

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



CBO Meeting #3 – May 3, 2022

AGENDA

Neighborhood Advisory Council (NAC) Introductions

Economic Benefit and Tax Incentives for Project

Fisher Body Plant 21 Project Details Presentation

NAC Discussion

General Q & A

ANTICIPATED FISHER BODY 21 PROJECT CBO SCHEDULE

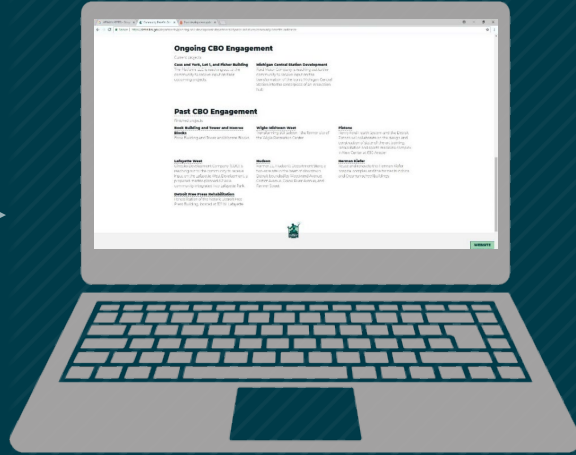
Meetings	April 2022					May 2022			June 2022	
	WK 1	WK 2	WK 3	WK 4	WK 5	WK 6	WK 7	WK 8	WK 9	WK 10
Meeting 1 - Introduction to CBO*	12-Apr									
Meeting 2 - NAC Selection (2 members selected by the public)		26-Apr								
<i>Bye Week - City Selection Week + NAC Orientation</i>										
Meeting 3 - Developer Project Presentation to NAC				3-May						
<i>Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits</i>					10-May					
Meeting 5 - NAC Presents Project Impacts & Community Benefits						17-May				
<i>Meeting 6 - NAC Working Session: Finalizes Project Impacts & Community Benefits</i>							24-May			
Meeting 7 - Developer Presents Responses to Community Benefits								31-May		
<i>Meeting 8 - NAC Working Session: Prepares Letter of Consensus</i>									7-Jun	
Meeting 9 - Continued Developer / NAC Discussion (if needed)										14-Jun

*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

**NEIGHBORHOOD
ADVISORY COUNCIL (NAC)**

CBO TIER 1 PROCESS

Neighborhood Advisory Council (NAC)

Selection - 9 Members

2

**COMMUNITY
SELECTIONS**



+

3

**APPOINTED
BY COUNCIL
MEMBERS**



+

4

**APPOINTED BY
PLANNING &
DEVELOPMENT**



NAC SELECTION – ROLES & RESPONSIBILITIES

ELIGIBILITY

- Resident of the impact area
- At least 18 years of age
- Must be nominated at the public CBO Meeting
- No conflict of interest: Employee or financial relationship with the developer or an employee of a City of Detroit department or authority directly involved in the project

REQUIREMENTS

- Must attend all scheduled CBO meetings
- Develop NAC impact list
- Review Community Benefits Report written by the Planning and Development
- Develop a letter of consensus of the proposed Community Benefits
- Compliance: Review biannual compliance report to monitor progress and status of project
- Compliance: Attend annual meeting to discuss the status of the project

RESPONSIBILITIES

- You cannot use this position for personal gain
- You are agreeing to represent your fellow residents
- You are agreeing to provide feedback for the community
- You are agreeing to work together with fellow NAC members to make official recommendations to mitigate any negative impacts of the project
- You are advising the City of Detroit and City Council on how best to mitigate impacts

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- **Ron Chapman II** – Elected by Impact Area Residents
- **Sheila Hamilton** – Elected by Impact Area Residents
- **Dirra "D.R." Castelow** – Appointed by Council President Mary Sheffield
- **Chenita Gary** – Appointed by Council Member Coleman A. Young II
- **Detonya Clark** – Appointed by Council Member Mary Waters
- **Pat Linklater** – Appointed by Planning & Development
- **John Patrick** – Appointed by Planning & Development
- **Lynnette Roberson** – Appointed by Planning & Development
- **Malik Wali** – Appointed by Planning & Development
- **Halima Cassells** – Alternate

NAC – CONFLICT OF INTEREST DISCLOSURE

- **Any person who is an agent, employee, or official of the developer, or an employee of a City department or authority directly involved in the development, must disclose such relationship**
- **If a conflict exists, the person is prohibited from serving on the Neighborhood Advisory Council.**
- **A conflict of interest for this purpose means any financial interest held personally or by an immediate family member in the Tier 1 Development Project developer entity**

**FISHER BODY 21 ECONOMIC
BENEFIT AND TAX INCENTIVES -
DEGC**

CBO TIER 1 TRIGGERS

The Community Benefits Ordinance TIER I requirements only applies to a development project if...



\$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

Tax Incentives Overview



Property Tax Abatements

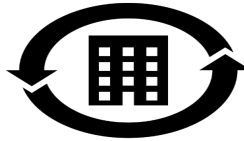
General Eligibility Criteria



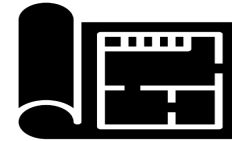
State Law allows developers to reduce the future increase in taxes for a certain period of time



**Business
Expansion**



**Rehabilitation of
Blighted or
Obsolete Building**



**New construction of
commercial
property on vacant
land**

Definitions:

Obsolete Property Rehabilitation Act “OPRA” [PA 146]

- Provides property tax exemptions for commercial and commercial residential properties.
- Properties must meet eligibility requirements including a statement of obsolescence by the local assessor.
- The taxable value is frozen up to 12 years. Developer pays taxes on the frozen value.

NEZ

- Provides property tax exemptions for residential properties.
- Improvements on the property are exempt from taxes for up to 15 years. Developer pays taxes on the frozen value

Eligibility for Incentives

“But-For” Analysis

- Investment would not have occurred in Detroit without local incentives

Economic Benefits

- Create and/or retain jobs for Detroiters
- Represent an industry/asset class targeted by the City for job growth or development
- Brings other sources of investment (state or federal grants and loans)

Fiscal Benefits

- Provides increase in property and income tax revenues
- Ensures a net benefit to the City of Detroit over the incentive period
- **Does not** reduce existing tax revenues for any local jurisdiction

Strategic Benefits

- Project is consistent with the city’s plans, corridor strategies, or strategic initiatives, including:
 1. Increased employment for Detroiters or blight elimination
 2. Local hiring and training programs for Detroit residents
 3. Local opportunities for Detroit-based businesses
 4. Preserves a building of historic significance

DEGC Evaluation of The Fisher Body Plant



Activation of Vacant Building w/ Public Amenities

*Returning a vacant
building to the tax
rolls.*



Job Attraction – # Direct Jobs

*80 Full-time
employees to work in
property management
and retail*

*400+ construction
jobs with Local Hire
commitments*



“But For” Test

*High construction
and site remediation
costs*

*Evaluation of
metrics*

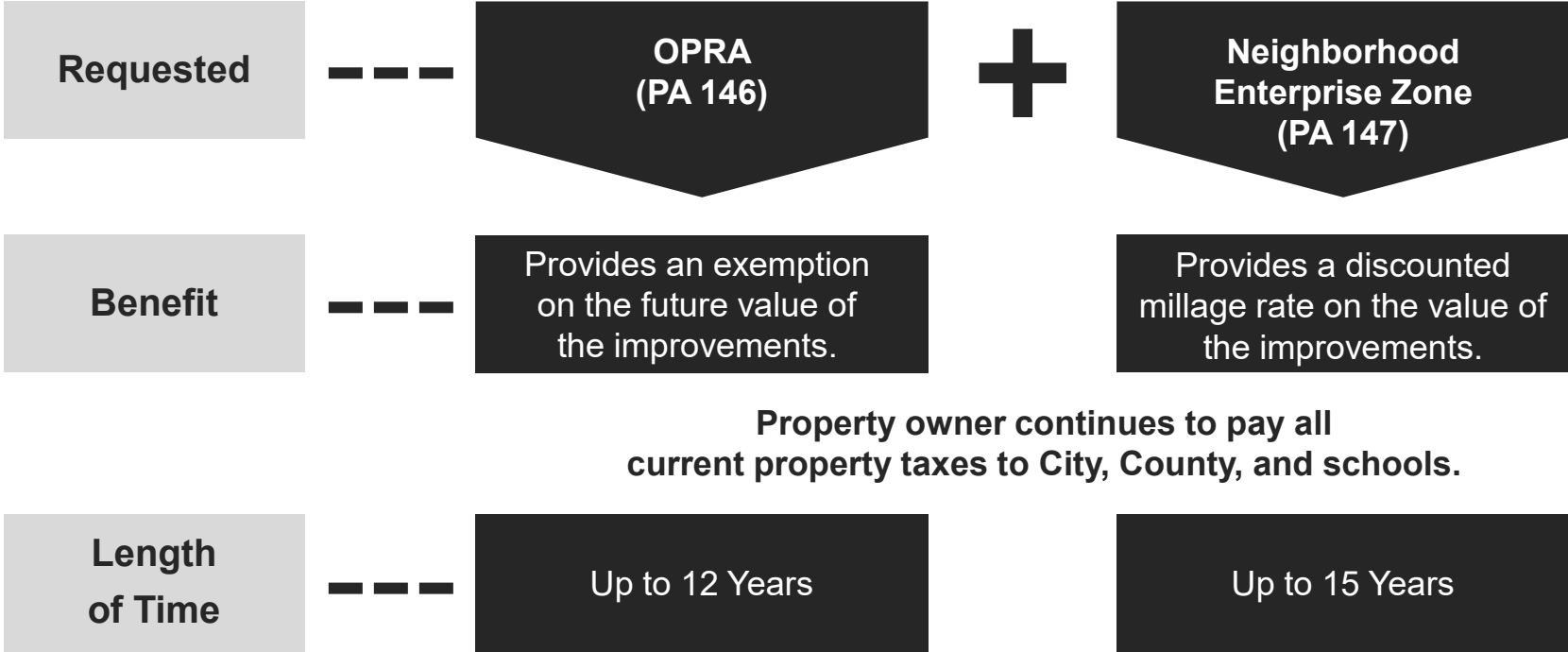
*Underwriting must
demonstrate
economic need*



Net Benefit

\$10.5M in net
fiscal benefit to
**the City over
15 years**

Fisher Body 21 Tax Abatements



Summary of Tax Abatements

Requested Abatements	Estimated Abated Taxes		Time Period
	Detroit	All Jurisdictions	
OPRA (PA 146)	\$853K	\$2.2M	12 Yrs
NEZ (PA 147)	\$5.3M	\$13.5M	15 Yrs
TOTAL	\$6.2M	\$15.7M	

**NET FISCAL
BENEFIT TO
THE CITY**

\$10.5M

**15 Year
Analysis**

City of Detroit

Net Benefit Breakdown*

Revenues		Costs	
Property Taxes.....	\$8.0M	Services (Fire, Police, Etc.).....	\$992K
Income Taxes.....	\$6.3M	Utilities	\$3.2M
Utilities.....	\$7.6M	Tax Abatement.....	\$6.2M
State Shared Sales Tax.....	\$460K	Brownfield TIF.....	\$2.7M
Permits, Fees, Misc.....	\$1.2M		
Total Revenues	\$23.6M	Total Costs	\$13.1M

* DEGC Estimates over a 15 - year period

Brownfield Act



In 1996,
Act 381 of the State of
Michigan allowed a
**“Qualified Local
Governmental Unit”** to
establish a Brownfield
Redevelopment Authority
(BRA)



Detroit is a
Qualified Local
Governmental
Unit



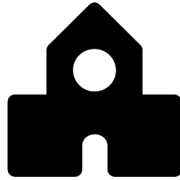
In 1998
The Detroit Brownfield
Redevelopment
Authority (DBRA) was
established

Eligibility for Brownfield



Facility

A property formally recognized as contaminated per the Natural Resources & Environmental Protection Act (NREPA), Michigan PA 451 of 1994



Historic Resource

A property located in a City, State and/or Federal Historic District



Functionally Obsolete / Blighted

Must also be accompanied by written confirmation from City Assessor

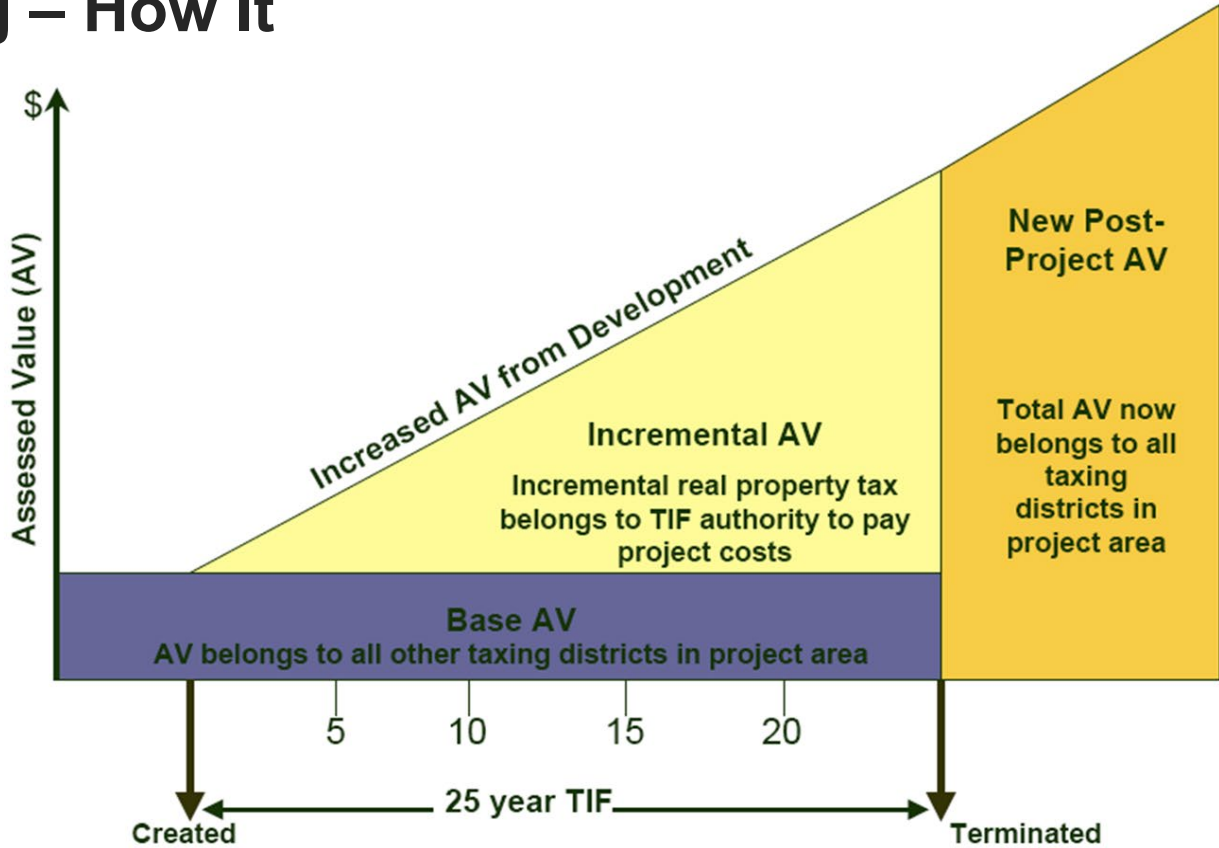
Public nuisance, utilities removed/destroyed, tax reverted, buried subsurface demolition material



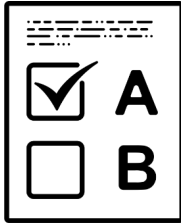
Adjacency

Parcels directly adjacent to an eligible property

Tax Increment Financing – How It Works



Eligible Environmental Brownfield Costs



**Environmental
Testing & Reporting**



**Environmental
Insurance**



**Removal &
Remediation of
Contamination**

Eligible Non- Environmental Brownfield

Costs

Demolition:

- *Interior
- *Building
- *Site

Infrastructure Improvements in the Public Right of Way:

- *Roads, sidewalks, curb & gutter, bike paths, public lighting
- *Sanitary sewers, storm sewers, water mains
- *Landscaping, park

Site Preparation

- *Clearing & Grubbing
- *Temporary measures: staking, fencing, traffic control, erosion controls

Lead, Asbestos & Mold Abatement

Green Storm Water Infrastructure

Parking Structures

Former Fisher Body Plan Summary of Brownfield Eligible Costs

Enviro Studies & Reports.....	\$103K
Enviro Clean Up.....	\$2.1M
Demolition.....	\$2.6M
Lead & Asbestos Abatement.....	\$5.1M
Site Preparation.....	\$900K

Infrastructure.....	\$5.2M
Contingency (15%).....	\$2.4M
Brownfield & Work Plans.....	\$30K
Interest.....	\$6.5M

Total Eligible Costs **\$24.9M**

** Eligible costs have up to 30 years to be reimbursed*

Brownfield and Incentive Approvals

CBO (In process & ongoing)

Brownfield Redevelopment Authority & CAC

***First DBRA & CAC Meeting – 5/25/2022**

***DBRA Local Neighborhood Meeting – 6/6/2022**

***Final DBRA Vote – 6/8/2022**

City Council Planning and Economic Development Meeting:

***PED Public Hearing on Incentives, CBO Report, Land Sale & Brownfield – 7/7/2022**

Full City Council Approval

***Full Vote – 7/12/2022**

Contact

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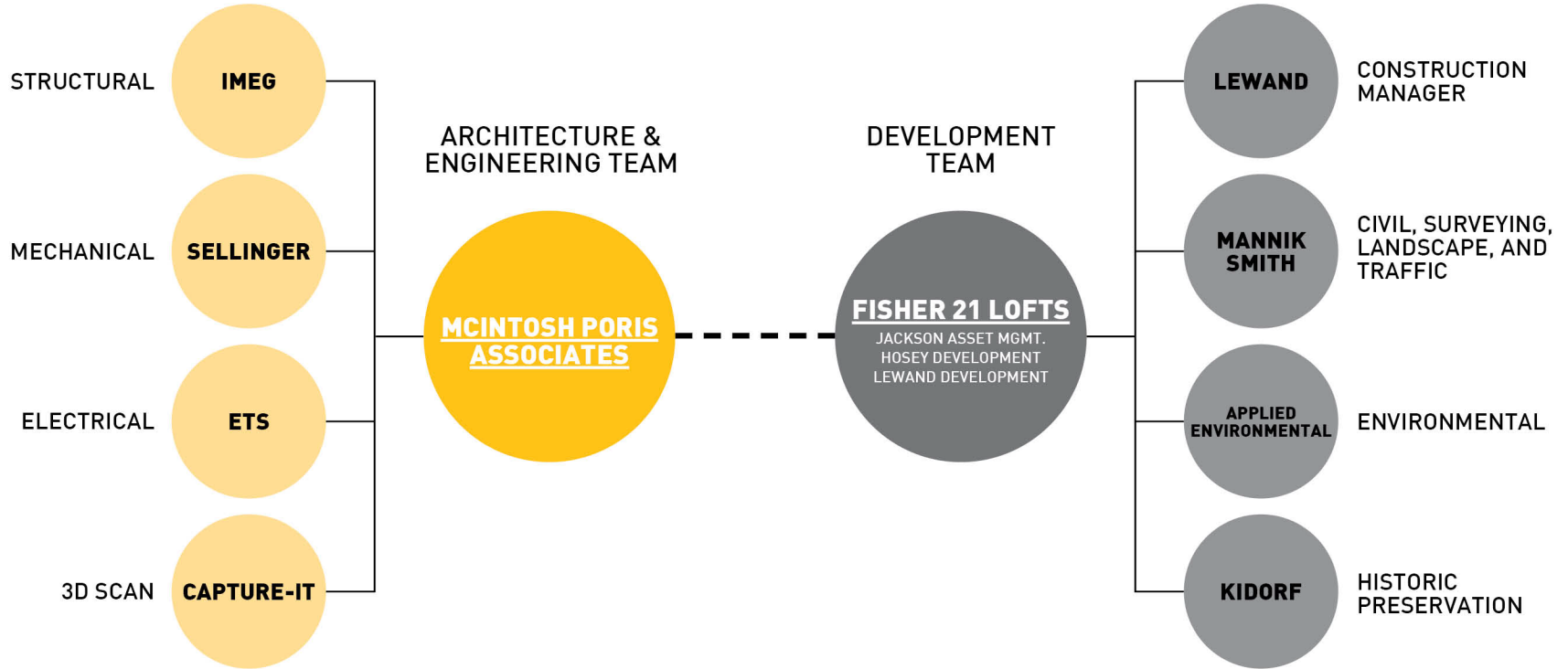


NAC Discussion



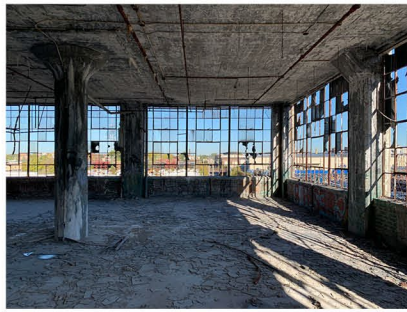
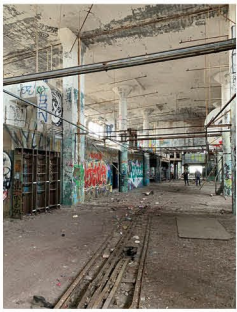
FISHER 21 LOFTS





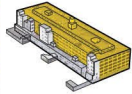






PERIOD OF SIGNIFICANCE (1919)

1919



Smith Hinchman and Grylls release a construction drawing set during the summer of 1919.



1936

Aerial indicates modifications to south facade.



1949

Historic aerial photography indicate Plant No. 7 demolished.



1920

1930

1940

1950

1921

1923

1941

Sanborn maps indicate Plant No. 7 located directly south of Plant No. 21 with alley between.



A building permit for 1923 was issued. According to City records, these modifications included three new stair, restroom, and elevator tower additions on the south facade of the building over the closed alleyway and a bridge across Piquette. The construction methods are identical to the main building.



Plant No. 21 was re-tooled for WWII aircraft production.



END OF PERIOD OF SIGNIFICANCE (1953)

1956

Historic aerial photography indicate additions on the south facing sections of the building. Plant use transitioned from mass production to engineering design facility. Plant and bridge across Piquette are demolished.



1993

Use of Plant No. 21 ceases.

2000

Ownership of Plant No. 21 reverts back to the city of Detroit.

2008

EPA begins remediation work on the site.

2014

Plant No. 21 suffered a major fire, resulting in the collapse of a vertical addition.



1920

1930

1940

1950

1960

1970

1980

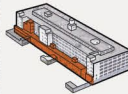
1990

2000

2010

2020

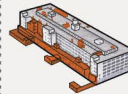
1950s



According to DWSO records, sewer and water lines were vacated when the metal structure was built along the South facade. Sanborn maps indicate Plant No. 7 demolished and alterations made to the south elevation of Plant No. 21.



1984



General Motors ceases use of Plant No. 21. Various paint and coating companies used the building. Modern painting and coating vessels/ovens are added on the ground and second floors - compromising the slabs by cutting crude sections away. Ventilation and exhaust stacks are made at the second and third floors out the facade and up the South side of the building.





1923 assembly conveyor in operation, Fisher Body Plant #21 and 7, Detroit, 11-6-23
OHIO HISTORICAL SOCIETY 1923



1936



1941



Circa 1920s

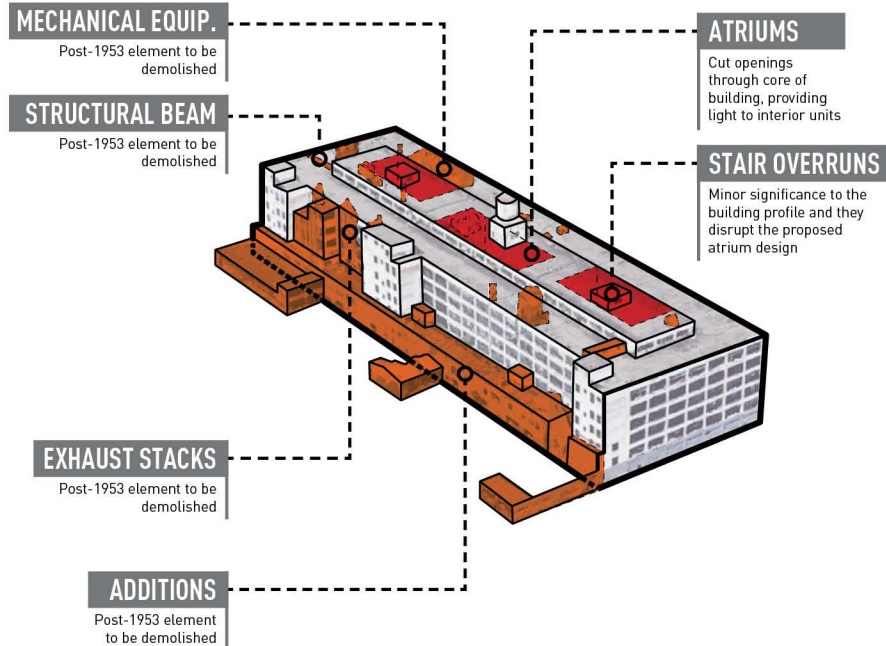


1948

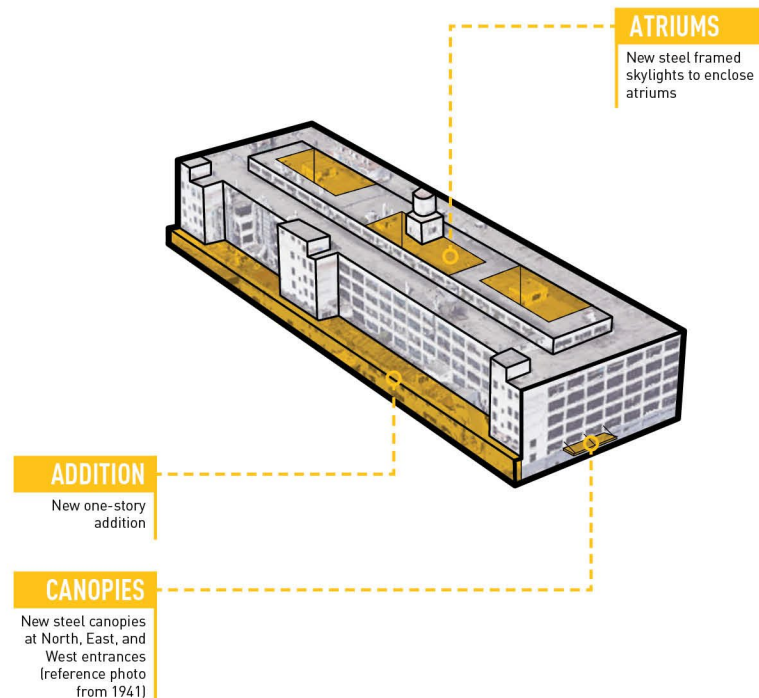


Detroit 1959

PROPOSED DEMO



PROPOSED NEW



COLOR KEY

- DEMOLITION OF NON-CONTRIBUTING ELEMENTS
- DEMOLITION OF CONTRIBUTING ELEMENTS
- NEW DESIGN ELEMENTS

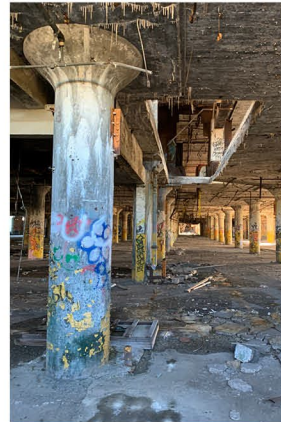
ENVIRONMENTAL SITE ASSESSMENT

PHASE I : COMPLETED JANUARY 18, 2021 -- SUBMITTED TO EGLE

PHASE II : COMPLETED NOVEMBER 30, 2021 -- SUBMITTED TO EGLE

KEY TAKEAWAYS

- **MATERIALS REMOVED BY US E.P.A. IN 2008:**
 - IMPACTED WOOD BLOCK FLOORING
 - ASBESTOS CONTAINING MATERIALS
 - BULK LIQUIDS
 - PCB-CONTAINING LIGHT BALLASTS
- **KNOWN UNDERGROUND STORAGE TANKS (USTS) HAVE BEEN REMOVED**
- **SUBSURFACE TESTING FOR METALS, PNAS, VOCs AND PCBs**
 - SEVERAL METALS AND PNAS EXCEED DRINKING WATER PROTECTION CRITERIA
 - SITE CONNECTED TO CITY WATER
- **HARMFUL VAPOR MITIGATION SYSTEM**
 - SUB-SLAB DEPRESSURIZATION SYSTEM WILL BE DESIGNED AND INSTALLED UNDER FIRST FLOOR TO PRESUMPTIVELY MITIGATE VAPOR INTRUSION POTENTIAL (E.G. RADON MITIGATION SYSTEM)
- **ASBESTOS & LEAD ABATEMENT**
 - **ASBESTOS-CONTAINING MATERIALS** WILL BE PROPERLY ABATED PRIOR TO THE UPCOMING RENOVATION PER FEDERAL EPA NESHAP REGULATION AND OSHA/MIOSHA ASBESTOS CONSTRUCTION STANDARD
 - **LEAD-CONTAINING MATERIALS** WILL BE APPROPRIATELY ADDRESSED AS PER THE OSHA/MIOSHA LEAD IN CONSTRUCTION STANDARD
- **WASTE DISPOSAL**
 - ALL WASTES GENERATED DURING THE RENOVATION WILL BE DISPOSED OF AT LOCAL STATE-LICENSED LANDFILLS FOLLOWING ALL THE FEDERAL AND STATE REGULATIONS



STREETSCAPE + LANDSCAPE GOALS

- LARGE PUBLIC PROMENADE AT SOUTH OF BUILDING
- CAFE SEATING ALONG PIQUETTE
- ENHANCED ON-STREET PARKING
- TREES, SHRUBS, AND NATIVE PLANTS
- LIGHTING
- PLANTERS
- BIKE RACKS
- REPLACED SIDEWALKS
- SAFER, ADA-COMPLIANT PEDESTRIAN CROSSINGS

CIVIL ENGINEERING GOALS

- TRAFFIC STUDY COMPLETED IN MARCH 2022
 - SUBMITTED TO THE CITY FOR REVIEW
- STORMWATER WILL BE TREATED & DETAINED ON-SITE
 - AS REQUIRED BY DWS





STORMWATER MANAGEMENT

UNDERGROUND DETENTION

COMMERCIAL PROMENADE

OPEN TO PUBLIC
OUTDOOR SEATING
GATHERING SPACE
TURF LAWN

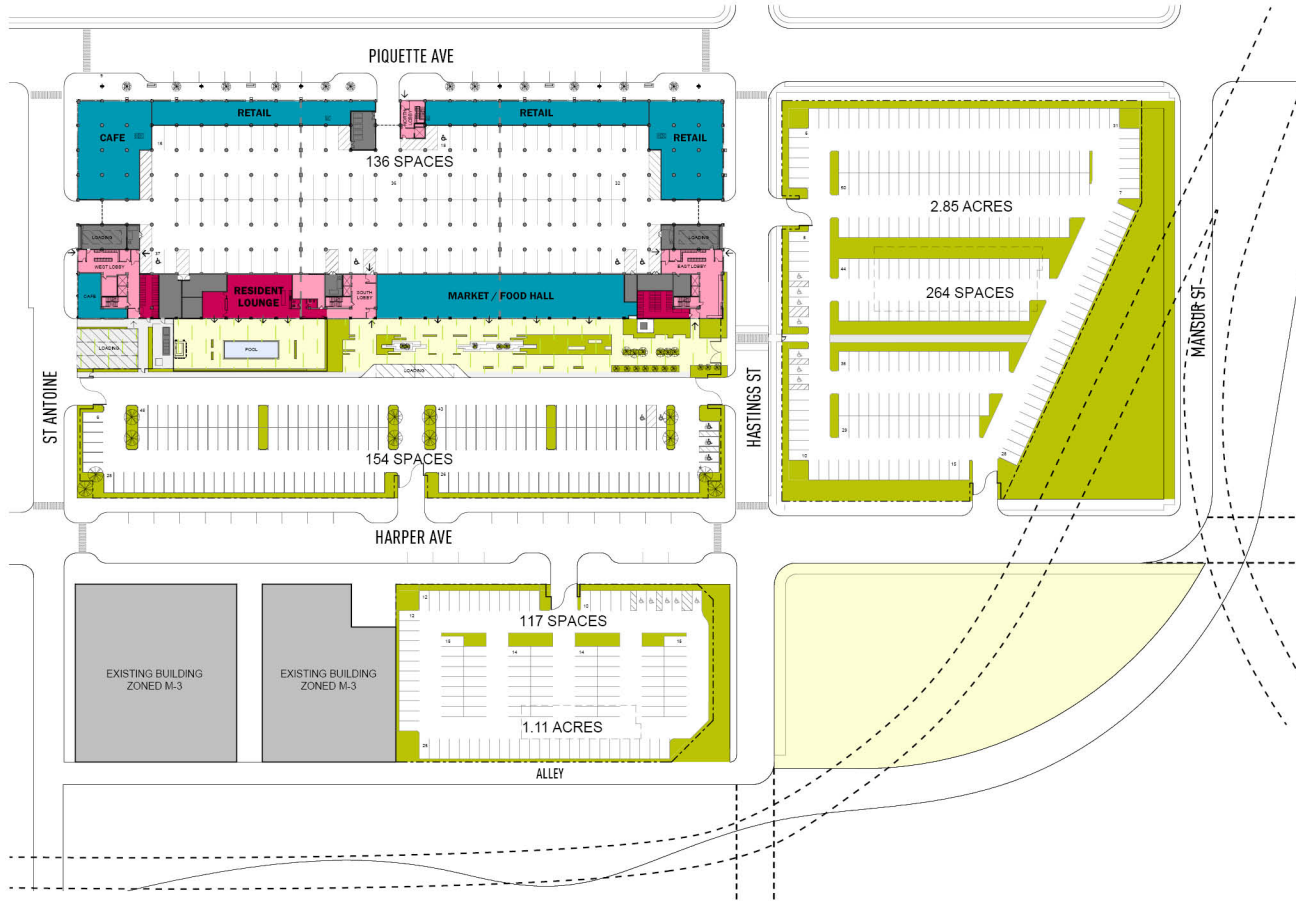
CENTRAL ATRIUM

CO-WORKING SPACE

- AVAILABLE TO RESIDENTS AND PUBLIC
- LARGE COLLABORATION TABLES
- QUIET PHONEBOOTH
- CONFERENCE ROOMS
- VARIOUS SEATING/GATHERING SPACES
- PRIVATE DESK RENTAL

STREETScape IMPROVEMENTS

TREES, SHRUBS, AND NATIVE PLANTS
LIGHTING
PLANTERS
BIKE RACKS
REPLACED SIDEWALKS
SAFER PEDESTRIAN CROSSINGS



■	COMMERCIAL	44,487 SF (TOTAL)
■	RESIDENTIAL	433 APARTMENTS
■	LOBBY + CIRCULATION	
■	RESIDENTIAL AMENITY	
■	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
TOTAL RESIDENTIAL	286,613 SF	433

COMMERCIAL

RETAIL	28,433 SF
COWORKING	16,054 SF
TOTAL COMMERCIAL	44,487 SF

BUILDING TOTAL

NET AREA	395,526 NSF *
GROSS AREA	561,851 GSF *
EFFICIENCY	70%

* INCLUDES COVERED PARKING AREA



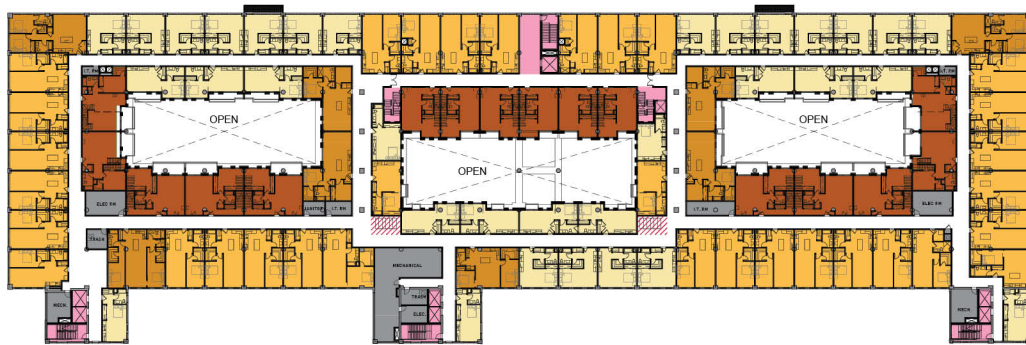
2nd LEVEL

	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%



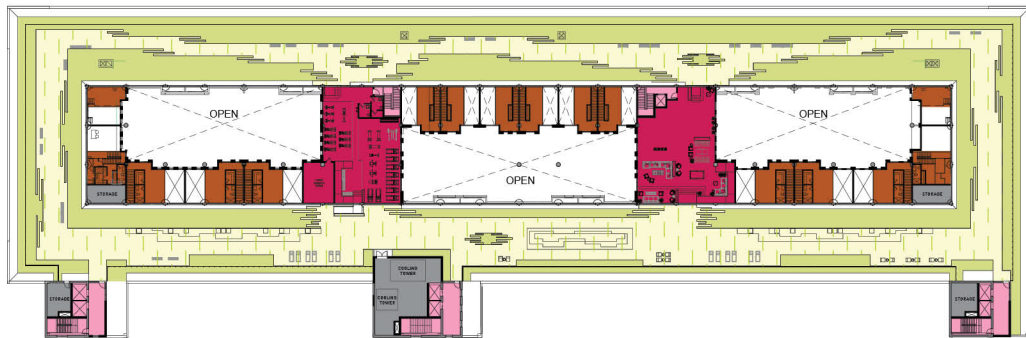
LEVELS 3-5 (TYP.)

	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%



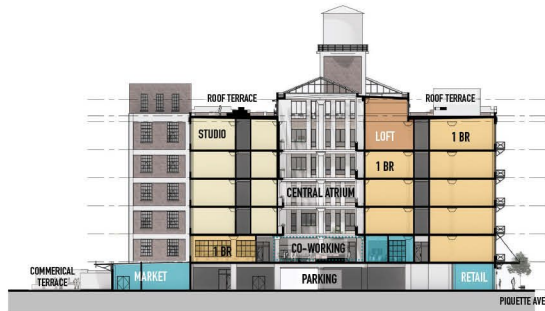
6th LEVEL

	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%

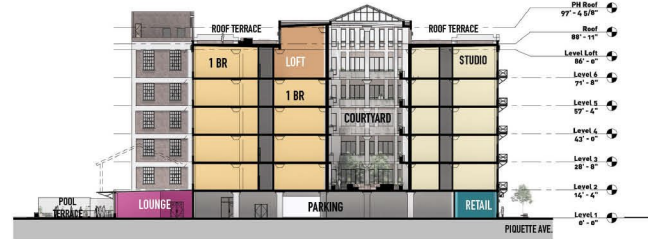


ROOF TERRACE

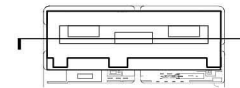
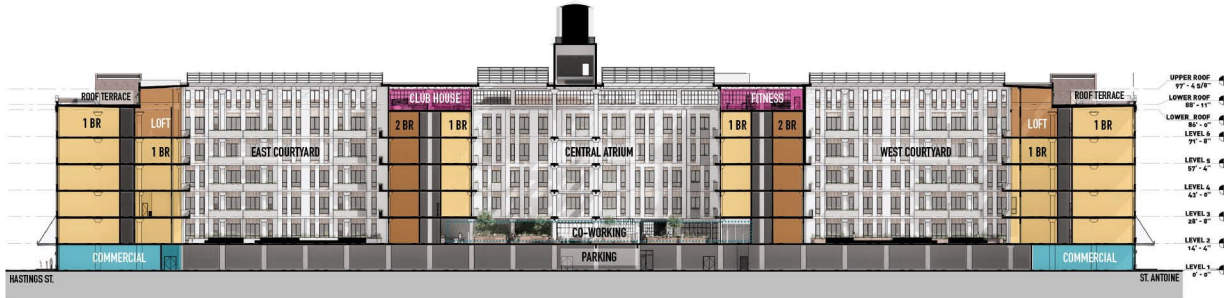
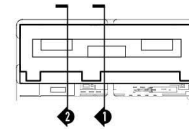
	TYPE	AREA
	CLUBHOUSE	2,840 SF
	FITNESS	2,785 SF
	TERRACE	56,260 SF

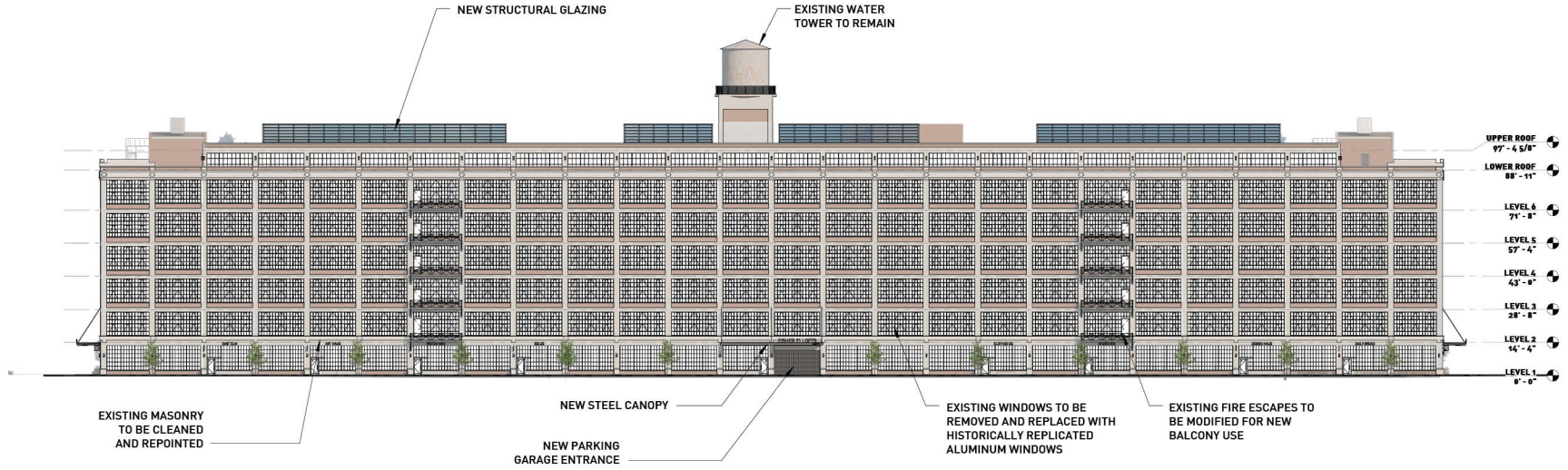


① SECTION - Central Atrium

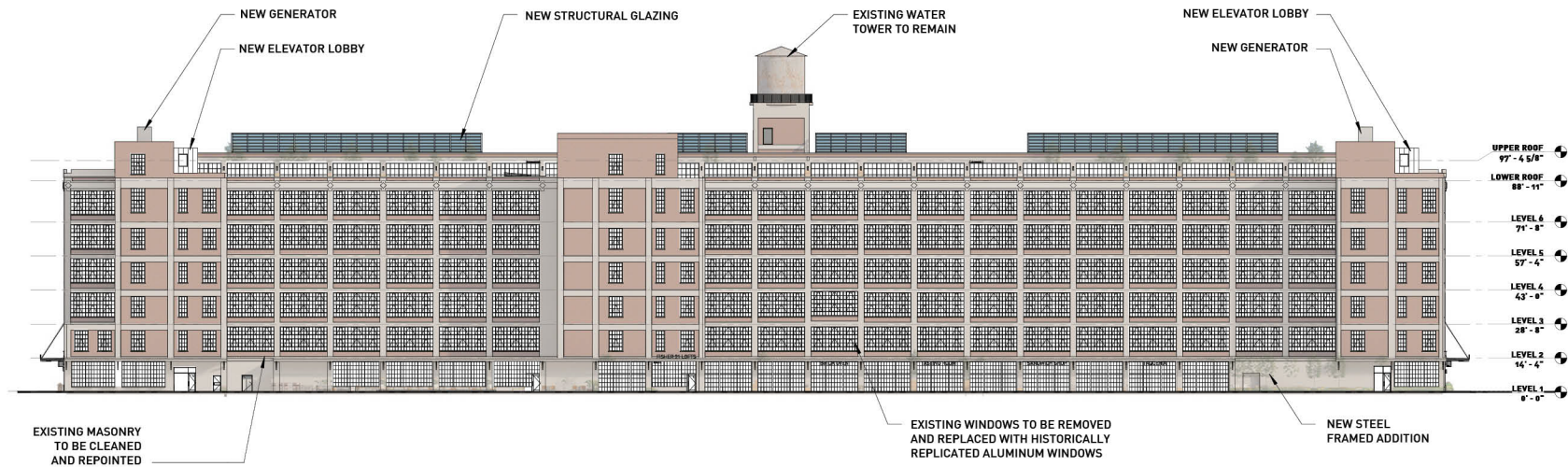


② SECTION - Courtyard

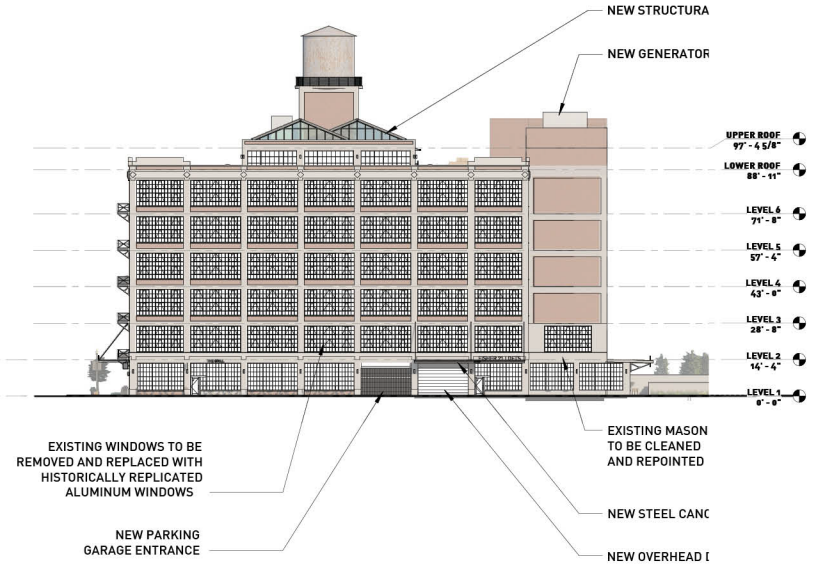
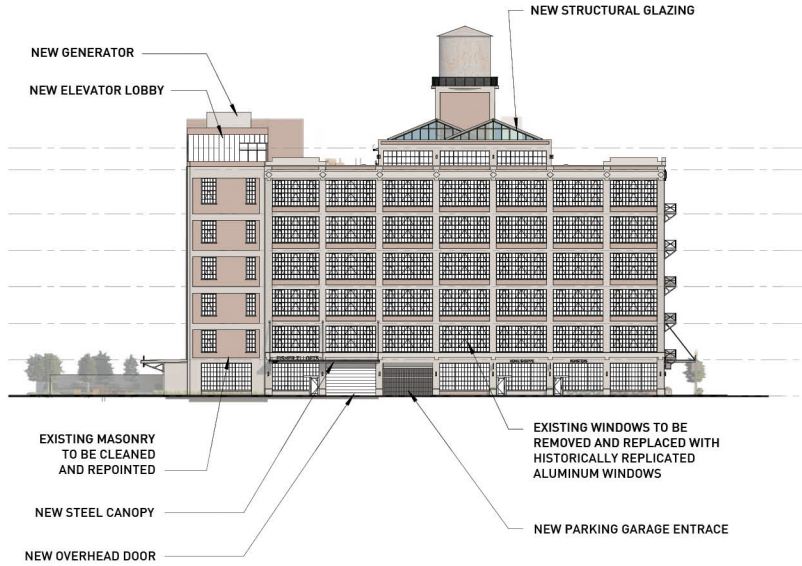




NORTH ELEVATION - PIQUETTE ST



SOUTH ELEVATION



SOUTH ELEVATION











MCINTOSH ARCHITECTURE
PORIS ASSOCIATES

FISHER 21
LOFTS, LLC

SOUTH PROMENADE VIEW

Developer Website

Contact for potential vendors , subcontractors, retail tenants, or resident interest list

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



NAC Discussion



General Q & A



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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

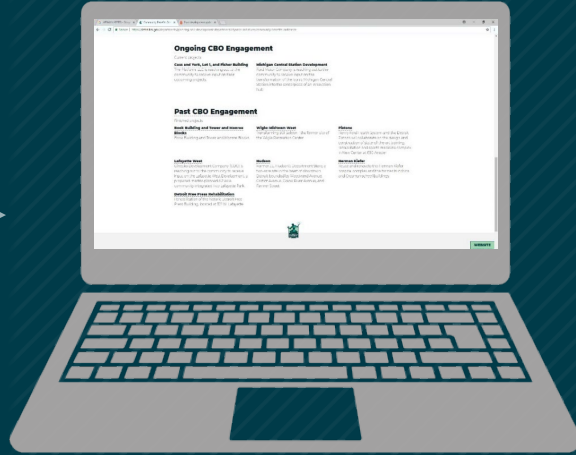


THE CITY AND
DEVELOPER
GENERATE AN
AGREEMENT
IN RESPONSE
TO THE
IMPACTS WITH
THE NAC'S
SUPPORT

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

What Comes Next

**Next CBO Meeting:
NAC Working Session
Tuesday May 10th at 6pm**

- *Public Meeting as NAC works to develop impacts*
- **In-person meeting at: Ford Piquette Plant
– 461 Piquette St. Detroit 48202**
- **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**

