

2. Communications (2) received expressing opposition to the proposed Fulmar Development "3 Towers" project.



CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: November 19, 2024

TO: Mark Washington, City Manager

COMMITTEE: City Commission Meeting

LIAISON: N/A

FROM: Joel H. Hondorp, City Clerk
City Clerk's Office

SUBJECT: Communications (2) received expressing opposition to the proposed Fulmar Development "3 Towers" project.

From: olivia rodriguez

Sent: Tuesday, November 12, 2024 7:11 PM

To: City Clerk <cityclerk@grand-rapids.mi.us>

Subject: Three Towers

[Stop. Think. Read. This is an external email. Please use caution when clicking on the links and opening attachments in unsolicited email.]

Hello,

My name is Olivia Rodriguez and I live in the first ward of Grand Rapids. I addamantly oppose the Three Towers project spearheaded by the Fulmar Property Ownings. It is extremely unjust to allow public tax dollars to fund private luxury condos when the public can barely afford to survive in Grand Rapids. Taxpayers money should be invested in them and this proposed project does not support the community. What the Devos family has offered in return of taxpayers' dollars is measly and would offer little support to "low income housing" compared to the cost of the luxury building project.

I attempted to attend the city commission meeting this afternoon with many other Grand Rapidians who do not support this proposed project. A city of Grand Rapids employee informed us that there only 100 seats available in the actual room, so there will be an overflow room to acommodate us. Upon enterring city hall, we were queued around the first floor and eventually told by another employee that there was no overflow room available for us today. I genuinely believe this was an attempt to discourage taxpaying constituents from calling out this inequity and speaking our minds.

Thank you for all you do.

Sincerely,

Olivia Rodriguez

To the Grand Rapids City Commission,

November 2, 2024

I regret that I am unable to attend the November 12 meeting in person to voice my strong objection to the proposed Fulmar Development “3 Towers project” that you will be discussing.

As a social worker and member of Together West Michigan, I have attended many meetings to support housing initiatives and community development. I am aware of the housing shortages and usually support projects that offer increased housing supply. However, this project raises several questions.

1. It is widely known that the low to moderate cost housing needed by most individuals and families is in extremely short supply. Instead of luxury private developments, how are tax breaks and public subsidies being used for projects that benefit the citizens in Grand Rapids?
2. Fulmar seeks to receive a large public subsidy to build this private development. If it is all office, residential (including luxury condos), hotel (also high end), and retail space, what is the public benefit from this project? And, why should the public help to fund it?
3. It is a requirement of the Transformational Brownfield Plan to offer affordable housing or a reasonable subsidy toward affordable housing in an alternate location. Fulmar is proposing an extremely small amount (about 1% of the total project cost) to “satisfy” this requirement. How is this project helping our community? And, how does a project like this qualify for public subsidies at all?

Together West Michigan is a large group of concerned citizens from faith communities, non-profit organizations, and community groups who seek to build relationships and act on issues affecting citizens in our community. If you should choose to move forward with this plan, we are asking that AT MINIMUM, Fulmar invest a 10% “tithe” of the tax subsidies back to the Affordable Housing Fund. This would be \$2.9 million per year (\$58.8 million over 20 years).

Thank you for your time and consideration.

Marcy Emmelkamp, LMSW

1622 Winick SE Grand Rapids