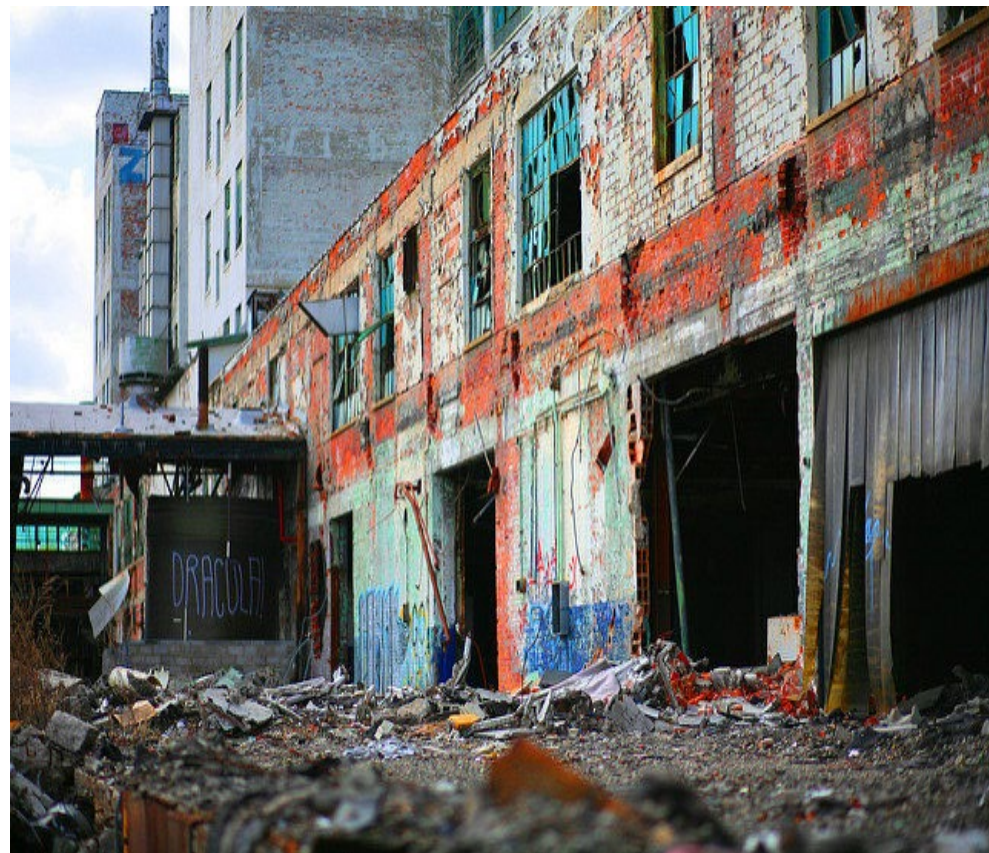
An architectural rendering of a large, modern multi-story building with a grid-like facade of windows. The building is situated in an urban environment with a parking lot in the foreground containing several cars. The sky is blue with light clouds. The text 'FISHER MARKET' is visible on the lower part of the building's facade.

# **Fisher Body Plant 21 Project and Construction Update**

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# Existing Conditions of Fisher Body 21



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# The Development Team

**Hosey Development**, led by **Richard Hosey**, is a full-service real estate development company that has completed the historic re-development of the Kirby Center Lofts (which was a former school) in Midtown Detroit and has completed over 300,000 square feet of historic redevelopment within in the Capitol Park Projects in Downtown Detroit.

**Hosey Development** is currently developing more than 270,000 square feet of real estate. Of this project pipeline, more than 200,000 square feet are historic, adaptive reuse projects.

**Richard Hosey**'s career entails development, consulting, financing, and asset management of more than 75 projects totaling over \$2.5 billion in development costs.

**Richard Hosey** serves on several boards around the state including the Detroit Historic District Commission, the Michigan Historic Preservation Network Board, the Detroit Land Bank, and the Detroit Housing Commission.

For more information of some of the recently completed historic rehabs by **Hosey Development**, please visit us at Kirby Center Lofts, the Detroit Savings Bank Luxury Apartments, or at the Capital Park Lofts, which is also home to the regions hottest new restaurant... Prime + Proper.



# The Development Team



**Jackson Asset Management**, led by **Gregory Jackson**, is a diversified company operating industry leading businesses. The JAM umbrella consists of Jackson Land Holding, Wink Entertainment, and Prestige Automotive Group.

**Anika Jackson Odegbo** currently serves as Vice President of **Jackson Asset Management**. **Anika** oversees operations for **Jackson Asset Management** and facilitates new development opportunities.

**Jackson Asset Management** has a portfolio of assets that include over 600,000 square feet of commercial real estate including all of the following:

- **Lafayette Towers**, designed by the famed Mies Van der Rohe, recently completed a \$20MM renovation and is one of the largest multifamily assets in Detroit
- **Prestige Cadillac**, of Warren, Michigan which recently completed a \$20MM construction renovation
- **Mercedes-Benz of St. Clair Shores**, constructed in 2006 and recently completed a significant \$10MM renovation
- **The Midtown Business Center**, over 20,000 square feet of leasable office space including underground and surface parking and located in New Center Detroit
- **Copper Ridge Golf Course**, an 18-hole championship style golf course spanning over 238 acres



LAFAYETTE  
TOWERS



SPRINTER

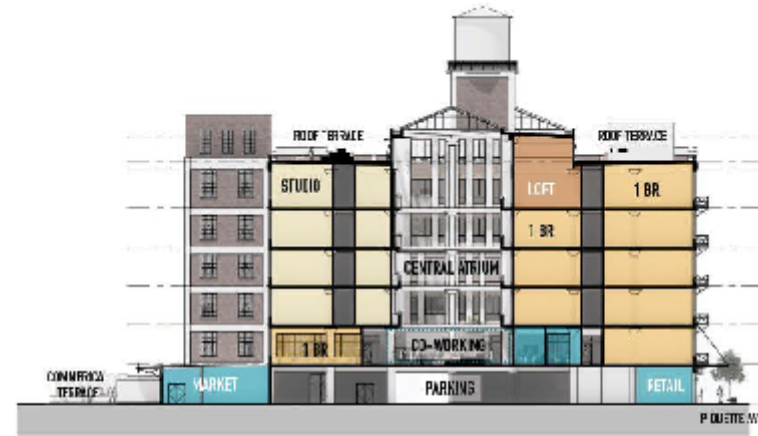
# Proposed Fisher Body 21 Redevelopment Summary



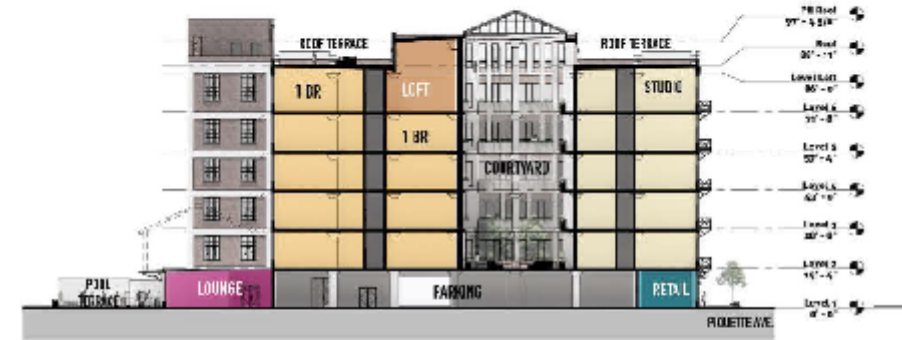
Development Cost	Residential Units	Retail Space	Co-working Space	Parking
\$142,134,810	433 Units	28,433 SF	16,054 SF	704 stalls



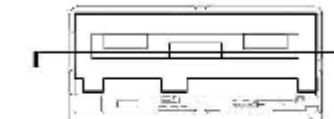
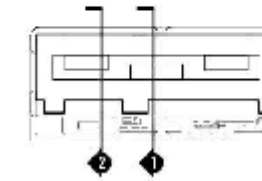
## **Fisher 21 Lofts: Preserving A Piece of Detroit History**



① SECTION - Central Atrium



② SECTION - Courtyard

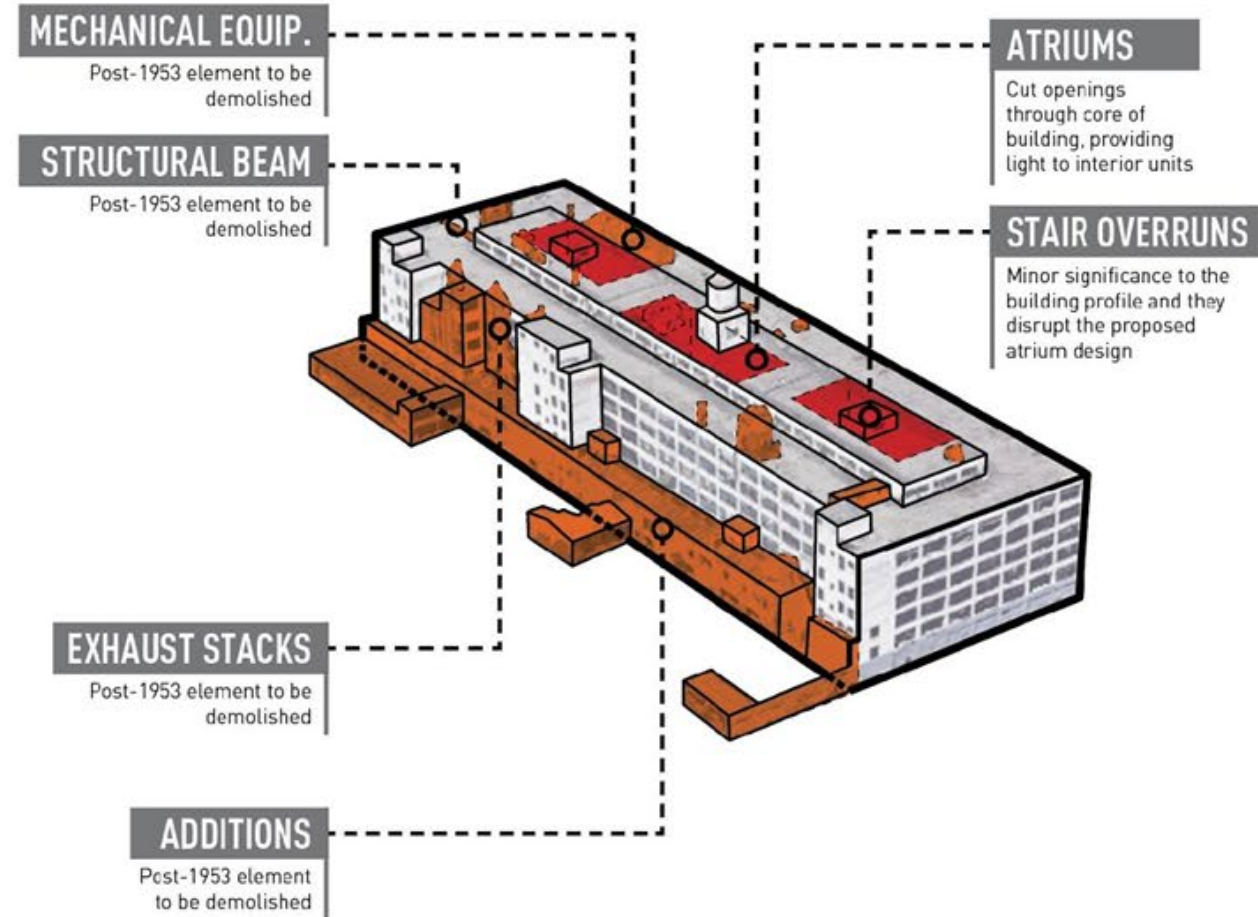


MCINTOSH ARCHITECTURE  
PORIS ASSOCIATES  
FISHER 21  
LOFTS, LLC

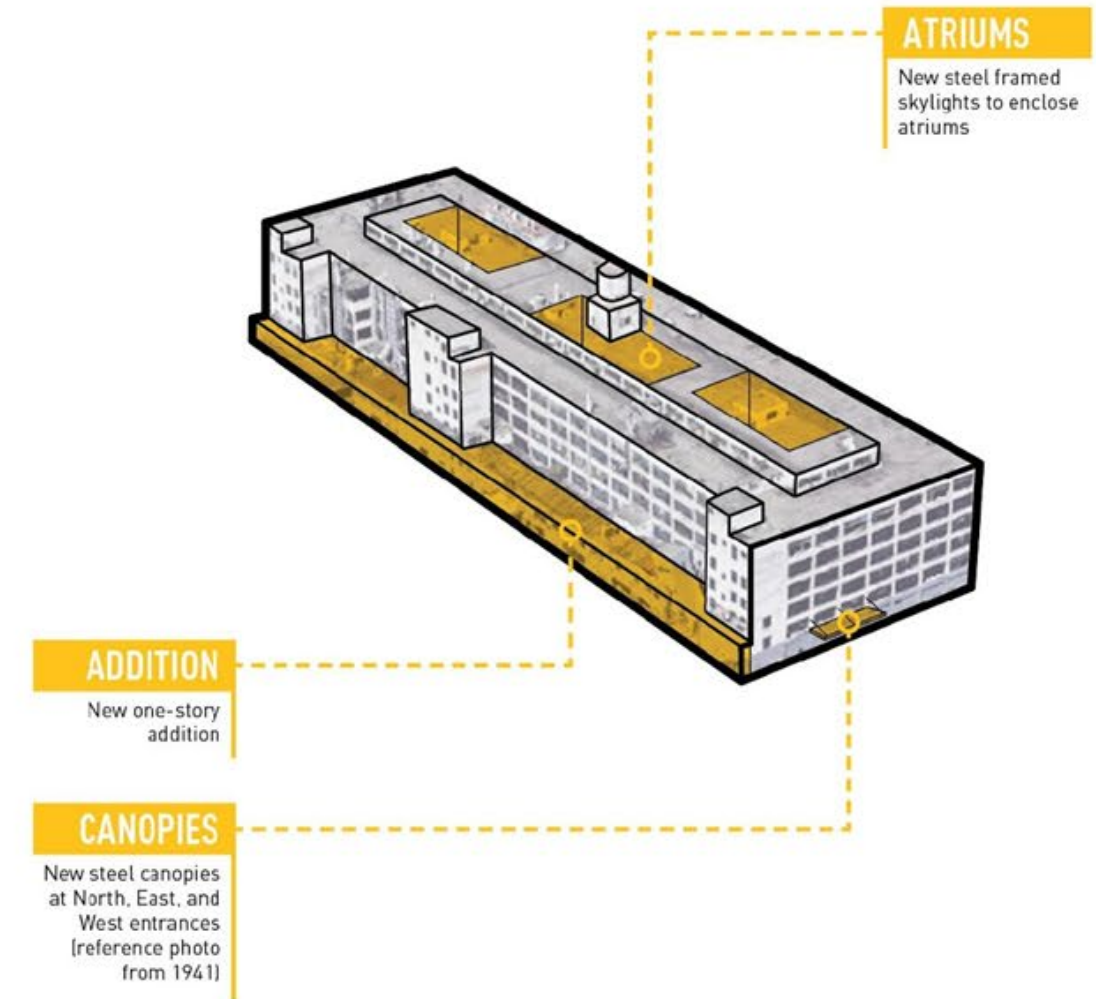
BUILDING SECTIONS

# Rehabilitating A Historic Structure for Modern Use

## PROPOSED DEMO



## PROPOSED NEW



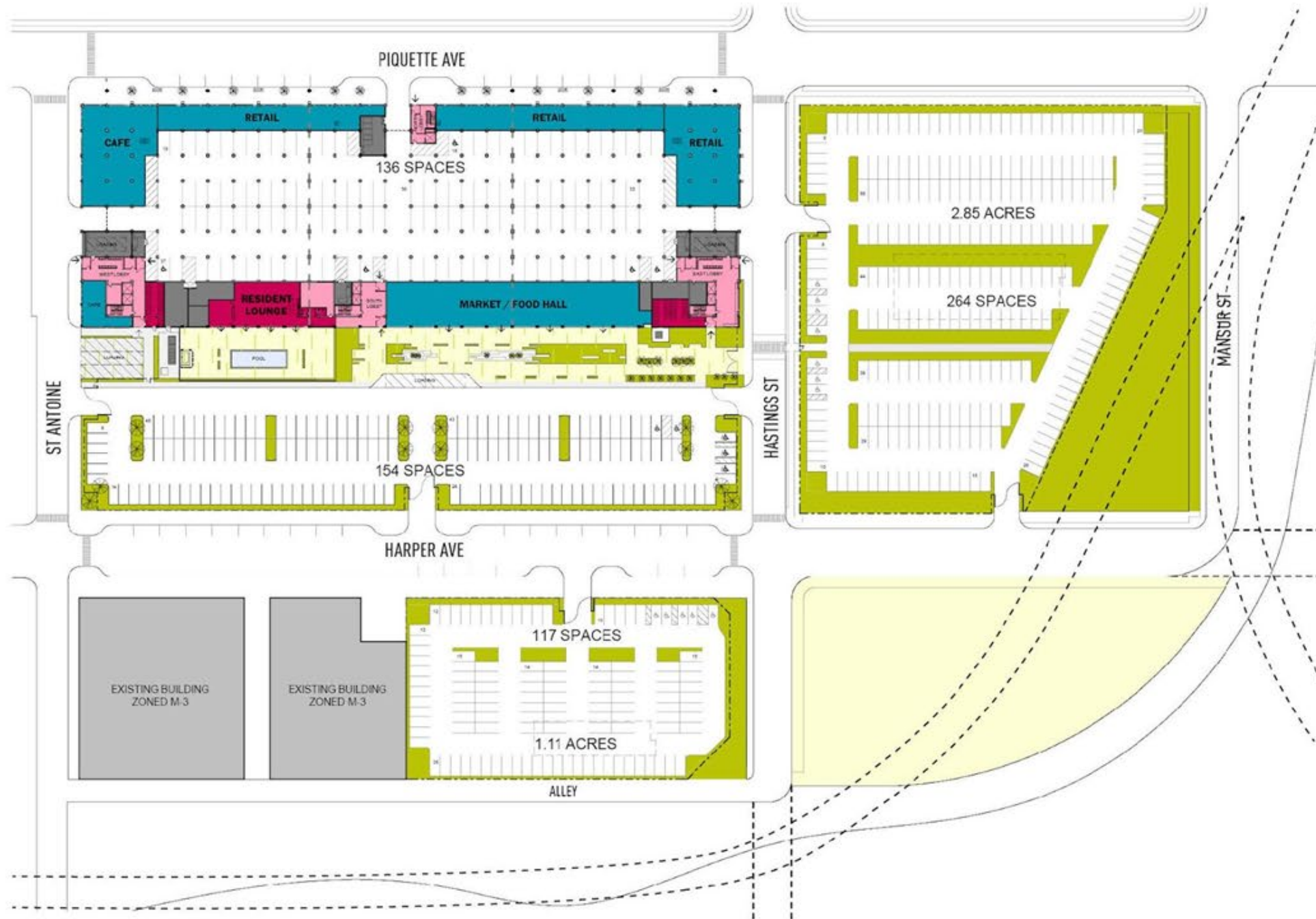
**COLOR KEY**  
■ DEMOLITION OF NON-CONTRIBUTING ELEMENTS  
■ DEMOLITION OF CONTRIBUTING ELEMENTS  
■ NEW DESIGN ELEMENTS

MCINTOSH ARCHITECTURE  
PORIS ASSOCIATES  
© MCINTOSH PORIS ASSOCIATES 2022

FISHER 21  
LOFTS, LLC

HISTORIC PRESERVATION

# Removing Blight to Ensure Structural Integrity



<span style="color: blue;">■</span>	COMMERCIAL	44,487 SF (TOTAL)
<span style="color: orange;">■</span>	RESIDENTIAL	433 APARTMENTS
<span style="color: pink;">■</span>	LOBBY + CIRCULATION	
<span style="color: red;">■</span>	RESIDENTIAL AMENITY	
<span style="color: grey;">■</span>	UTILITY + MEP	
	OFF-STREET PARKING	663 SPACES (564 REQ'D)
	ON-STREET PARKING	41 SPACES

PROJECT DATA		
RESIDENTIAL		# UNITS
STUDIO	405-565 SF	166
1 BEDROOM	480-795 SF	210
2 BEDROOM	925-1300 SF	41
LOFT 2 BR	805-1110 SF	16
<b>TOTAL RESIDENTIAL</b>	<b>286,613 SF</b>	<b>433</b>
COMMERCIAL		
RETAIL	28,433 SF	
COWORKING	16,054 SF	
<b>TOTAL COMMERCIAL</b>	<b>44,487 SF</b>	
BUILDING TOTAL		
NET AREA	395,526 NSF *	
GROSS AREA	561,851 GSF *	
EFFICIENCY	70%	

\* INCLUDES COVERED PARKING AREA

MCINTOSH ARCHITECTURE  
PORIS ASSOCIATES

FISHER 21  
LOFTS, LLC

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**SITE PLAN**

# Project Development Specifications





### 2nd LEVEL

	TYPE	AVG. AREA	QUANTITY
	STUDIO	480 SF	22
	1 BED	675 SF	42
	2 BED	980 SF	9
	CO-WORK	16,055 SF	
			73
		NET	74,675 SF
		GROSS	96,320 SF
		EFFICIENCY	77%



### LEVELS 3-5 (TYP.)

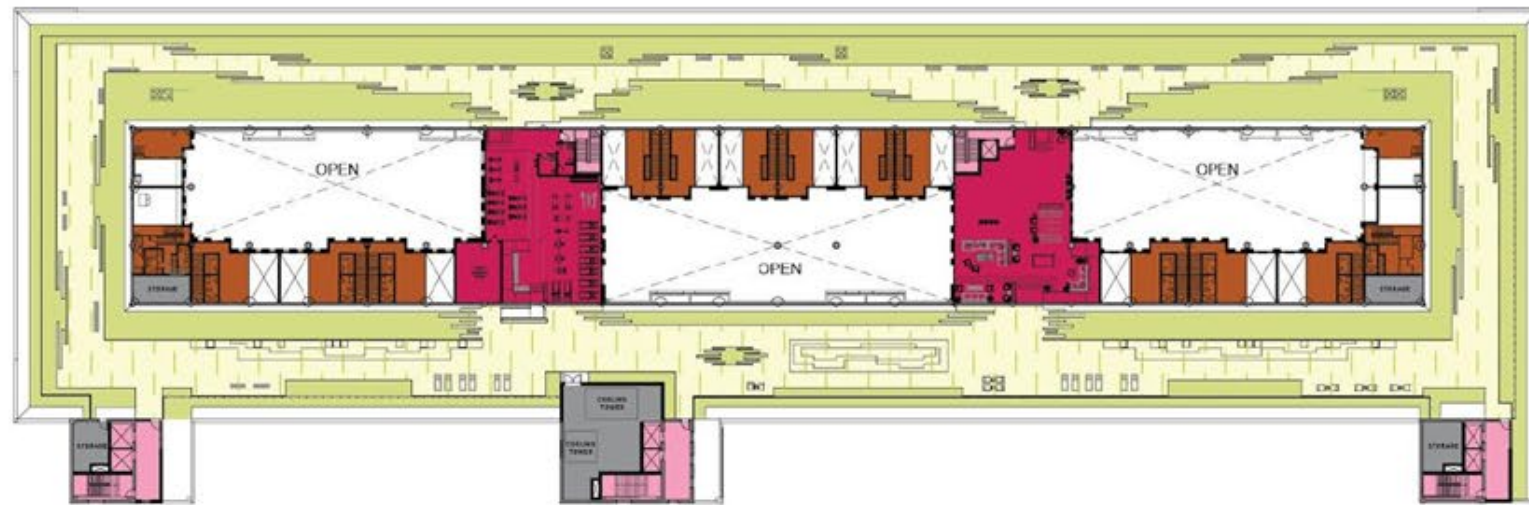
	TYPE	AVG. AREA	QUANTITY
	STUDIO	490 SF	37
	1 BED	665 SF	45
	2 BED	895 SF	8
			90
		NET	56,425 SF
		GROSS	83,625 SF
		EFFICIENCY	67%

# Project Development Specifications



### 6th LEVEL

	TYPE	AVG. AREA	QUANTITY
	STUDIO	475 SF	33
	1 BED	720 SF	33
	2 BED	960 SF	8
	LOFT	945 SF	16
			90
	NET	66,835 SF	
	GROSS	83,625 SF	
	EFFICIENCY	79%	



### ROOF TERRACE

	TYPE	AREA
	CLUBHOUSE	2,840 SF
	FITNESS	2,785 SF
	TERRACE	56,260 SF

# Project Development Specifications

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# Transforming Decay Into Utility For Detroiters



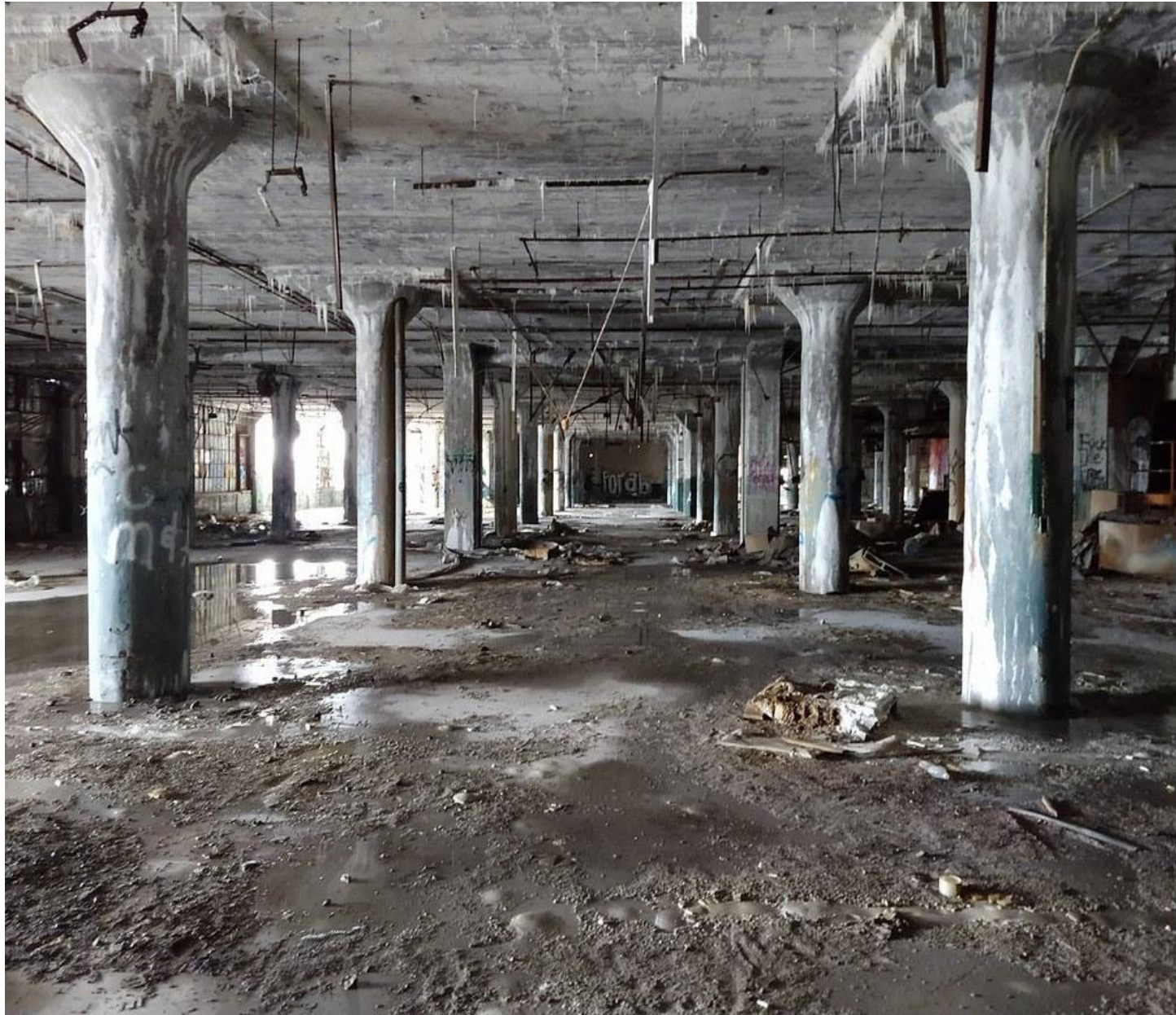
**Current State of the Fisher Body 21 Streetscape**



**Proposed Street Front of the Fisher 21 Lofts**

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# Transforming Decay Into Utility For Detroiters



**Current State of the Interior of Fisher Body 21**



**Proposed Community Green Space Within Fisher 21 Lofts**

# PROJECT UPDATE

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**The Fisher Plant 21 building and associated land were purchased from the City of Detroit on December 13<sup>th</sup> 2023**

## Projected Timeline

December 2023- June 2024:

- Construction: Next steps are to finalize the environmental remediation planning and the specialized demolition to make the building safe and turn it from an eyesore to a construction site
- Contracting and Workforce: Continue to work with Detroit and minority subcontractors to review plans and assess contractor needs for success
- Financing: Finalize the financing plan with lending partners and close full construction financing
- Architecture: Complete the plans and specs to bring on a large General Contractor/Construction Manager

June 2024 – August 2026:

- Full construction with an expectation of placing the building in service in thirds with the final units and ideally commercial space coming online in the 3rd quarter of 2026

# **Fisher Lofts Website**

*Portal for construction updates, potential vendors, subcontractors, retail tenants, housing availability and to sign up for email list*

**<https://www.fisherlofts.com/>**



An architectural rendering of a large, modern multi-story building with a grid-like facade of windows. The building is situated on a city street corner. In the foreground, there is a large parking lot filled with various cars. The words "FISHER MARKET" are visible on the ground floor of the building. The sky is blue with some clouds.

# **Fisher Body Plant 21 Community Benefits Provision Update**

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# CONSTRUCTION MITIGATION

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## Hours of Construction

- Most construction activities will occur between 7a and 6p Monday through Friday.
- To ensure timely completion, construction activities may be required beyond 6p Monday through Friday, and on Saturdays and Sundays during different phases of the Project.
- Provide impacted residents 48- hour notice via communication sources for any construction work on Sundays, except to address unforeseen emergency work (e.g., a burst pipe).



# CONSTRUCTION MITIGATION

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## Environmental Impact

- Maintain standard liability and construction insurance and follow all local, state and federal laws
- Share all environmental reports and associated monitoring reports with the NAC and via communication sources
- Testing of on-site workers exposed to hazardous materials in accordance with state regulations
- Cease all demolition or rehab activities upon the discovery or notification of environmental issues during work on the property – until the issue is corrected
- Create and implement a fugitive dust plan - including but not limited to: dust suppression and particulate matter monitoring – during removal and abatement of hazardous material. The fugitive dust plan will be shared with the NAC and community

# CONSTRUCTION MITIGATION

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## Environmental Impact

- Identify all hazardous materials at the site and ensure that the removal, transportation and disposal of all hazardous materials from the site will be done by qualified environmental professionals in accordance with all applicable laws. Vehicles transporting hazardous materials off-site will be secured and covered to prevent the release of dust or debris into surrounding neighborhoods
- Developer and all contractors, subcontractors, suppliers and professionals will utilize CITY approved designated routes and will avoid the transportation of hazardous materials on residential streets
- Upon request, developer publicize its rodent control plan and will employ adequate rodent control measures during construction and post construction. This includes but is not limited to the monitoring and remediation of any infestations

# CONSTRUCTION MITIGATION

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## Communication

- Establish communication sources to inform residents about construction progress, roadway closures, environmental issues, leasing and business opportunities related to Fisher 21 Lofts. Communication sources will include but are not limited to:
  - An email listserv
  - Developer's project website
  - Neighborhood information station
  - Placards posted at the project site
- Provide regular updates to the community about construction progress, project updates, leasing and business opportunities for Fisher 21 Lofts via the communication sources and communicate the aforementioned opportunities directly with management agents for:
  - Genesis Villas
  - Piquette Square
  - Palmer Court
  - Other Impact Area apartment communities
- Provide 48-hour advance notice to community of any impacts or changes in local road accessibility or bus schedules and routes as a result of construction or post - construction activities – via the communication sources and to the apartment communities listed

# CONSTRUCTION MITIGATION

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## Transportation

- Request an increase in DDOT bus services (additional routes and/or frequency of service) to accommodate the increased number of residents in the neighborhood upon completion of Fisher 21 Lofts.
- Developer will not seek closure of Harper Avenue or Beaubien Avenue during the construction and post construction phase of the Project.
  - However, Developer may need to seek closure of streets adjacent to the project to facilitate work and will be consistent with permissions granted by CITY.

# WORKFORCE & LOCAL HIRING

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## **Living Wage**

- Pay a minimum of \$17 per hour for all direct employees on the Project. Developer will encourage the same for contractors, subcontractors and tenants

## **Training for Security and Contractors**

- Ensure any security employees or contractors employed by Developer during the pre-construction, construction or post-construction phases receive racial, disability and neurodivergence sensitivity training.

## **Training for Local Developers**

- In the event the Developer participates in or offers workshops and trainings for small developers, DEVELOPER will inform the NAC of those opportunities in a timely manner so as to receive recommendations for participants in said workshops and trainings.

## **Internship and Apprenticeship Opportunities**

- Work with Detroit at Work and the Detroit Public Schools Community District (DPSCD) to identify mentorship and apprenticeship opportunities on the project site for DPSCD vocational tech students.
  - Developer will help distribute information about these opportunities to organizations in the Impact Area

# DESIGN & SUSTAINABILITY

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## **Sustainability and Environmental Features**

- Investigate the viability of all methods needed to reduce the building's carbon footprint
- Use high efficiency lighting, Energy Star-certified appliances and low water utilization plumbing in all residential units
- Evaluate the feasibility of installing electric vehicles ("EV") charging stations in its public parking lots
- Incorporate the use of live trees and vegetation in installations adjacent to streets

## **Preservation of Existing Graffiti**

- Scan all surfaces including existing graffiti and develop a plan to use appropriate graffiti as art displays within the building where it is aesthetically feasible

## **Accessibility**

- Ensure that ADA accessible units are available on all floors of the Fisher 21 Lofts
- Design ingress, egress and public spaces to be ADA accessible
- Ensure that all spaces open to the public, such as commercial spaces will provide public restrooms and facilities as required by the Michigan Building Code

# DESIGN & SUSTAINABILITY

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## **Public Space and Amenities**

- Intention to make community use of commercial and public outdoor space a top priority in programming decisions
  - When publicly accessible commercial or outdoor space is activated, NAC will be notified in writing
- Use of the pool will be reserved exclusively for residents of the property and their guests
  - Developer will study the feasibility offering programming at the pool to residents of Fisher 21 Lofts
- Up to two times annually, Developer make space for no more than 75 people within Fisher 21 Lofts for community meetings. The space will be available upon request and Developer will provide contact information and parameters for community use of space via communication sources as defined
- Commits to keep the interior common areas of the building smoke free in accordance with state law

# **HOUSING – AFFORDABLE UNITS**

<b>Original Proposal</b>	<b>CBO Commitment</b>
433 Residential Units	433 Residential Units*
20% of units @ 80% AMI	3 of the 2 Bedroom units @ 50% AMI 60 of the Studios, 1 BD & 2BD @ 80% AMI
87 total affordable units (20%)	63 total affordable units (14.5%)
54 - Studios 25 - 1 Bedrooms 8 - 2 Bedrooms	27 - Studios 27 - 1 Bedrooms 9 - 2 Bedrooms

- A minimum of three (3) two-bedroom Residential Units must be leased to persons who earn no more than 50% of the Area Median Income ("AMI")
  - Based on 2023 MSHDA Income and Rent Limits: \$1,066 / month
- All remaining units with affordability restrictions (~60) will be leased to persons who earn no more than 80% of the Area Median Income ("AMI")
  - Based on 2023 MSHDA Income and Rent Limits:
    - Studio = \$1,326/month
    - 1BD = \$1,421 / month
    - 2BD = \$1706/month



# **HOUSING – AFFORDABLE UNITS**

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87 total affordable units (20%)	63 total affordable units (14.5%)
54 - Studios 25 - 1 Bedrooms 8 - 2 Bedrooms	27 - Studios 27 - 1 Bedrooms 9 - 2 Bedrooms

- At least 14% of total residential units will have affordability restrictions and Developer will seek a waiver from City Council to gain approval for this affordable housing commitment per the City of Detroit Inclusionary Housing Ordinance
- Prior to the end of the affordability period, work with the City of Detroit's Housing and Revitalization Department ("HRD") to explore options and feasibility to preserve affordable units beyond the initial affordability period
- Create and implement a plan to market affordable units to residents in the Impact Area and will share the plan with the NAC in writing

# **COMMUNITY SUPPORT & INVESTMENTS**

## **Food Security**

- Developer will evaluate the need and feasibility for creating a community farmers market located in the public outdoor space on the property.
- In the event the Developer contracts with an organization to manage a farmers market on the property, Developer will request said organization to recruit local fruit and vegetable growers from the Impact Area and North End to participate in the market.

# **COMMUNITY SUPPORT & INVESTMENTS**

## **Investment in Community Improvement Initiatives**

- Contribute a total of **\$500,000** to a Fisher Body CBO Community Fund (the "Fund"). The Fund will be paid in the following installments:
  - Initial payment of \$200,000 upon closing
  - Annual amounts of \$20,000 as adjusted for inflation not to exceed five percent (5%) as determined by the consumer price index for the fifteen (15) year anticipated life of the tax abatement.
- Within six (6) months from closing, the City and Developer in consultation with the NAC will start the process to operationalize the Fund - with a goal for the Fund to be active within twelve (12) months of closing.
- The NAC will determine how to direct program dollars in the Fund by a majority vote.
- Eligible uses of the Fund may include but are not limited to the in-kind donation or discounting by the developer of commercial space at Fisher Lofts 21 for local entrepreneurs.

# **Neighborhood Advisory Council Q & A + Discussion**

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December 14, 2023

# General Q & A

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DEPARTMENT OF  
Planning &  
Development

December 14, 2023

# **Thank you and Stay Updated**

**Fisher Lofts Developer**  
**[www.fisherlofts.com](http://www.fisherlofts.com)**

*Portal for construction updates, potential vendors, subcontractors, retail tenants, housing availability and to sign up for email list*

**City of Detroit CBO Information**  
**[www.detroitmi.gov/fisherbody21](http://www.detroitmi.gov/fisherbody21)**

*Public Meeting Information, presentations, all documents, and compliance reports*